



Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 22nd September 2022

Subject: 21/08379/OT - Outline Application for up to 925 dwellings including means of primary vehicle access and central Spine Road and associated infrastructure works and a 2.6ha Community Hub facility (provisionally comprising primary school, convenience store and health provision) all on land pertaining to the Southern Quadrant of the East Leeds Extension (part of housing allocation site HG1-288)

Applicant – Redrow Homes and Taylor Wimpey (Yorkshire) Ltd

Electoral Wards Affected:

**Crossgates and Whinmoor
Harewood
Temple Newsam**

(Ward Members consulted – referred to in Report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

POSITION STATEMENT: For Members to note the content of the report and presentation and to identify any outstanding issues that need to be resolved prior to the consideration of and determination of the application at Panel.

INTRODUCTION:

- 1 This report is intended to update Members on the outline planning application for the development of the Southern Quadrant of the East Leeds Extension, known as Pendas Beck. The development forms a key component of the East Leeds Extension and includes a primary school and local centre for the southern part of the housing allocation.
- 2 A position statement is considered appropriate at this time in order for Members to provide any comments on the emerging scheme ahead of determination.

BACKGROUND TO EAST LEEDS EXTENSION:

- 3 The East Leeds Extension (ELE) is a significant housing allocation in the development plan, incorporating an area of largely undeveloped land extending over 233 hectares around the edge of Swarcliffe, Whinmoor and Crossgates, including Red Hall, which has been identified for the development of around 5,000 homes. The development will require substantial new infrastructure, including the East Leeds Orbital Route (ELOR), which opened in August 2022. A plan showing the various 'quadrants' of the ELE and ELOR is attached at Appendix 2.
- 4 To date, five planning applications for housing in the ELE have been submitted, and three approved. The various applications are summarised below (moving north to south geographically):
- Red Hall – planning application 21/04468/FU - Residential development of 360 new build dwellings, conversion of offices to form 2 apartments in the Old Farmhouse, refurbishment and extension of Gate House, conversion of outbuildings to form garages, bin and cycle store; and associated works. The application was submitted in June 2021 and is subject to ongoing negotiations, following a Position Statement to North and East Plans Panel on 30th June 2022.
 - Whinmoor Fields, 'Northern Quadrant' – planning application 12/02571/OT – Outline application for means of access and erection of residential development (up to 2000 dwellings), retail, health centre, community centre and primary school development, with associated drainage and landscaping on land between Wetherby Road, Skeltons Lane and York Road. The application was approved on 5th July 2022. Members may recall that a pre-application presentation (PREAPP/19/00258) for the reserved matters in relation to the first phase of development was provided at the North and East Plans Panel of 30th June 2022.
 - Whinmoor Fields 'Northern Quadrant' (part) – planning application 17/01858/FU - Demolition of existing buildings; erection of 51 dwellings and garages; with associated highway infrastructure, landscape and drainage works on the site of the former Bramley Gardens Home, Skeltons Lane. This application was approved on 16th October 2017 and development on site is almost complete.
 - Morwick Green, 'Middle Quadrant' – planning application 20/04464/OT - Outline application for up to 875 dwellings including means of primary vehicle access and central spine road and associated infrastructure works (All other matters reserved) on land between York Road and Leeds Road. The application was approved on 24th August 2022.
 - Pendas Beck, 'Southern Quadrant' – planning application 21/08379/OT – Outline application for up to 925 dwellings, including means of primary vehicle access, central spine road and associated infrastructure works and a 2.6ha Community Hub facility (provisionally comprising primary school, convenience store and health provision) all on land pertaining to the Southern Quadrant, between Leeds Road and Manston Lane. The application was submitted in November 2021 and is the subject of this Position Statement report.

SITE AND SURROUNDINGS:

- 5 The site is located immediately to the east of the existing main urban area and spans between Leeds Road and Manston Lane. The majority of the land has most recently been used for agricultural purposes as arable land. The north-western corner of the site is owned by the City Council and forms the Smeaton Approach playing fields. As discussed above, ELOR is now open and forms an eastern edge to the developable area of the site. The land rises slightly to the east and south.
- 6 The areas to the west of the site are primarily residential, but include John Smeaton Academy, John Smeaton Leisure Centre and the Sandreas Way industrial estate. The area to the north of the site currently comprises woodland and arable land, though it forms part of the Middle Quadrant 'Morwick Green' development. The area to the east of the site, beyond ELOR, is retained as open countryside falling within the Green Belt. The land to the south includes some buildings along Manston Lane, to the south side of which is the Radial Park residential development on the former Vickers tank factory site, the proposed location of a Thorpe Park rail halt and the Leeds – York railway line. To the south of the railway is the ongoing Redrow housing development, Central Park and the Thorpe Park business park, including The Springs retail park.
- 7 It is noted that the southern edge of the development site abuts a Scheduled Monument known as Filling Factory No. 1 Barnbow Munitions Factory. The southern end of the site includes the Grade II Listed dovecote attached to the farm buildings at Manston Hall Farm. Beyond the southern boundary of the site is the Grade II Listed Lazencroft Farmhouse. The land to the north-east of the site (to the south of Main Street, Scholes) falls within the Scholes Conservation Area.
- 8 In terms of other wider infrastructure, it is worth noting that a further 2FE primary school is to be developed in the adjacent Whinmoor Fields 'Northern Quadrant' site (on the north side of Skeltons Lane). A local centre is also proposed as part of the Northern Quadrant, though this is towards the York Road end of the site. An existing newsagents and pub exist on Barwick Road, with wider local services provided in Crossgates town centre, as well as at The Springs.

PROPOSAL:

- 9 The application seeks outline planning permission for up to 925 dwellings including means of primary vehicle access and central Spine Road and associated infrastructure works and a 2.6ha Community Hub facility (provisionally comprising primary school, convenience store and health provision) all on land pertaining to the Southern Quadrant of the East Leeds Extension (part of housing allocation site HG1-288). The application seeks detailed approval for means of access, but with all other matters reserved.
- 10 The scale and nature of the development proposed means that it is deemed to require an Environmental Impact Assessment (EIA), so is accompanied by an Environmental Statement (ES), as well as an illustrative masterplan to demonstrate how the relationships with east Leeds, nearby villages and ELOR can be addressed.

RELEVANT PLANNING HISTORY:

- 11 There is no relevant planning history specific to the site. However, the wider relevant planning history in the context of the ELE is discussed above at paragraphs 3 and 4.
- 12 To the east of the site, the ELOR is relevant. 17/04351/LA - Construction of a dual carriageway orbital route incorporating new roundabouts, cycle and pedestrian bridges, underpass and overbridge; laying out of country park – Approved 11.12.17. ELOR opened to the public in August 2022.
- 13 Offsite, planning application 22/00107/FU proposes change of agricultural fields to grass sports pitches (football), including topsoil strip, minor regrading of ground levels, installation of subsoil land drainage, soiling and grass seeding; provision of car parking and access route to pitches, drainage and attenuation; associated hard and soft landscaping, on land at Whinmoor Grange – under consideration.

HISTORY OF NEGOTIATIONS:

- 14 Discussion around the wider delivery of the ELE and ELOR has been taking place over many years, accelerated in more recent years by the consideration of the Northern Quadrant and ELOR planning applications.
- 15 Consultation has played a key role in the emergence of the proposals for the various components of the ELE, and particularly the Consultative Forum, that was set up in 2012, following the submission of the Northern Quadrant application. The Consultative Forum is currently chaired by Cllr Pauleen Grahame and includes Ward Members from Crossgates and Whinmoor, Harewood and Temple Newsam Wards, representatives of Barwick and Scholes Parish Council, Thorer Parish Council and Shadwell Parish Council, together with local residents from around the area. The Consultative Forum continues to meet regularly, most recently on 31st August 2022.
- 16 Prior to submission of the application, the applicants had been engaging with the Council for some time. A website containing details of the proposals was set up by the applicants and went live in February 2020, also providing online questionnaires for feedback. This was followed by community consultation events at Swarcliffe Community Centre on 3rd March 2020, Barnbow Social Club on 9th March 2020 and a meeting with Barwick and Scholes Parish Council on 16th March 2020. It is understood that the majority of negative comments were in relation to ELOR.
- 17 One of the early requests at the Consultative Forum was for the applicants to undertake a further leaflet drop to local households providing further information about the Middle and Southern Quadrants, once submission of the Southern Quadrant looked likely. The rationale for this was, notwithstanding the public consultation events the applicants had held prior to the pandemic, to maximise the opportunity for public participation during the pandemic given the inability to hold public events at the time. To that end, the applicants did produce a leaflet that was distributed to around 2,000 local households, which generated 4 responses. The wider public response to the current application is detailed below.

PUBLIC/LOCAL RESPONSE:

- 18 The application was advertised as a major development affecting a Public Right of Way, the setting of a Listed Building and the character of a Conservation Area. Site notices were posted around the site and the application has been publicised in the Yorkshire Evening Post. The site notices were posted on 6th December 2021, with a notice being published in the Yorkshire Evening Post on 8th December 2021.
- 19 A total of 16 representations have been received to the application.
- 20 15 of the letters of objection make the following comments:
- Flexi bus is not a good replacement for the core bus network
 - Some notations on the illustrative masterplan appear to be incorrect
 - Will the remaining pitch at Smeaton Approach playing fields still be publicly accessible?
 - The local centre should be better designed as a district centre.
 - PROW 166 should remain car free
 - PROW 117 at Lazencroft Farm should be kept parallel to ELOR and curved along the old Barnbow railway
 - Better crossings are required at the site entrances.
 - Comments are made regarding ELOR cycle routes and their specification
 - All homes should be built to a minimum 2025 future homes standard
 - Concerns raised about the level of consultation carried out by the applicants and Council in relation to ELE and the current application, as well as site investigation work. All local residents should be given copies of the relevant policy documents.
 - Concern about documents referred to not being available on Public Access.
 - Concerns about drainage and flood risk in some parts of the site.
 - Concern about the impact on wildlife, particularly ground nesting birds and water voles. It is also stated that survey results for water vole are incorrect.
 - Concern about noise and dust from construction activity.
 - Concerns about crime and anti-social behaviour from existing youths in the area, having an impact on trees and wildlife.
- 21 One letter of objection has been received from Leeds Civic Trust, making the following comments:
- It is acknowledged that ELOR has been well designed and that the proposals are respectful of Cock Beck and its wooded corridor.
 - However, the Trust is not convinced that the proposals are sufficiently developed to fulfil the stated ambitions in terms of walking and cycling connectivity with the existing neighbourhoods.
 - Concern that the scheme could be a car dependent development
 - The development should seek to inject more socio-economic opportunities to benefit the wider area.
 - The layout lacks a focal centre or destination for residents to go and where a sense of community could develop.
 - Reference is made to the National Design Guide and supporting town centres by promoting walking and cycling and aiding social interaction.
 - The local centre should contain flexible space that can be used as shop, workshop or retail facilities and be adaptable to local needs, including accommodation for young professionals.

