



Report of the Chief Planning Officer

PLANS PANEL WEST

Date: 10th November 2011

**Subject: PRE-APPLICATION PRESENTATION
LAYING OUT OF ACCESS ROAD AND ERECTION OF 45 DWELLINGS WITH
GARAGES AND LANDSCAPING TO VACANT LAND OFF HOLT AVENUE,
ADEL**

APPLICANT

David Wilson Homes

DATE VALID

Not applicable

TARGET DATE

Not applicable

Electoral Wards Affected:

Adel & Wharfedale

No

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

Members are requested to note the contents of this report, the presentation put forward by the applicant and are invited to comment in relation to the key issues of:

- The design, materials, siting, scale and massing of the dwellings;
- The location and design of the public open space and other landscaping arrangements; and
- Highway matters.

1.0 INTRODUCTION:

1.1 This pre-application report is brought to Panel due to the history associated with the site, scale of development and the high level of local interest in the proposal. The site is in phase 2 housing allocation. The principle of residential development was allowed on appeal in May 2011 when Outline planning permission was granted.

2.0 PROPOSAL:

2.1 The applicant, David Wilson Homes, is proposing to layout an access road and erect 45 houses with garage and landscaping. In the main, the properties are

relatively large detached dwellings that will be between two and two ½ storeys in scale. The exception to this is two semi-detached properties fronting Otley Road and one terrace, of 3 houses, to the south of these dwellings.

- 2.2 The site area (red line boundary) are slightly bigger than the original proposal (09/04190/FU) as the developer has managed to acquire 37 Church Lane.
- 2.3 The site is divided into two by a drainage channel and the associated easement, which has been utilized as part of the public open space. Dwellings will flank the south-east and north-west sides of the public open space, which provides pleasant views for the dwellings and the necessary surveillance. A footpath is proposed to run to the north-west side and opens out at the southern most point to connect with other paths. This area of the public open space is wider and of more use for recreation.
- 2.4 The highway/engineering works have been balanced between safety and providing an attractive environment to live in. all the dwellings will be accessed off Holt Avenue. To gain access the visitor would approach Holt Avenue from Church Lane, with additional pedestrian access available via Otley Road to Church Lane.

3.0 SITE AND SURROUNDINGS

- 3.1 The site lies on the edge of the urban area of Adel. The site is located on the north side of Holt Avenue and to the west of Church Lane. The A660 Otley Road runs to the west of the site boundary which fronted by a mature tree line. To the north of the site the boundary is also defined by tree and hedge cover.
- 3.2 The site itself comprises two fields in agricultural use, allocated in the UDP as a phase 2 housing site. The site is therefore greenfield in nature showing no signs of any form of previous development. The topography of the site is undulating with a central drainage channel running through the site. The site is also located some 400m from St Johns the Baptist Church which is a grade I listed building.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 Following a review of the Council's records the following planning history on the site is considered relevant:-
- 09/04190/FU: Laying out of access road and erection of 70 dwellings with garages and landscaping. Refused on 24.12.2009. Allowed at Appeal on 09.05.2011

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 The starting point for negotiations was the appeal decision. During the appeal process it was acknowledged that the Council's Design evidence was very strong and so the application was altered by the appellants from a full to an outline. All matters were reserved so the appeal only established principle, which the Inspector concluded was acceptable. Therefore, the Design Officer's evidence was taken as a starting point for negotiation on the current proposal.
- 5.2 Since the appeal comprehensive discussions between the applicant, officers and local residents have been ongoing. Discussion has been focused on the following key issues:
- Improving the movement and connectivity of the layout
 - Improving the visual amenity of the layout to Otley Road

- The intensity of highway/paved squares
- Consistent house types respecting the character and appearance of the area
- The usability of the public open space
- Highway safety

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 In order to ensure that stakeholders and the local community were provided with any opportunity to contribute their views on the emerging design, the applicant's planning representative organized a consultation programme. In the first instance a public exhibition and presentation to Adel Association was given. Following on from discussion with the Local Planning Authority a letter was sent by the applicant's planning team to Councilor Anderson, the Adel Association, and to the residents of Holt Avenue and Holt Gardens to inform them of further changes.
- 6.2 The public exhibition was held on the 21st July 2011 at 'The Old Stables', Adel. Local residents were notified of the event via site notices posted close to the site. The Development Team have indicated that approximately 150 residents attended the meeting. The development proposals were displayed for attendees to examine and comment forms were made available. In addition, the developer, the architect and the planning team were available to discuss the proposal. The exhibition was concluded with a formal presentation to Adel Association. Thirty-one responses were received in relation to this consultation exercise.
- 6.3 Six generally supportive responses were received in relation to the letter sent to local residents. The correspondence asked for specific comments relating to materials. The applicant and the Local Planning Authority have put forward Rustic Brick. Comments received back from residents suggested an alternative of stone and render.