- Due reference should be made to the preservation, repair and enhancement of the listed dovecote. There should also be an acknowledgment as to how the Scheduled Monument could be interpreted within the housing development.

CONSULTATION RESPONSES:

Statutory

- 22 Highways: Significant mitigation is provided by ELOR to re-distribute existing traffic and accommodate up to 2,000 dwellings in the Middle and Southern Quadrants. The development will need to make a proportional contribution to ELOR (£20.7m, or £22,367 per dwelling on the basis of 925 dwellings). The site does not meet accessibility standards and improvements to public transport will therefore be required. New bus stops on Manston Lane will require shelters and realtime information displays. Rights of way through the site should be improved and made accessible. A contribution of £292,000 is required towards cycle improvements on Barwick Road. The proposed accesses are broadly acceptable, though further information and revised plans are required to ensure that they meet the necessary standards.
- 23 National Highways: The earlier holding direction has been lifted and conditions are now suggested to secure improvement works at J46 of the M1 (the Austhorpe Interchange mitigation scheme and the M1 northbound on-slip mitigation scheme), as well as conditions to secure a Construction Traffic Management Plan (CTMP) and adherence to the approved Travel Plan.
- 24 Coal Authority: The application site falls within a defined Development High Risk Area. Conditions are recommended to secure intrusive site investigation and verification. Separately, it is also noted that until January 2021, prior extraction of surface coal was promoted. However, due to increasing strength of concern over climate change; the emphasis on a zero-carbon future now embodied within national policy; the closure of coal fired power stations, and an increasingly limited market for coal generally, this is no longer the case. Decisions about coal extraction are best made by Minerals Planning Authorities and Local Planning Authorities.
- 25 Natural England: No response to date.
- 26 Historic England: Historic England have commented previously on ELOR, which crosses the Scheduled Monument, and notes that in this instance some indicative development occurs within the Scheduled area, and if that is the case, separate Scheduled Monument Consent will be required. To mitigate any harm, detailed proposals should be of an appropriate scale and design. Accordingly, Historic England has concerns regarding the application on heritage grounds, but considers that the application meets the requirements of the NPPF, in particular paragraph numbers 194, but notes that consideration should be given to a programme of interpretation as part of the development of the site, either within the community hub and/or as part of the green spaces and footpaths provided.
- 27 Environment Agency: Objection on ecology grounds due to inadequate evidence that the risk to nature conservation, fisheries and physical habitats has been assessed. Further information is required in order to ensure that the proposals meet the Water Framework Directive. Conditions are otherwise suggested to secure a Landscape and Ecological Management Plan, Construction and Environment

Management Plan, and that the development is carried out in accordance with the Flood Risk Assessment.

- 28 Yorkshire Water: No objections, subject to conditions regarding water capacity, piped discharges, disposal of foul water and no building or landscape features within sewer easements.
- 29 Sport England: Holding objection to the application at the present time. The planning application has the potential to meet exception E4 of Sport England's Playing Fields Policy as a replacement site is provided. However, with the absence of any mechanism to ensure the replacement site is delivered and made available for use, there is no guarantee that the replacement site will be delivered. The combination of curriculum and community use could have a detrimental impact on quality of the retained playing field unless it can be demonstrated by reference to a turf grass agronomist report that the playing field can sustain both uses. If this is not the case, then the playing field needs to be subject to improvements to ensure that it can carry both uses without there being any damaged caused by overuse. *(It is separately noted that the Council is in the process of securing planning permission for the development of replacement pitches at Whinmoor Grange).*
- 30 Health and Safety Executive: The HSE do not advise against the granting of planning permission on safety grounds.

Non-statutory

- 31 Flood Risk Management: A number of detailed queries are raised in respect of the Flood Risk Assessment and subject to those matters being clarified, no objection is raised, subject to conditions that the development is carried out in accordance with the Flood Risk Assessment, full drainage design details to be submitted, details of sustainable drainage (SuDS) schemes to be agreed, details of interim drainage, no foul discharge until scheme is agreed, no development with 8m of existing watercourses, and procedure for inspection and maintenance of watercourse.
- 32 Contaminated Land: The Phase 1 desk study recommends that a further site investigation is carried out. Conditions are suggested to require Phase 2 site investigation reports, provisions for unexpected contamination, verification and importation of soil.
- 33 West Yorkshire Archaeology Service: No response received to date.
- 34 Environmental Studies: As recommended within the Environmental Statement, officers would like to see a noise survey undertaken once ELOR is fully open, so that noise levels and any noise mitigation features can be accurately considered.
- 35 Environmental Studies (Air Quality): No response received to date.
- 36 West Yorkshire Police: No comments to make at this time.
- 37 Education: The combination of the Middle and Southern Quadrants will give rise to the need for a 2 form of entry Primary School. Existing schools nearby may be able to absorb some of the initial demand, but sufficient land needs to be identified to deliver a new school (in the Southern Quadrant). The development needs to provide a financial contribution towards the delivery of the new primary school. New secondary school provision in east Leeds, together with existing and likely future

capacity and potential for expansion is such that there is no secondary education requirement from the development.

- 38 Landscape: The requirements of the ELE SPD are noted and advice provided in relation to considerations for greenspace provision, equipped play provision and avenue planting. Detailed information is required in relation to arboricultural matters.
- 39 Conservation: No adverse impact is anticipated on the Scholes Conservation Area. The indicative proposed layout does not appear to accord with the advice in the submitted Heritage Statement in that the proposed dwellings are too close to the northern boundary of the Grade II Listed Lazencroft farmhouse. Sufficient space is required to be retained to the northern boundary with appropriate buffer planting.
- 40 Nature Conservation: No response received to date.
- 41 Public Rights of Way: Detailed commentary is provided on the various rights of way that cross the site and advice is provided in respect of best practice. The additional footpaths and cycleways are welcomed.
- 42 West Yorkshire Combined Authority: The site does not meet the Council's accessibility standards and therefore, as with the Northern and Middle Quadrant, it is noted that financial contributions should be sought to pay for bus service enhancements, be that amendments to existing services or through the use of Demand Responsive Transport (DRT). It is additionally requested that bus stop infrastructure along the spine road should comprise three bus stops with shelters and real time information and three bus stop poles, at a cost of £70,500. In addition, the existing bus stops located on Manston Lane adjacent to the southern site entrance should be upgraded to provide shelters and real time information displays at a cost of £46,000 (bus stop references 32099 and 32100).
- 43 Influencing Travel Behaviour Team: The revised Travel Plan is considered acceptable and in line with the one agreed for the Middle Quadrant. A School Travel Plan will also be required.
- 44 Employment and Skills: It is noted that provisions are to be made in the S106 Agreement.

PLANNING POLICIES:

- 45 Section 38(6) of the Planning and Compulsory Purchase Act states that for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Development Plan, unless material considerations indicate otherwise. The Development Plan for Leeds currently comprises the adopted Local Development Framework Core Strategy (as amended 2019), those policies saved from the Leeds Unitary Development Plan (Review 2006) (UDP), the Aire Valley Leeds Area Action Plan (2017), the Natural Resources and Waste Local Plan (2013) including revised policies Minerals 13 and 14 (2015), the Site Allocations Plan (July 2019) and any made Neighbourhood Plan.
- 46 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the statutory duty for the Local Planning Authority to have special regard to the desirability of preserving the special interest and setting of Listed Buildings.

47 Relevant Policies from the Core Strategy are:

SP1	Location of development in main urban areas on previously developed land
SP2	Hierarchy of Centres and Spatial Approach to Retailing, Offices, Intensive Leisure and Culture
SP6	The Housing Requirement and Allocation of Housing Land
SP7	Distribution of Housing land and Allocations
SP10	Green Belt
SP11	Transport infrastructure investment priorities
H1	Managed release of sites
H3	Housing density
H4	Housing mix
H5	Affordable housing
H8	Housing for Independent Living
H9	Minimum Spacing Standards
H10	Accessible Housing Standards
P4	Small scale retail
P9	Community facilities and other services
P10	High quality design
P11	Conservation
P12	Landscaping
T1	Transport management
T2	Accessibility
G3	Standards for open space, sport and recreation
G4	Greenspace
G6	Protection of existing greenspace
G8	Protection of important species and habitats
G9	Biodiversity improvements
EN1	Climate Change – Carbon Dioxide Reduction
EN2	Sustainable design and construction
EN4	District heating networks
EN5	Managing flood risk
EN7	Protection of mineral resources (coal, sand, gravel)
EN8	Electric Vehicle Charging Infrastructure
ID1	Implementation and delivery mechanisms
ID2	Planning obligations and developer contributions

48 The UDP established the land use allocation and planning policy for the East Leeds Extension (ELE). Under Policy H3-3A.33 the whole of the ELE is identified for housing under Phase 3 of the Review, together with employment uses, greenspace and other ancillary facilities subject to:

1. Preparation of a development framework which will determine the phasing, mix and location of uses, density of development and location of access points;
2. Assessment of the need for an orbital relief road and if required, funding by the development;
3. The provision of appropriate highway infrastructure incorporating the facility for public transport to serve the development;
4. An assessment of the appropriateness of an extension of the proposed supertram line;

5. Financial support for enhanced public transport routes, provision and services;
6. Provision of local, community and education facilities;
7. Provision of an appropriate level of affordable housing;
8. Establishment of a significant overall landscape structure including substantial planting to site boundaries and main highway and footpath corridors;
9. Retention of existing footpaths and creation of additional links to existing communities, local facilities and the countryside;
10. Submission of a sustainability appraisal;
11. Submission of a satisfactory flood risk assessment incorporating an appropriate drainage strategy.

49 The ELE allocation will be brought forward for development only if:

- i. Monitoring indicates the need for further land to be released to meet the RSS annual average housing requirement;
- ii. The assessment of the need for an orbital road demonstrates that such a road would both serve the proposed development satisfactorily and produce clear public benefits to users of the highway system; and
- iii. Sustainability appraisal demonstrates that there are no preferable, more sustainable sites; and that the detailed proposals for the extension are intrinsically sustainable.

50 The UDP Review goes on to say that development will need to be planned in an integrated way, which links to adjacent residential communities and employment areas. New highway infrastructure will be required at an appropriate level based upon an assessment of the need for a new orbital relief road which would not only serve the development but offer an alternative to the existing A6120 Ring Road and could relieve the main built up area from congestion.

51 Relevant Saved Policies from the UDP are:

GP1	Land use and the Proposals Map
GP5	General planning considerations
N6	Development on playing pitches
N23	Incidental open space around development
N25	Landscaping and site boundaries
BD3	Disabled access and new buildings
BD5	General Amenity issues and new buildings
LD1	Landscaping
LD2	New and altered roads

52 Site Allocations Plan (SAP):

The Southern Quadrant is part of a wider housing allocation for the East Leeds Extension (ELE) in the SAP (reference HG1-288), carried forward from the adopted Leeds Unitary Development Plan (UDP) Review (2006) (reference H3-3A.33).

Policy HG1 is not affected by the statutory challenge and therefore remains adopted and carries full weight. Additionally, the following policy is of relevance:

HG5 Allocation of sites for school use.

53 Natural Resources and Waste Local Plan

The Leeds Natural Resources and Waste Local Plan (NRWLP) sets out how 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. The most relevant policies from the NRWLP are outlined below:

GP1	Presumption in favour of sustainable development.
MINERALS3	Surface Coal resources
AIR1	Major development proposals to incorporate low emission measures.
WATER1	Water efficiency, including incorporation of sustainable drainage
WATER 2	Protection of water quality
WATER4	Effect of proposed development on flood risk.
WATER6	Provision of Flood Risk Assessment.
WATER7	No increase in surface water run-off, incorporate SUDs.
LAND1	Land contamination to be dealt with.
LAND2	Development should conserve trees and introduce new tree planting.

54 Neighbourhood Plans:

The Barwick in Elmet and Scholes Neighbourhood Plan was approved on 6th November 2017 and whilst it does not actually cover land within the application site, it is acknowledged that ELOR forms the western boundary of the Neighbourhood Area. The following policies have some relevance:

LE2	Enhancing the public rights of way network (including the former railway line)
BE3	ELOR green corridor

55 Supplementary Planning Guidance and Documents

The following SPGs and SPDs are relevant:

SPD East Leeds Extension (2018)
SPG22 Sustainable Urban Drainage (2004)
SPD Street Design Guide (August 2009)
SPD Designing for Community Safety: A Residential Guide (May 2007)
SPD Sustainable Design and Construction (August 2011)
SPD Leeds Parking Policy (January 2016)
SPG13 Neighbourhoods for Living and Memoranda to 3rd Edition
SPD Travel Plans (February 2015)
Public Transport Improvements and Developer Contributions SPD (August 2008)
Accessible Leeds SPD (November 2016)

National Planning Policy

The NPPF sets out the Government's planning policies for England and how these should be applied (para 1) and is a material consideration in planning decisions (para 2). It states that the purpose of the planning system is to contribute to the achievement of sustainable development (para 7). In order that sustainable development is pursued in a positive way at the heart of the Framework is a presumption in favour of sustainable development (paras 10-11). It states that decision makers at every level should seek to approve applications for sustainable development where possible (para 38).

The Framework sets policies on the following issues which are relevant to this planning application proposal:

Paragraphs 7-14	Achieving sustainable development
Paragraph 11	Presumption in favour of sustainable development
Paragraphs 38-58	Pre-application engagement, front-loading and decision making
Paragraphs 60-77	Delivering a sufficient supply of homes
Paragraphs 92-103	Planning decisions should aim to achieve healthy, inclusive and safe places
Paragraph 104-112	Promoting sustainable transport
Paragraph 113	Requirement for Transport Assessment
Paragraph 119	Effective use of land
Paragraph 120	Recognition that undeveloped land can perform many functions
Paragraph 126-133	Need for good design which is sympathetic to local character and history
Paragraph 134	Planning permission should be refused for poor design
Paragraphs 152-169	Meeting the challenge of climate change and flooding
Paragraph 174	Planning decisions should contribute to and enhance the natural and local environment
Paragraph 180	Habitats and biodiversity
Paragraph 185	Development potential impact of noise and / or light pollution
Paragraphs 186-188	Ground conditions and pollution
Paragraphs 194-208	Conserving and enhancing the historic environment.
Paragraphs 209-212	Facilitating the sustainable use of minerals

Climate Emergency

- 57 The Council declared a climate emergency on the 27th March 2019 in response to the UN's report on Climate Change.
- 58 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 152 and within Footnote 53 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.
- 59 As part of the Council's Best Council Plan 2020-2025, the Council seeks to promote a less wasteful, low carbon economy. The Council's Development Plan includes a number of planning policies which seek to meet this aim, as does the NPPF. These are material planning considerations in determining planning applications.

MAIN ISSUES:

1. Principle of development
2. Climate Change and sustainability
3. Urban Design and liveability
4. Historic Environment
5. Landscape, Greenspace and Biodiversity issues
6. Drainage issues
7. Highway issues
8. Housing issues
9. Education and provision for children
10. Neighbourhood facilities
11. Healthcare
12. Public safety
13. Employment and training
14. Equality issues
15. Programme for development
16. S106 package
17. Other matters
18. Conclusion

APPRAISAL:

Principle of development

- 60 Looking to the entirety of the ELE of which this site is a part, the principle of housing on this allocated site accords with UDP policy H3-3A.33 and is therefore considered to be acceptable, subject to the detailed considerations in the remainder of this report.
- 61 This site is identified in the SAP as HG1-288. Policy HG1 is not affected by the statutory challenge and therefore remains adopted and carries full weight. Additionally, SAP policy HG5 is of relevance and allocates housing sites with school use. As discussed later in the report, the proposals make a contribution to delivering a primary school within the housing allocation.
- 62 Under policy H3-3A.33 the whole of the ELE is identified for housing under Phase 3 of the Review, together with employment uses, greenspace and other ancillary facilities subject to a number of criteria, which are commented on below in italics:
1. Preparation of a development framework which will determine the phasing, mix and location of uses, density of development and location of access points; *The application for the Northern Quadrant provided the basis of a ELE wide masterplan. That very high-level detail has been pursued by the applicant teams of both the Middle and Southern Quadrants, which has confirmed the optimum locations of primary school, local centre and greenspace locations, as well as the route of spine roads and development parcels for new housing.*
 2. Assessment of the need for an orbital relief road and if required, funding by the development; *The need for ELOR has been established and it opened to the public in August 2022. [Contributions towards the cost of ELOR are being sought from all ELE developments.]*

3. The provision of appropriate highway infrastructure incorporating the facility for public transport to serve the development; *As above, the ELOR and Middle and Southern Quadrants have been designed such that the spine roads connect through each quadrant, providing routes suitable for bus penetration.*
4. An assessment of the appropriateness of an extension of the proposed supertram line; *This requirement has been somewhat superseded by events. However, as will be discussed below, provision will be made for flexible approach to public transport opportunities, as well as walking and cycling opportunities. While outside the scope of ELE, it is also noted that the prospect of a rail halt at Thorpe Park would be beneficial to future residents.*
5. Financial support for enhanced public transport routes, provision and services; *As will be discussed below, the development will fund public transport contributions to fund public transport enhancements.*
6. Provision of local, community and education facilities; *The applicants and officers have worked with the relevant consultees to ascertain the optimum locations of a new local centre and primary school, serving both the Middle and Southern Quadrants, as well as the wider local area.*
7. Provision of an appropriate level of affordable housing; *The development will make provision for 15% Affordable Housing, in accordance with Core Strategy policy H5.*
8. Establishment of a significant overall landscape structure including substantial planting to site boundaries and main highway and footpath corridors; *An assessment of how the proposed development fits with the existing and emerging landscape structure (as a result of ELOR), together with the strategy for greenspace provision, are set out later in this report.*
9. Retention of existing footpaths and creation of additional links to existing communities, local facilities and the countryside; *The proposals are intended to incorporate existing rights of way, promote new walking and cycling routes, as well as integrating the scheme with the facilities being delivered as part of ELOR.*
10. Submission of a sustainability appraisal; *A sustainability appraisal has been submitted with this outline application and, as with the Middle Quadrant, it is likely that a future officer recommendation will include a condition requiring detailed appraisals for each reserved matters application going forward.*
11. Submission of a satisfactory flood risk assessment incorporating an appropriate drainage strategy. *A flood risk assessment is submitted with the application. As will be discussed below, the principles of an appropriate drainage strategy have been established and again, conditions will secure final details as part of each reserved matters application.*

Climate Change and sustainability

- 63 Members will be aware that the Council declared a Climate emergency in March 2019. Existing planning policies seek to address the issue of climate change by ensuring that development proposals incorporate measures to reduce the impact on non-renewable resources.

- 64 Core Strategy policy EN1 requires all developments of 10 dwellings or more to reduce the total predicted carbon dioxide emissions to achieve 20% less than the Building Regulations Target Emission Rate and provide a minimum of 10% of the predicted energy needs of the development from low carbon energy. Core Strategy policy EN2 requires residential developments of 10 or more dwellings (including conversion) where feasible to meet a maximum water consumption standard of 110 litres per person per day. Core Strategy policy EN4 deals with district heating systems and requires that where technically viable, appropriate for the development, and in areas with sufficient existing or potential heat density, major residential schemes should propose appropriate heating systems. Clearly, these carbon savings and renewable energy generation achieved will contribute towards compliance with policy EN1.
- 65 Given the outline nature of the application and the size of development, it is anticipated that development parcels will come forward as reserved matters applications (by multiple applicants also) where the design detail can be interrogated more easily, i.e. orientation of buildings and use of roof slopes for photo-voltaic panels for instance. It is therefore suggested that conditions are imposed to require full details of how each reserved matters phase complies with the Council's sustainability policies.
- 66 It is also worth noting that as new houses are built, they will need to meet the Building Regulations standards at that point in time. The relevance here is that the expectation is that those standards will continue to increase in terms of stringency of their requirements in the next few years and exceed the requirements of policy EN1. As such, it is highly likely that many of the new houses will perform better than the current policy requires them to.
- 67 Core strategy policy EN8 seeks to secure electric vehicle charging point infrastructure in new development. Again, given the outline nature of the application, it is suggested that a condition is imposed requiring each reserved matters phase to demonstrate compliance with the policy.
- 68 Clearly, beyond the above specific measures, the elements of sustainability cut across a variety of contexts as set out in the remainder of the report, i.e. the approach to landscape and greenspace, the provision of walking and cycling infrastructure, promotion of public transport opportunities, prevention of flooding, flood resilience and promotion of safe and secure neighbourhoods.

69 **Question 1: Are there any matters which Members wish to raise in respect of climate change and sustainability?**

Urban Design and liveability

- 70 The application is supported by a masterplan document which seeks to set out the vision for the development in both the Middle and Southern Quadrants, known as 'East Leeds Healthy Living'. The document states that:

'The vision is to create a residential led, mixed use sustainable urban extension at Middle and Southern Quadrant to the east of Leeds. The design of the development will be underpinned by the drive to promote safe and healthy places which contribute to better health and well-being through the creation of high-quality new homes which are set within attractive green spaces.'