7.0 PLANNING POLICIES:

- 7.1 The development plan for Leeds comprises the Regional Spatial Strategy for Yorkshire and The Humber (published in May 2008), and the Leeds Unitary Development Plan Review (July 2006), policies as saved by direction of the Secretary of State, dated September 2007.

7.2 UDP (adopted July 2006)

- GP5: General Planning Considerations.
- N4: Provision of Greenspace.
- N12: Urban Design
- N13: Design of Urban Environment
- H1: Provision For Completion of the Annual Average Housing Requirement Identified in The RSS.
- H3: Delivery of Housing Allocated Sites.
- H11/H12/H13: Affordable Housing.
- T2: Transport Infrastructure.
- T24: Parking Provision.
- BD5: General Amenity Issues.
- LD1: Landscape Schemes.

7.3 Government Guidance

7.3.1 PPS1: Delivering sustainable development.

7.3.2 PPS3: Housing.

8.0 MAIN ISSUES:

8.1 The following issues have been identified as being matters which Members may wish to consider and provide views on:

- The design, layout, scale and massing of the development;
- The pallet of materials; and
- Highway safety

9.0 APPRAISAL:

9.1 The pre-application scheme that was originally tabled in July was considerably smaller in terms of house numbers than the proposal discussed at appeal. Since the appeal scheme was designed Planning Policy Statement 3 has been revised to remove minimum densities for new housing development. Secondly, the Leeds City Council affordable housing requirement has been reduced. Both of these changes provide the opportunity for a less intensive scheme that provides the space to produce a development that respects the character and appearance of the area.

9.2 Since July the developer has been undertaking discussions with the Local Planning Authority and the residents. During this time several improvements have been made to the layout to ensure that the proposal responds to character of the area. To ensure that urban structure appears more traditional the overly intensive paving elements/squares have been removed. Particular attention has been paid to the properties adjacent to Otley Road; the properties now front Otley Road and there is no longer extensive areas of garages facing the boundary. Efforts have been made to establish routes and connections so residents can move through the site safely and easily. In addition, changes have been made to the layout to ensure that residents can walk from the east side of the development to the west on foot easily.

9.3 The character of Adel can be defined as detached or semi-detached houses of generally 2 storeys high. Therefore, it was important that the proposed property types reflected this. To ensure that there is a sense of place when visiting the development, discussion has also focused on making sure the design detail of the dwellings is consistent. **Members may wish to comment on the design, siting, scale and massing of the dwellings.**

9.4 The public open space has been redesigned and enlarged over the course of discussions. It was considered important by officers that it sits well within the development and can form a meaningful space that can also be enjoyed as a visual amenity by the residents. To achieve this the southern end of the space has been enlarged and properties have been orientated so it can be appreciated visually and have a degree of natural surveillance. **Officers would appreciate members comments on the location and design of the public open space and other landscaping arrangements.**

9.5 In terms of materials, as previously outlined, officers and the developers would prefer a Rustic Brick and artificial slate tile. However, the local residents would like stone and render. The other alternative suggested by the developer is using

artificial stone and slate tile for all dwellings. **Officers would appreciate members comments on this element.**

9.6 There has been on going discussion between officers and the developer to ensure that the proposal meets highway safety criteria. Efforts have been made to make certain that the correct visibility splays are met at junctions; accident and emergency vehicles can access all areas of the site; refuse vehicles are not having to reverse great distances; and, footpaths are provided were distances are too great for home zones. There are other matters currently being discussed between the highways officer and the architect. However, these are considered relatively minor matters that it is envisaged can be resolved but **Members comments would be appreciated on highway matters.**

9.7 The proposal would provide 15% affordable housing on site (in accordance with Interim Policy) and public open space on site. If required, the developer will also contribute towards off site public open space, education and transportation in accordance with UDP policies. A S106 agreement will be required to cover these elements. The developer has agreed to submit the application under a Planning Performance Agreement (PPA). It is envisaged that the application will be submitted in November and brought to Panel in February 2012 for a determination.