- 71 The document goes on to discuss a number of topics in further detail – greenspace and access to nature, active space for exercise, pro-social places to encourage positive social interaction, safe places and air pollution. Additionally, the application is supported by a Greenspace and Active Travel Strategy.
- 72 While the application is in outline, some consideration has been given to the future form of development and how this would be laid out in the illustrative masterplan. The predominant building heights for this part of Leeds are two-storeys, with occasional single storey, two storey with rooms in roof space and some three storey. Developments range from detached, semi-detached, terraces and apartments. In terms of materials, most existing residential development is faced with red, brown or buff brick, with red or grey roof tiles. There is no consistent approach to existing front boundary treatments, which vary depending on context.
- 73 In terms of existing local services, Crossgates town centre is located to the west of the site, and The Springs retail park offers retail and leisure opportunities. A recently developed Co-op foodstore and other smaller retail units exist on Swarcliffe Avenue, to the north-west. Local retail is also provided at Penda's Way and Stanks Parade. Additionally, Swarcliffe Primary School, St Theresa's RC Primary School, Manston Primary School and Manston St James Primary School are also to the west of the site and John Smeaton Academy (secondary school) and John Smeaton Leisure Centre are also located to the south of Leeds Road, a short distance from the northern end of the site. Further afield, facilities are available at Seacroft local centre and Colton retail park.
- 74 The site benefits from a number of existing public rights of way which run through the site in an east-west direction and now in a north-south direction, facilitated by ELOR. These provide connections from Leeds Road to Manston Lane, and also to Smeaton Approach and Penda's Way, as well as to the wider countryside to the east.
- 75 To the east, the masterplan indicates a good level of access to the walking and cycling routes being provided by ELOR, supplemented by new connections, such that residents will have the ability to access the wider ELE facilities, as well as routes into the wider countryside.
- 76 The broad approach to the master planning of the site involved taking a spine road from Leeds Road, which will run southwards to form a new junction with Manston Lane. The intention is that self-contained phases of development can be brought forward, with each dealing with their own greenspace and drainage requirements. Accordingly, across the development, there will be a mixture of amenity greenspace, natural greenspace and parks and gardens. Additionally, three equipped play facilities for children and young people are proposed in the north, centre and south of the site, to optimise access and minimise walking distances.
- 77 In terms of designing for healthy living, the plans provide for pedestrian and cycle links to ELOR, segregated pedestrian and cycleways along the spine road, areas of publicly accessible open space overlooked by dwellings, retention, improvement and incorporation of existing public rights of way into proposed pedestrian and cycle networks and provision of links to the existing residential area and facilities to the west.
- 78 Whilst the application is in outline, the illustrative masterplan is quite detailed in order to demonstrate how the site could be developed and provide the necessary space for greenspace and drainage infrastructure, while also allowing for constraints

such as the spine road, rights of ways, existing trees and vegetation, Cock Beck and the need to avoid areas of flood risk. The masterplan indicates use of a hierarchy of streets, with development fronting onto public spaces in order to provide passive surveillance. Private garden areas are secured to the rear, using a perimeter block urban morphology as far as possible. This will help to create places that feel safe and secure to future occupiers and visitors.

- 79 The masterplan document seeks to capture all of the above points as urban design principles:
- promoting exercise;
 - sense of security;
 - reducing the impact of climate change to contribute to better air quality;
 - access to nature;
 - pro-social places;
 - safe walking and cycling;
 - active frontages to public spaces;
 - appropriate car parking;
 - perimeter blocks;
 - key vistas;
 - enclosure;
 - corner turning buildings;
 - distinct character areas;
 - street planting;
 - links onto ELOR
 - streets for people;
 - hierarchy of streets;
 - slowing traffic speeds.
- 80 It is the intention that the predominantly proposed storey heights are two storey, though some taller buildings may be appropriate at certain locations, such as along the spine road, gateway locations, overlooking public space, key vistas or to vary roof heights. While the use of materials will be secured by condition, a design code will be required by condition to ensure a degree of consistency across the entire quadrant is achieved in recognition that a number of different housebuilders are likely to be involved.
- 81 From what can be gleaned in the illustrative masterplan, Officers are confident that the arrangement of streets, houses and private garden areas is such that a good level of residential amenity can be achieved for the benefit of future occupiers, but the final details can be adequately assessed as part of any future reserved matters applications. The ES contains a Noise Report, which has been considered by Environmental Health Officers, who broadly agree with the findings of the report and its recommendations, including further assessment now that ELOR is open.
- 82 Overall, it is considered that the proposals demonstrate a positive approach to urban design principles that will guide the detailed design. Accordingly, the development ought to provide a new neighbourhood where residents have good access to greenspaces and easy ways to move around their local area on foot or by cycle.
- 83 **Question 2: Are there any matters which Members wish to raise in respect of urban design and liveability?**

Historic Environment

- 84 In determining the submitted outline planning application, there is a statutory duty under s66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the special interest and setting of Listed Buildings. Case law has confirmed that Parliament's intention in enacting s66(1) was that decision-makers should give considerable importance and weight to the desirability of preserving the special interest and setting of Listed Buildings. In this context, preserve means to cause no harm. The High Court has indicated that the proper application of the NPPF policies discharges the statutory duties.
- 85 Paragraphs 194 to 196 advise on the addressing and balancing of harm where it arises. Paragraph 194 confirms that significance can be harmed or lost through alteration or destruction of the heritage asset or by development within its setting and any harm or loss requires clear and convincing justification. Paragraph 196 requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 86 As noted above, there is a statutory duty under s66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the special interest and setting of Listed Buildings. The context here is that the development site includes the Grade II Listed dovecote attached to the farm buildings at Manston Hall Farm. Beyond the southern boundary of the site is the Grade II Listed Lazencroft Farmhouse. The land to the north-east of the site (to the south of Main Street, Scholes) falls within the Scholes Conservation Area.
- 87 The Heritage Statement identifies that 'the proposed development will remove elements of the historic landscape setting and openness associated with the Barnbow Scheduled Monument and the two Listed Buildings, Lazencroft Farmhouse and Manston Farm dovecote, to the south. Impacts upon the Farmhouse and dovecote will be of greater significance given the loss or diminution of an associative landscape and of the evidential value of the land in illustrating historic agricultural form and function. Development will bring urban form within close proximity to the assets and, in combination with the works associated with ELOR and redevelopment to the south of Manston Lane will largely remove historic setting'.
- 88 In respect of the harm identified, the Heritage Statement further advises this 'should be mitigated as far as possible through detailed consideration of the scale and layout of development, arrangement of open space and landscape treatment. This should include consideration of development set impact and landscape screening/filtering to the north of the farmhouse'. In terms of the Illustrative masterplan drawing, Conservation Officers consider that the recommended mitigation for the identified harm needs to be applied to the proposed layout. Proposed dwellings are shown in too close proximity to the northern side of the boundary to the Grade II listed Lazencroft Farmhouse and site. The development site land rises and is elevated in relation to the Listed assets here, which would create an overly dominant addition, exacerbated by domestic garden paraphernalia/rear boundary treatments at height abutting the listed asset boundary and further closing down views. It is recommended that sufficient open space should be retained to the northern boundary with appropriate buffer planting to avoid further harm. This is a matter which Officers are pursuing with the applicants.

- 89 It is noted that the proposals include 'new reinforcement landscaping to boundaries'. The assessment provided in the Heritage Statement 'having regard to distancing and topography the site does not form a significant element contributing to the setting of the Scholes Conservation Area. No adverse development impacts are anticipated'. Officers agree with this statement, subject to sufficient buffer planting.
- 90 In this instance, Conservation Officer's have noted that the proposals will represent some harm to the settings of Lazencroft farmhouse, though it is considered that this can be easily achieved through amendments to the landscaping and changes to the layout. Overall, assuming that a more acceptable relationship can be achieved, any minor harm must then be balanced against the very significant benefit attributed to the proposed housing, primary school and community facilities.
- 91 An additional matter for consideration is the Scheduled Monument - Former World War I National Filling Factory Barnbow. Historic England have provided advice in respect of the proposed access road and development relative to the Monument. Furthermore, they note that consideration should be given to a programme of interpretation as part of the development of the site, either within the community hub and/or as part of the green spaces and footpaths provided. It should additionally be noted that the applicant shall likely also need to obtain Scheduled Monument Consent from Historic England, who are the responsible body.
- 92 In response to the comments made by Leeds Civic Trust on heritage matters, Officers intend to require some form of interpretation of the Scheduled Monument, either within the appropriate greenspace and/or within the local centre, as suggested by Historic England. As discussed above, there are some concerns about the proximity of development to Lazencroft Farm and this is being pursued by Officers. In terms of the listed dovecote, no proposal is made at this point in time, due to the outline nature of the application, though works to repair and maintain it and a scheme for reuse are something that can be secured by condition. It would also be expected that a future reserved matters application for that part of the site would need to demonstrate how the building shall be used and how its setting is preserved.
- 93 **Question 3: Are there any comments Members would wish to make in respect of the relationships to Listed Buildings and the Scheduled Monument?**

Landscape, Greenspace and Biodiversity issues

- 94 The site is currently a greenfield site, allocated for housing purposes in the Development Plan and is sandwiched between the existing Main Urban Area and ELOR. By its very nature, ELOR has created a new edge to the urban area, though a lot of work has been done to ensure it is as porous as possible, tying in connections between pedestrian and cycle routes with existing rights of way, both within the ELE and the adjacent Green Belt. A significant amount of landforming and planting is also proposed to mitigate the effects of ELOR. Accordingly, the application site sits within an area of changing context and whilst new housing development will further influence that change, the proposals seek to complement the already approved landscaping buffers associated with the ELOR permission, provide areas of greenspace that exceed the policy requirement, and protect the most sensitive parts of the site, such as along the western boundary, in the vicinity of Cock Beck.
- 95 On the basis of the current indicative housing mix (1-2 bed – 30%, 3 bed – 32% and 4-5 bed – 38%), when applied against Core Strategy policy G4, the development

would be required to deliver 4.1ha of greenspace. The submitted illustrative masterplan provides a total of circa 15.37ha of greenspace. This is comprised of 7.6ha of amenity green space, 7.09ha of natural greenspace and 0.68ha of outdoor sports provision.

- 96 The typologies and expected use of the different greenspace areas is addressed in the Masterplan Framework Document. The various greenspaces are spread across the application site, ensuring a degree of equality of access to greenspaces by future residents, though the outdoor sports provision will sit with the proposed primary school. It is also noted that each reserved matters application that is brought forward will also provide its own associated policy compliant level of greenspace and is a matter that will be secured through the S106 Agreement. On the basis of the above, officers are confident the proposals can meet the requirements of policy G4 and a combination of the reserved matters submissions as well as the S106 obligations will ensure this happens.
- 97 In terms of other sports provision, John Smeaton Leisure Centre is located just to the north-west of the application site and provides floodlit outdoor multi-use games area and a floodlit outdoor synthetic sports pitch. Additionally, as noted above, once the primary school is developed, that would also have the benefit of a playing pitch, with public access to the facilities outside school hours secured through a community use or lease agreement. It should also be noted that in order to facilitate the primary school and local centre development, the existing playing pitches will need to be re-located and colleagues are working on a proposal to re-provide these at a new facility at Whinmoor Grange (with planning permission anticipated to be granted shortly).
- 98 In order to pursue the above strategy of partially replacing the existing Smeaton Approach pitches with new pitches at Whinmoor Grange and a new pitch as part of the primary school, it is necessary to address the requirements of UDP policy N6, which states that:

Development of playing pitches will not be permitted unless:

- i. There is a demonstrable net gain to overall pitch quality and provision by part redevelopment of a site or suitable relocation within the same locality of the city, consistent with the site's functions; or*
- ii. There is no shortage of pitches in an area in relation to pitch demand locally, in the context of the city's needs, and city wide, and development would not conflict with UDP policies concerning protection of the Green Belt, protection and enhancement of greenspace and provision of additional greenspace, urban green corridors and other open land...*

- 99 In light of the above and in the context of this application site and context, it is stem (i) of the policy that applies. In order to achieve the necessary balance, two senior size football pitches are proposed to be developed with associated infrastructure on land in the Council's ownership at Whinmoor Grange. These works are subject to planning application 22/00107/FU, which is at an advanced stage and is anticipated to be approved in the very near future. In addition to these pitches, a junior pitch is to be developed as part of the primary school development, and for which community use shall be secured through the S106 Agreement. At the time of writing, Sport England have an objection to the application, though it is noted that they support the application for the new pitches at Whinmoor Grange. The detailed response from Sport England indicates that subject to confirmation as to when the

new pitches will be delivered and available, i.e. ensuring that there is no gap in provision, they may be in a position to withdraw their objection. This is a matter which is being pursued by Officers in the Asset Management and Regeneration, in liaison with Parks and Countryside. It is currently anticipated that the new pitches at Whinmoor Grange will be delivered next year.

- 100 Core Strategy policy G8 deals with the protection of important species and habitats. It is noted that the application site, together with the Middle Quadrant, has been assessed in an ecological appraisal included in the ES. At the time of writing, Officers are working to obtain detailed nature conservation comments, whilst the applicant is also seeking to address the matters raised by the Environment Agency in respect of the Water Framework Directive.
- 101 Core Strategy policy G9 deals with biodiversity improvements. Notwithstanding the outline nature of the application, officers have requested biodiversity calculations using DEFRA's Biodiversity Metric in order to provide the best assessment. The applicants are confident that the development will not result in a net loss as a whole, although the calculations have yet to be submitted, as they are best carried out once further certainty to the indicative layout is provided.
- 102 While the application site is allocated for housing, its nature is such that there are opportunities to mitigate the loss (in biodiversity terms) that may arise due to development, and to enhance existing areas of the site, particularly along Cock Beck, as demonstrated by the above positive outcome. In particular, it is proposed that:
- the grassland and woodland adjacent to Cock Beck will be retained wherever possible, enhanced and supplemented;
 - species rich grassland / meadow is recreated in public open space areas;
 - wildlife corridors and habitat connections will be proactively managed;
 - Open water features shall be created in association with sustainable drainage systems;
 - Existing hedgerows networks to be enhanced, with permeable boundaries for wildlife;
 - Retain and enhance existing corridors formed by the watercourse and associated woodland habitats.
- 103 Overall, in the context that the proposals involve the development of a greenfield site, the proposed measures are considered positive in ensuring compliance with development plan policy and the best natural features and habitats on site being retained and enhanced.
- 104 **Question 4: Are there any comments Members would wish to make in respect of landscape, biodiversity and greenspace?**

Drainage issues

- 105 The ES includes a Flood Risk Assessment and Surface Water Management Strategy. The parts of the site proposed for development are shown to lie within Flood Zone 1 on the Environment Agency's Flood Map for Planning and on the Risk of Flooding from Rivers and the Sea plan. There are areas of the site adjacent to Cock Beck which fall within Flood Zone, though these are to be retained as greenspace and are not to be developed, save for the spine road crossing Cock Beck.

- 106 The development will require a drainage system designed to suit the final reserved matters layout. The pipe network and sustainable drainage system (SuDS) storage will be adopted by Yorkshire Water under a S104 Agreement. In the first instance, infiltration drainage and use of soakaways needs to be investigated, required by condition, though this is reliant on ground conditions. In this case, early indications are that infiltration drainage may not be appropriate. In terms of surface water drainage system, the most sustainable approach is to use on site storage and discharge to Cock Beck at greenfield rates of runoff. This will help to control the flow of runoff and prevent flooding as a result of the development. The surface water drainage system shall be designed not to surcharge in a 2 year storm, not to flood in a 30 year storm and to safely accommodate surface water to the 100 year plus 40% climate change volume on site in the designated storage areas.
- 107 Following consultation with the Environment Agency, Yorkshire Water and the Council's own Flood Risk Management Team, no objections are raised to the proposals, subject to the imposition of detailed drainage conditions.

Highway issues

- 108 The new ELOR is a fundamental part of the new highway infrastructure, which opened in August 2022. The ELE SPD seeks to ensure that planning applications come forward for whole quadrants, in order to ensure comprehensive development and that infrastructure costs are apportioned appropriately. In this application, the site boundary includes all of the Southern Quadrant land, save for some areas immediately to the north of Manston Lane, and the land between Manston Lane and the Leeds-York railway line. However, the applicants have confirmed that they will make the full necessary contribution for the Southern Quadrant section of ELOR, and therefore there is no risk to the Council. The delivery of ELOR is critical in dealing with traffic generated by the development. A significant component of the S106 package is therefore the developer contribution of £20.7m towards the cost of ELOR. This is in accordance with the Council's agreed financial model and delegated decision and letter from the Director of City Development to the respective developers of each quadrant to confirm what level of contribution is required in each case.

Accessibility

- 109 The site covers a large area of currently undeveloped land. As such, the site does not meet accessibility standards, and therefore improvements to public transport are required, as well as cycling and walking infrastructure to, from and within the site to improve access to local amenities and existing bus services, in order to make the development acceptable. The spine road is designed to accommodate buses and contributions for public transport improvements are required. The proposed new bus stops on Manston Lane shall need to include shelters and real time information, as noted by WYCA.
- 110 Further to the dialogue with WYCA, as with the Northern and Middle Quadrant, it is noted that financial contributions should be sought to pay for bus service enhancements, be that amendments to existing services or through the use of Demand Responsive Transport (DRT). By comparison, the Middle Quadrant secured a contribution of £750,000 for this purpose. Noting the potential fluidity of future bus routes and services within east Leeds, WYCA are keen that the public transport fund can be used as flexibly as possible. A particular area of attention has been given to Demand Responsive Transport (DRT), which could serve the site

well. DRT effectively works by requesting a mini-bus to take the passenger to a particular point, i.e. a rail station where they may complete their journey. There is currently a pilot scheme underway in east Leeds to explore how well such a service could operate and potentially provide an alternative to longer traditional bus routes that go all the way to the city centre.

- 111 It is additionally requested that bus stop infrastructure along the spine road should comprise three bus stops with shelters and real time information and three bus stop poles, at a cost of £70,500. In addition, the existing bus stops located on Manston Lane adjacent to the southern site entrance should be upgraded to provide shelters and real time information displays at a cost of £46,000 (bus stop references 32099 and 32100).
- 112 Highway Officers note that public rights of way 116, 120, 121, linking to and through the site should be improved to be accessible for all, lit and suitably surfaced for all weather use and widened where possible to accommodate cycling, with crossing provision/links to access the wider cycling/pedestrian network as appropriate- e.g. on Manston Lane, Sandreas Way/Smeaton Approach. A new link is also required to be provided from Sandreas Way (eastern spur) to PROW 116, and from Chelsfield Way to PROW 120/116- this latter one is indicated in the Active Travel Strategy document. These can be agreed and secured by suitable worded conditions or S106 Agreement obligations.
- 113 Frequent accessible pedestrian and cycle links to the ELOR route should be created where possible in order to maximise accessibility and permeability. These are indicated within the Active Travel Strategy, but the number of links proposed differs between different plans and is an area that Officers will seek to clarify with the applicants.
- 114 Commensurate with the contribution already agreed for the Middle Quadrant, a contribution of £292,000 is required towards cycle route improvements on Barwick Road. All of the necessary financial contributions shall be secured through a S106 Agreement, as with the other quadrants.

Vehicular Access

- 115 The main vehicular access from Leeds Road and associated highway works have been agreed and been subject to a Stage 1 Road Safety Audit (RSA) as part of the Middle Quadrant planning application, with segregated cycle provision into the site along the spine road.
- 116 The revised proposals for the accesses to the south from Manston Lane are for a right turn lane into the main 6.75m wide spine road, and a right turn lane into the junction for the access to the residential area in the southeast of the site, with a toucan crossing and two informal crossings provided on Manson Lane. Segregated provision for cycling is also made along the spine road, as has also been agreed on the Middle Quadrant.
- 117 Geometry for the spine road through the development as per that agreed for the Middle Quadrant is considered to be acceptable. Visibility splays of 2.4m x 90m are required for both junctions and should be shown on revised plans.
- 118 In addition to the above, as noted earlier in the report, following Council led feasibility work on getting the most out of the Council's land in respect of the local centre and primary school provision, and having further assessed the existing

highway geometry, it is proposed to move the local centre access from Smeaton Approach to Leeds Road. This has now been drawn up in some detail and is considered to be broadly acceptable, though it does give rise to the need for a further statutory re-consultation.

Travel Plan

- 119 A revised Travel Plan has been submitted to promote the use of sustainable transport modes and carries through the principles agreed in the Middle Quadrant Travel Plan. This is to be secured through the S106 Agreement, together with a Travel Plan fund and Travel Plan monitoring fee.

Off-site highway works

- 120 Since the Middle Quadrant application was submitted, dialogue has taken place with the developers regarding the need for off-site highway works. Works at the main roundabout of J46 of the M1, together with works to the northbound on-slip have been agreed with National Highways, who are satisfied in that respect, and the works shall be secured through conditions. As above, a contribution of £292,000 is required towards cycle route improvements on Barwick Road. Otherwise, once the Transport Development Services Section have confirmed that the access proposals are acceptable, a supplementary Independent Stage 1 Road Safety Audit (RSA1) will be required as a final check before the works can be formally accepted.