10.0 CONCLUSION:

10.0 Members are requested to note the contents of this report and are invited to comment in relation to the key issues identified:

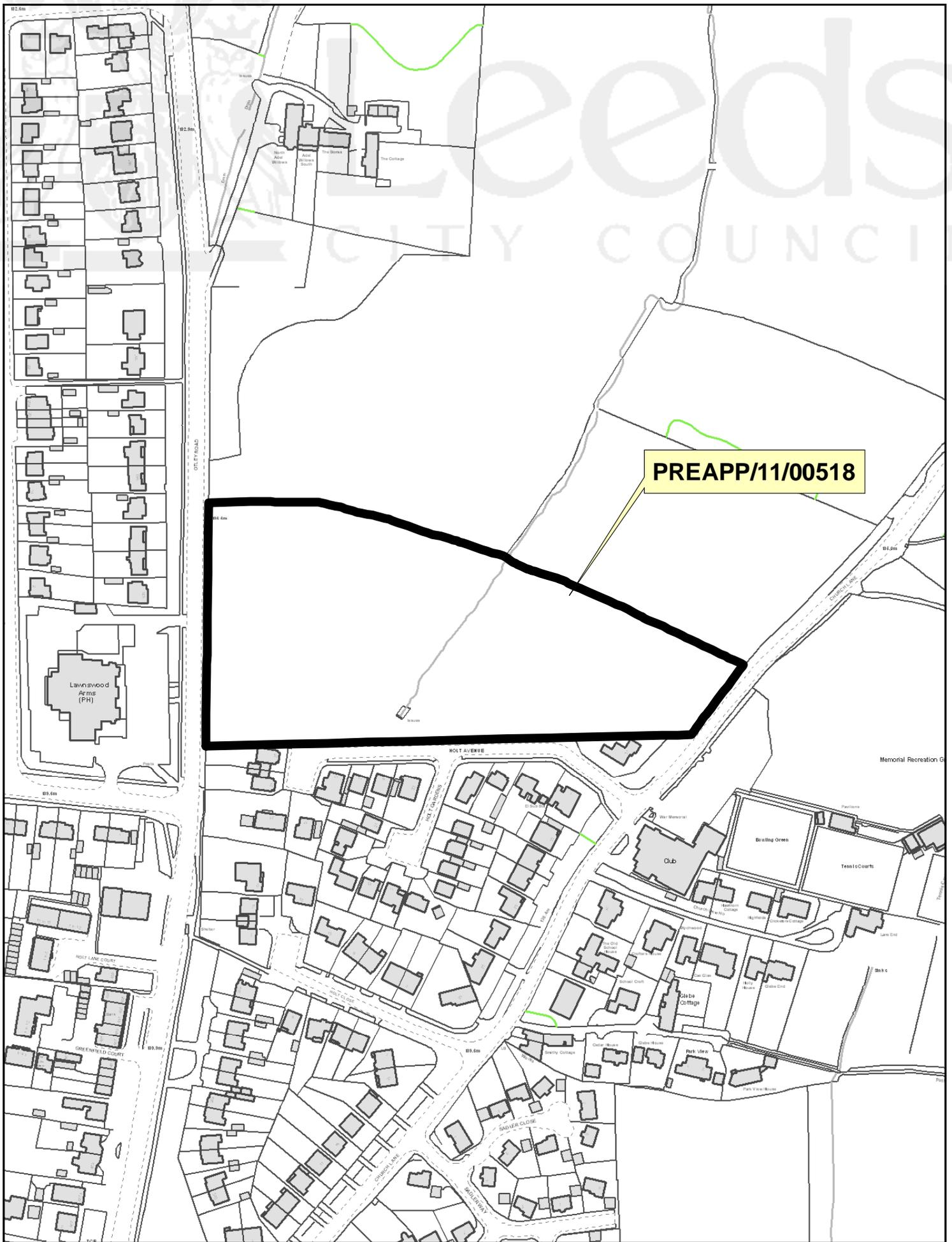
- The design, materials, siting, scale and massing of the dwellings;
- The location and design of the public open space and other landscaping arrangements; and
- Highway matters.

and any other matters considered relevant.

Background Papers:

09/04190/FU

APP/N4720/A/10/2119622



PREAPP/11/00518

WEST PLANS PANEL