- 121 **Question 5: Are there any comments Members would wish to make in respect of highways, transportation and accessibility?**

Housing issues

- 122 The application site is allocated for housing purposes in the development plan. Accordingly, bringing forward the application to deliver much needed housing, including Affordable Housing, to meet the needs of the city is very much welcomed and makes a significant contribution towards the Leeds housing requirement.
- 123 Core Strategy policy H3 deals with the density of residential development. The policy notes that in:
- (ii) other urban areas, a residential density of 40 dwellings per hectare should be met;*
- (iii) fringe urban areas, a density of 35 dwellings per hectare should be met.*
- 124 The context is that the site is on the edge of the main urban area and it is important that allocated housing sites work hard to make an efficient use of the land. That said, it is acknowledged that the site is of a linear nature and impacted on by existing site constraints in the forms of trees, the vegetation corridor along Cock Beck and the route of ELOR. At this stage, the outline consent will seek to set out the residential zones within the site and an assessment of density can be made on the detailed reserved matters applications when the detailed numbers of units is known.
- 125 Core Strategy policy H4 deals with housing mix and requires that new housing developments provide housing that meet the needs of the city. This should also include the need to make provision for Independent Living, as per policy H8. For developments over 250 units, there is a need for a Housing Needs Assessment addressing all tenures so that the needs of the locality can be taken into account at

the time of the development. This can be secured by condition, such that each reserved matters application demonstrates that the detailed mix of dwellings proposed meets the identified housing needs.

126 At this outline stage, the indicative mix is as follows:

Size	Policy H4 Max	Policy H4 Min	Policy H4 Target	Indicative Proposed Mix
1 bed	50%	0%	10%	30% 1 and 2 bed
2 bed	80%	30%	50%	
3 bed	70%	20%	30%	32% 3 bed
4+ bed	50%	0%	10%	38% 4+ bed

127 This mix would accord with the ranges set out in Table H4, associated with policy H4, and is therefore considered to be broadly acceptable, subject to confirmation and agreement via a housing needs assessment. Notwithstanding the above, the housing mix stated is for indicative purposes only and not for approval.

128 Core Strategy policy H5 sets out the requirements for Affordable Housing. In this instance, the site falls within Zone 2 where there is a requirement for 15% Affordable Housing, with 40% of these for Intermediate and 60% for Social Rent. The proposals seek to deliver 15% Affordable Housing on site with the required split. Accordingly, the proposals are considered to comply with policy H5 and appropriate clauses are to be included in the S106 to deliver this.

129 Core Strategy policy H8 deals with housing of Independent Living and notes that developments of 50 or more dwellings are expected to make a contribution to supporting needs for Independent Living. Very large scale development will have potential to provide sheltered schemes, as part of a wide housing mix. As with other large outline applications for housing proposals, a condition can be applied such that details of a scheme will be required as part of reserved matters submissions in order that their merits can be robustly assessed.

130 Core Strategy policy H9 deals with the minimum space standards expected of new housing. This requirement can be secured by condition and it will be expected that each reserved matters submission can demonstrate that the policy requirements are met.

131 Core Strategy policy H10 deals with Accessible Housing Standards and requires that 30% of dwellings meet the requirements of M4(2) 'accessible and adaptable dwellings' of Part M Volume 1 of the Building Regulations and 2% of dwellings meet the requirements of M4(3) 'wheelchair user dwellings'. The policy further notes that where the scale of development would generate more than one accessible dwelling, the mix of sizes, types and tenures of M4(2) and M4(3) dwellings should reflect the mix of sizes, types and tenures of the development as a whole as closely as possible (unless the applicant can demonstrate an evidenced need locally to provide accessible housing in dwellings of a particular size, type and / or tenure. Locally will normally mean the Designated Neighbourhood Area, or where this is not defined, will mean relevant settlement, or ward if the site lies within the main urban area). Again, this requirement can be secured by condition and it will be expected that each reserved matters submission can demonstrate that the policy requirements are met.

132 **Question 6: Are there any comments Members would wish to make in relation to housing provision, housing mix or Affordable Housing?**

Education and provision for children

133 The Council uses established Pupil Product Ratios (PPRs) to estimate the number of children likely to be yielded from new housing development in Leeds. The PPRs are 25 primary aged children and 10 secondary aged children per 100 family dwellings (2+ bedroom units). This projected yield is aligned with current population data, including birth and Census data, and the latest school place projections for Reception and Year 7 to produce an assessment of need and whether expansion of existing schools or a new school may be required to meet the additional housing generated demand.

Primary school demand

134 It is estimated that this application, together with the recently approved outline consent to deliver new homes in the Middle Quadrant, will add the equivalent of a 2 form-of-entry primary school (420 school places) of demand in total, phased over a ten year period as the new homes become occupied. Existing schools near to the development may be able to absorb some of this initial demand and, if required, options may exist to expand local schools on a temporary basis in order to meet some additional housing generated demand. Understanding which schools have capacity and/or potential to expand requires a detailed feasibility study to be carried out, and this could only take place once a proposed solution is being taken forward. Therefore, only a high level summary of proposed solutions can be discussed at the planning application stage. However, the scale of development proposed means that it is unlikely that existing local schools could absorb all of this additional initial demand from the new housing. Therefore, Children's Services have requested that, should planning permission be granted, sufficient land be provided convenient to both the Middle and Southern Quadrants of the ELE to enable construction of a new primary school to fully meet the demand generated by the Middle and Southern Quadrant applications. As outlined above, the City Council owns part of the site (Smeaton Approach playing pitches) and it is proposed that 2ha of land is provided here for the purpose of primary school, together with a financial contribution from the developers towards the cost of delivering the school, secured through the S106 Agreement.

Secondary school demand

135 As secondary aged children tend to travel further to attend school than primary aged children, this increases the number of options available to meet the estimated secondary pupil yield from the proposed development. New free school provision was made in east Leeds by the Trinity Academy Leeds, which opened in September 2021 and will provide an 8FE secondary school. This will help to manage future growth in demand, primarily from central and inner east areas of the city, and help to free up capacity more widely across east Leeds. In addition, projections also indicate that several secondary schools located locally to the ELE may have places available to absorb some housing generated demand from the ELE in future years. Options may also exist within the surrounding area to expand local secondary schools on a temporary or permanent basis in order to meet any excess housing generated demand as the proposed development builds out over a number of years. Understanding which schools have potential to expand requires a detailed feasibility study to be carried out, and this could only take place once a proposed solution is

being taken forward. Therefore, only a high-level summary of proposed solutions can be discussed at the planning application stage.

- 136 In summary, the Middle Quadrant consent and Southern Quadrant application give rise to the need for one new 2FE primary school, which it is intended will be located in the northern portion of the Southern Quadrant site, adjacent to Leeds Road. The Southern Quadrant application will also make a financial contribution towards the cost of the school, in accordance with the formula used by Children's Services. Sufficient capacity exists for secondary provision and therefore there is no requirement for on site provision. If and where expansion is required to meet demand, this would be paid for by CIL, as with other residential developments.

Neighbourhood facilities

- 137 The ELE SPD recognises the need to deliver neighbourhood facilities as part of the overall development, given the scale of new housing and therefore demand. The provision of a local centre has been secured as part of the Northern Quadrant outline planning application for 2,000 homes in that part of the ELE. Whilst this current application is for the Southern Quadrant only, the consultant and applicant team have considered the effects of bringing forward development on both the Middle and Southern Quadrants. Given the scale of development (approximately 825 dwellings in the Middle Quadrant and 925 dwellings in the Southern Quadrant) and following discussions with the Council, it was concluded that a location in the vicinity of Leeds Road, being convenient to both Quadrants was the optimum location for neighbourhood facilities, including health and education uses. These are discussed in more detail later in the report.
- 138 It is proposed that the neighbourhood facilities will be located in the northern part of the Southern Quadrant, on the area of land in the Council's ownership referred to above. The Southern Quadrant proposals include a local centre with an area of 0.89ha and a primary school site of 2ha, the same as the areas intended to be secured for those uses in the Northern Quadrant application. Policy P4 states that retail of up to 372sqm may be considered to be acceptable where there is no similar comparable facilities within 500m, which is considered to be the case in this instance.
- 139 At the time of writing, a S106 obligation is suggested to offer the most appropriate means of securing the local centre and will require the Southern Quadrant to submit a local centre implementation plan in consultation with a stakeholder group, detailing the size, number and uses of units, as well as a programme for the submission of a planning application, and development of marketing and monitoring strategy. Flexibility will be built in such that the local centre could be delivered on other land in the Southern Quadrant, along Leeds Road, or indeed in the Middle Quadrant itself.

Healthcare

- 140 From the discussions at the Consultative Forum and on the basis of the letters of representation received in relation to the application, it is clear that there are concerns about health provision in east Leeds generally. Officers have been working across different parts of the Council and meeting regularly with health partners, including colleagues within the NHS, and those within the culture sector, together with Ward Members, forming an ELE health sub-group. One of the aims of the group is to help identify what is required from a health perspective and how that can be best manifest in the local centre, and within the development and east Leeds more generally. As mentioned above, it is proposed that the local centre will be

delivered on the Council's land within the Southern Quadrant, which provides a location equally accessible to both Middle and Southern Quadrants. One of the benefits of having the local centre on the Council's land is the ability that the Council then has to take the scheme forward and use its influence to optimise outcomes on matters such as health and community facilities.

141 Officers have been working on a feasibility study to consider how such an optimised scheme could be brought forward, achieving a synergy with retail uses and the primary school in order to deliver the best placemaking and facilities possible. Amongst other things, this work has demonstrated a need to move the local centre access from Smeaton Approach to Leeds Road. This has been discussed with Ward Members, and once final checks have been made and revised plans for that access have been submitted, these will be advertised via a formal re-consultation on the planning application.

142 **Question 7: Are there any comments Members would wish to make in respect of the primary school, local centre and healthcare provision?**

Public safety

143 The matters of public safety relevant to this application are in ensuring safe access to the development, ensuring that the impacts on traffic are such that all highway safety concerns are addressed, that safe and secure routes and streets are provided, together with public spaces that are well over-looked and feel safe. As detailed above, the revisions to the proposed accesses are now considered to be acceptable in terms of detailed design and provide appropriate facilities for cyclists and pedestrians. The off-site highway impacts have been thoroughly considered and appropriate mitigation schemes at J46 of the M1 and at the dumbbell junction on the Council's highway network can be secured through the use of conditions.

Employment and training

144 The size and scale of the development offers significant opportunities to employ local people in the construction phase of the development, as well as offering opportunities for schools and local young people to be engaged. Accordingly, an employment and training obligation is to be secured as an obligation through the S106 Agreement.

Equality issues

145 It is considered that the proposed development, suggested planning conditions and S106 obligations are sufficient in ensuring a range of greenspace typologies, walking and cycling routes, play areas, a primary school, the delivery of accessible housing and housing for independent living, and safe, overlooked and suitably lit public spaces.

146 Section 149 of the Equality Act 2010 requires public bodies to have due regard to eliminate discrimination and to advance equality of opportunity. Of specific relevance to this application is the need to promote equality of opportunity for people of different ages, disability and sex. Officers have had regard to the requirements of the Equality Act, and conclude that in the overall planning balance, taking all material considerations into account, this is satisfied through the proposed development.

Programme for development

- 147 The suggested development programme suggests a 10 year build out, with ground works and limited construction in the initial phases, accelerating up to a delivery of 100 dwellings per year. For information, the same is proposed for the Middle Quadrant, though that is slightly smaller and thus planned to take place over a 9 year period.

S106 package

- 148 A legal test for the imposition of planning obligations was introduced by the Community Infrastructure Levy Regulations 2010. These provide that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- a) necessary to make the development acceptable in planning terms,
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

- 149 The proposed scheme is likely to produce the need for the following obligations which are considered meet the legal tests:

- East Leeds Orbital Route (ELOR) contribution of £20,689,000, via a roof tax to be paid on new dwelling completions at six monthly intervals.
- Affordable Housing – 15% provision on site (with a 60% social rent and 40% intermediate split).
- Primary education provision – 2ha of land reserved for the school site, and a financial contribution of £12,320 per dwelling with two or more bedrooms (excluding flats with less than three bedrooms) x 0.25 (being the average child place generated by a family unit) x 0.97 (being a locational factor), to contribute towards the provision of a 2FE primary school (figures to be confirmed with Childrens Services)
- Barwick Road cycle improvements contribution - £292,000.
- Bus service improvement contribution – figure to be confirmed, to be spent on increasing the frequency of bus services, including potential amendments to the routes to access the spine road, or such other public transport enhancements as may be agreed.
- Bus stops contribution - £70,500, to be spent on 3 bus stops with shelters and real time information and 3 bus stops with poles.
- Residential Travel Plan Fund - £511.50 per dwelling, to be spent on Travel Plan measures and/or other sustainable travel measures, including 2 car club spaces with EV charging points and £73,175 of the fund to be spent on free trial membership and usage of Leeds City Council's Car Club.
- Travel Plan monitoring fee - £8,687, to be spent on the monitoring of the Travel Plan.
- School Travel Plan monitoring review fee - £3,275.
- Footway and cycleway provision – to secure a scheme of footway and cycleway links to the areas around the site.
- On-site Greenspaces – to be provided commensurate with dwellings in each phase of development, to be managed by a management company. Greenspace also includes a scheme of play facilities.
- Spine Road – Need to enter into a Highways Agreement with the Council to construct and dedicate the spine road, with provisions for phasing.
- Local Centre implementation plan

- Employment and training initiatives.

150 This proposal is likely to generate a significant CIL requirement, though that is unknown due to the outline nature of the application. Nevertheless, this should not influence consideration of the application. The infrastructure requirements for this development are likely to relate to secondary education, health and public transport provision. Consideration of where any Strategic Fund CIL money is spent rests with Executive Board and will be decided with reference to the Regulation 123 list (or Infrastructure Funding Statement as the case may be) at the time that decision is made.

Other matters

151 The material planning considerations raised in the letters of representation are addressed in the above report.

152 An ecology report has been submitted with the application and has considered enhancements to be delivered through the provision of greenspaces and retention of trees and important features. Whilst development will have an impact, there is to be no net loss of biodiversity on site.

153 At this stage, it is not known precisely what form of renewable energy sources are to be incorporated into the development, though this does often involve the use of photovoltaic panels to the roofs. The development will need to meet planning policy requirements in terms of sustainability and is to be conditioned as such.

154 All of the submitted planning documents are available for the public to view through Public Access. However, policy documents, such as the NPPF, Core Strategy and UDP Review are available on the Council's website

155 The planning application has been consulted on in the usual way through the use of site notices. Preceding this, the Council has embarked on widespread consultation over the last 10 years or so, through the Consultative Forum, as well as through facilitating drop in events and information on the Council's website. It is also noted that the applicant undertook pre-application consultation with local residents.

156 The concerns about noise, disturbance and dust are noted, though these can be addressed through construction management and phasing plans, as has been done on the Northern and Middle Quadrants.

CONCLUSION

157 The proposed development will assist in bringing forward a significant amount of much needed housing on an allocated housing site. Significantly, it will also make a significant financial proportional contribution towards the cost of ELOR. The off-site highway impacts can be mitigated against through the use of conditions and S106 obligations. The significant housing delivery is also to contain policy compliant levels of Affordable Housing, at 15%, together requirements for accessible housing. All of the proposed housing will meet the sustainability requirements of policy in terms of energy efficiency, which is anticipated to be exceeded due to future changes to Building Regulations over the development period. The proposed means of access into the site are able to be made acceptable and the development makes use of, and enhances existing public rights of way, for the benefit of future occupiers and residents of the wider area. The promotion and use of good quality

walking and cycling routes will promote healthy living choices, sustainable transport modes and reduce the need to rely on the private car.

158 The development proposes a quantum of greenspace that far exceeds the policy requirement, and also provides a variety of greenspace typologies and three equipped play areas. The proposed retention and enhancement of the site's natural assets are such that the scheme is likely to be policy compliant in ensuring that there is no net loss of biodiversity. The proposals include land for a primary school on site, and the development will provide a financial contribution towards the provision of a 2FE primary school. Similarly, the S106 shall contain provisions to secure the land and an implementation scheme for a Local Centre, to facilitate the delivery of neighbourhood facilities, including health and community uses. Overall, the proposals seek to deliver a high-quality residential neighbourhood that addresses climate change concerns following the Council's declaration of a climate emergency in 2019.

159 Notwithstanding the above, Members are therefore asked to note the contents of the report and are invited to provide feedback, in particular, in response to the key questions asked in the report above and as follows:

- 1) Are there any matters which Members wish to raise in respect of climate change and sustainability?**
- 2) Are there any matters which Members wish to raise in respect of urban design and liveability?**
- 3) Are there any comments Members would wish to make in respect of the relationships to Listed Buildings and the Scheduled Monument?**
- 4) Are there any comments Members would wish to make in respect of landscape, biodiversity and greenspace?**
- 5) Are there any comments Members would wish to make in respect of highways, transportation and accessibility?**
- 6) Are there any comments Members would wish to make in relation to housing provision, housing mix or Affordable Housing?**
- 7) Are there any comments Members would wish to make in respect of the primary school, local centre and health provision?**
- 8) Are there any other matters which Members would wish to raise?**

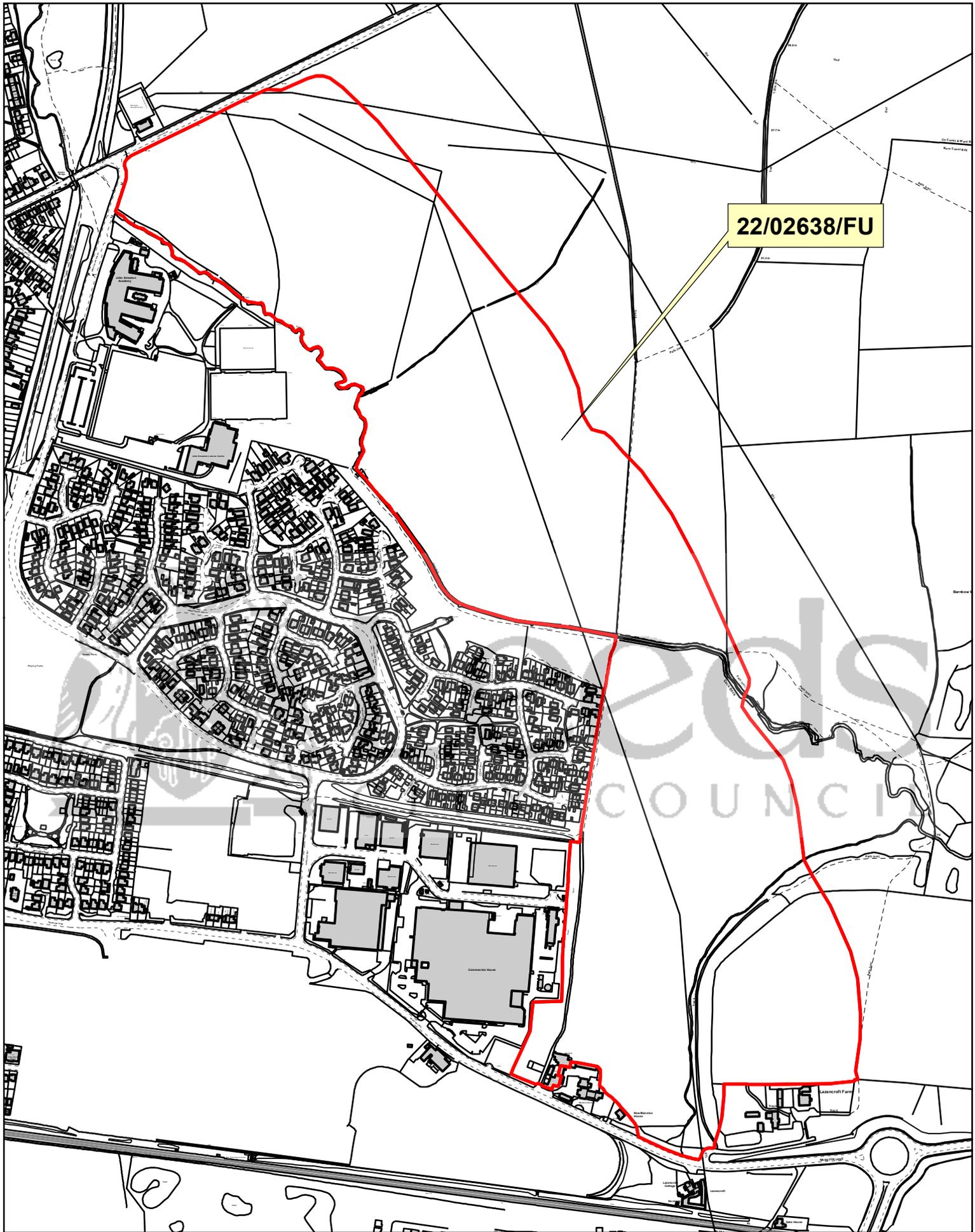
Background Papers

Application Files: 21/08379/OT

Notice served on:

- Leeds City Council, Merrion House, 110 Merrion Centre, Merrion Way, Leeds, LS2 8DT
- 5 Pengarth, Grange Over Sands, Lancashire, LA11 6BF
- Scholes Park Farm, Main Street, Scholes, Leeds, LS15 4DP
- Inkerman House, St John's Road, Meadowfield, Durham, DH7 8XL

- c/o Paul Nash, Wrigleys Solicitors LLP, 19 Cookridge Street, Leeds, LS2 3AG
- c/o David Richardson, Sanderson Weatherall, 6th Floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL
- 20 Europa House, Esplanade, Scarborough, YO11 2AQ



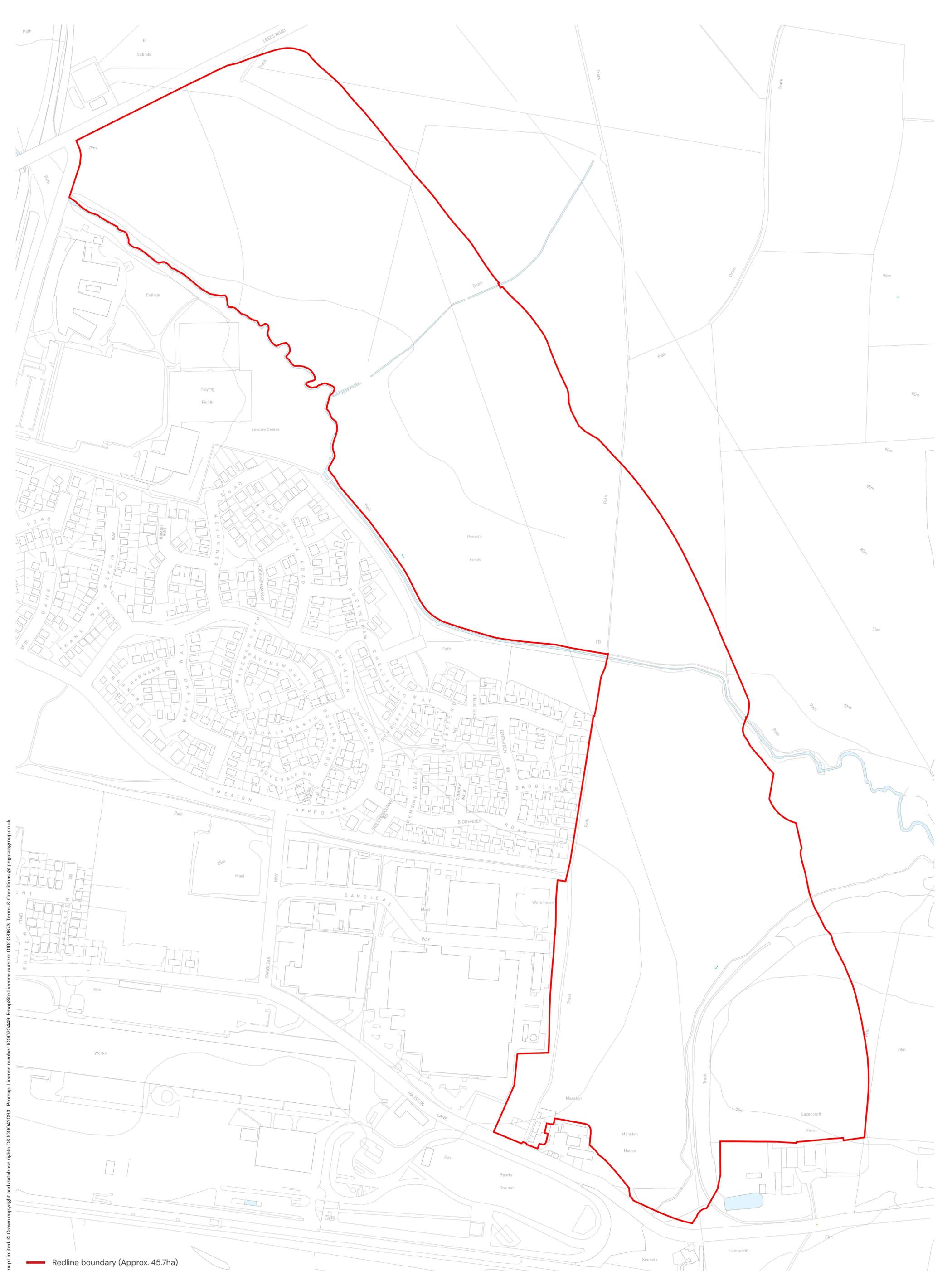
NORTH AND EAST PLANS PANEL

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

SCALE : 1/6500





Redline boundary (Approx. 45.7ha)



EAST LEEDS EXTENSION – SOUTHERN QUADRANT – LOCATION PLAN

PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: BB | APPROVED BY: JSB | DATE: 01.09.2022 | SCALE: 1:2000@A1 | DRWG: P18-2773_022D | CLIENT: Taylor Wimpey / Redrow



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-  Redline boundary
 -  SUDs / drainage
 -  Indicative housing cells
 -  Proposed landscaping
 -  Existing retained landscape
 -  Play areas
 -  Public open space
- Please see greenspace typologies plan for pedestrian / cycle routes and existing PRow routes

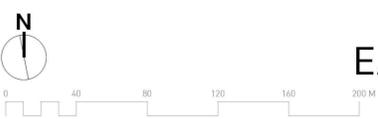


Design for healthy living

-  Potential pedestrian / cycle links onto ELOR
-  Segregated pedestrian walkways and cycleways along spine route
-  Areas of accessible open space overlooked by dwellings
-  Retain, improve, and incorporate existing public rights of way into proposed pedestrian and cycle networks

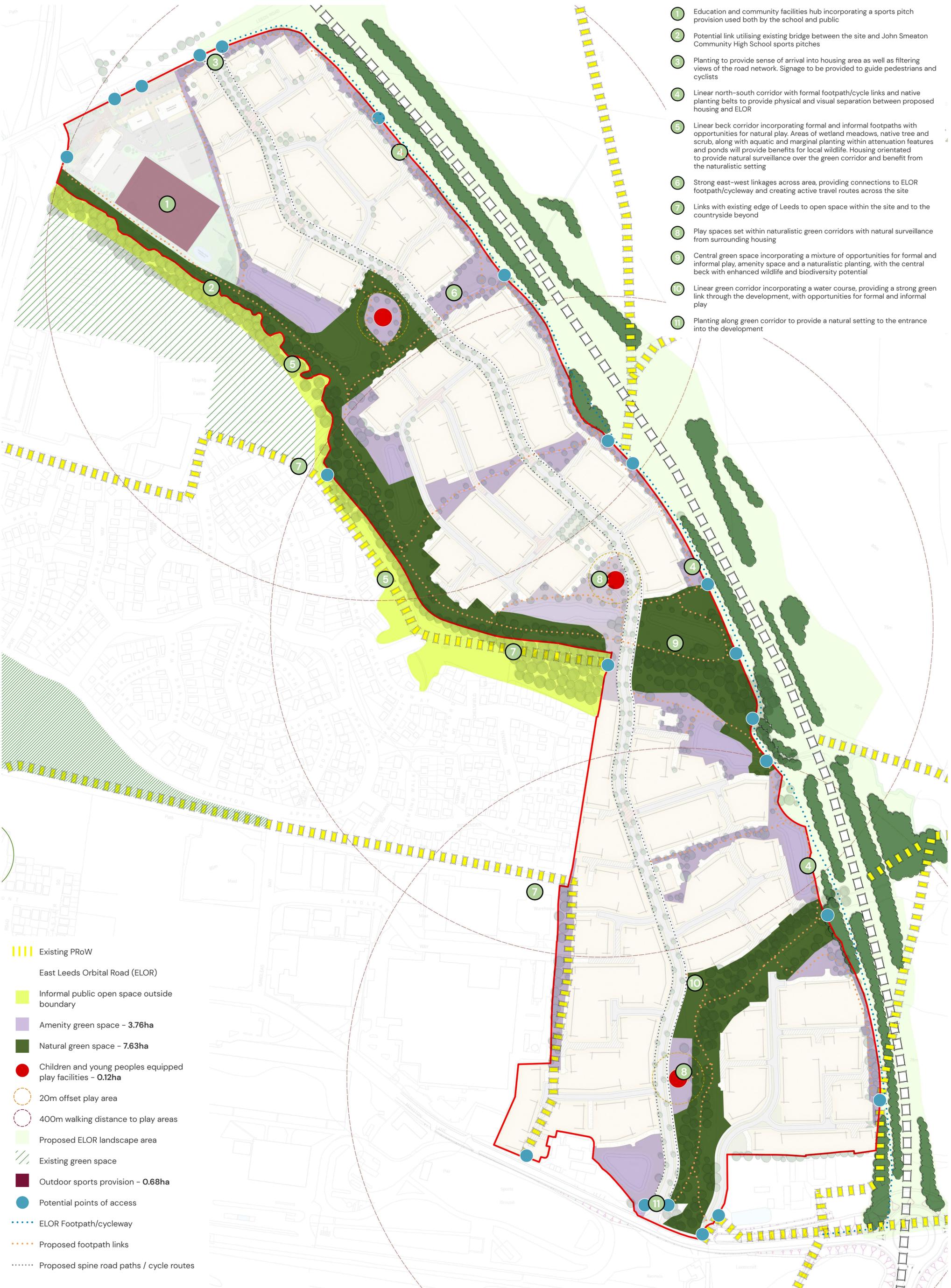
Landscape vision

-  **Woodland character**
Existing woodland and watercourses preserved and enhanced providing a naturalistic setting with natural play features incorporated to help activate the space
-  **Community park**
Formal green spaces overlooked by dwellings
-  **Green buffer**
Proposed partial planting physically and visually separating the development from ELOR
-  **Pocket parks**
Localised parks within the development



EAST LEEDS EXTENSION - SOUTHERN QUADRANT - ILLUSTRATIVE MASTERPLAN

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- 1 Education and community facilities hub incorporating a sports pitch provision used both by the school and public
- 2 Potential link utilising existing bridge between the site and John Smeaton Community High School sports pitches
- 3 Planting to provide sense of arrival into housing area as well as filtering views of the road network. Signage to be provided to guide pedestrians and cyclists
- 4 Linear north-south corridor with formal footpath/cycle links and native planting belts to provide physical and visual separation between proposed housing and ELOR
- 5 Linear beck corridor incorporating formal and informal footpaths with opportunities for natural play. Areas of wetland meadows, native tree and scrub, along with aquatic and marginal planting within attenuation features and ponds will provide benefits for local wildlife. Housing orientated to provide natural surveillance over the green corridor and benefit from the naturalistic setting
- 6 Strong east-west linkages across area, providing connections to ELOR footpath/cycleway and creating active travel routes across the site
- 7 Links with existing edge of Leeds to open space within the site and to the countryside beyond
- 8 Play spaces set within naturalistic green corridors with natural surveillance from surrounding housing
- 9 Central green space incorporating a mixture of opportunities for formal and informal play, amenity space and a naturalistic planting, with the central beck with enhanced wildlife and biodiversity potential
- 10 Linear green corridor incorporating a water course, providing a strong green link through the development, with opportunities for formal and informal play
- 11 Planting along green corridor to provide a natural setting to the entrance into the development

- Existing PRoW
- East Leeds Orbital Road (ELOR)
- Informal public open space outside boundary
- Amenity green space - 3.76ha
- Natural green space - 7.63ha
- Children and young peoples equipped play facilities - 0.12ha
- 20m offset play area
- 400m walking distance to play areas
- Proposed ELOR landscape area
- Existing green space
- Outdoor sports provision - 0.68ha
- Potential points of access
- ELOR Footpath/cycleway
- Proposed footpath links
- Proposed spine road paths / cycle routes

EAST LEEDS EXTENSION - SOUTHERN QUADRANT - GREEN SPACE TYPOLOGIES

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