

Leeds
CITY COUNCIL

Originator: Stuart Daniel
Tel: 0113 5350551

Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 23rd January 2020

Subject: 19/01665/FU – Residential Development of 153 dwellings and associated works at land off Beckhill Approach and Potternewton Lane, Meanwood, Leeds.

APPLICANT

Taylor Wimpey Yorkshire

DATE VALID

18th March 2019

TARGET DATE

17th June 2019

Electoral Wards Affected:
Chapel Allerton

Adjacent to:
Moortown
Weetwood

Yes

Ward Members consulted
(Referred to in report)

Specific Implications For:

Equality and Diversity

☐

Community Cohesion

☐

Narrowing the Gap

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RECOMMENDATION: DEFER AND DELEGATE APPROVAL to the Chief Planning Officer subject to conditions set out below and the signing of a Section 111 agreement (to which a Sec.106 Agreement will be appended) to cover matters below,

- Affordable housing – 11 properties in total
- Real time passenger information display at a cost of £10,000 at bus stop 10858
- Bus shelter to be provided at a cost of £13,000 at bus stop 11123
- Travel Plan review fee £3384
- Residential Travel Plan Fund £82,082
- Commuted Sum for the Council to undertake the on-site greenspace works £475,514.39
- Local Employment & Skills Initiative
- Off-site tree planting, to meet the requirements of Policy LAND2, within the Local Area

In the circumstances where the Section 111 Agreement has not been completed within 3 months of the Panel resolution to grant planning permission, the final determination of the application shall be delegated to the Chief Planning Officer.

1. Standard time limit of 3 years to implement
2. Plans to be approved
3. Samples of materials to be submitted
4. Samples of materials for the new access road for the attenuation tank to be submitted
5. Improved visibility for plot 7
6. Details of cycle/motorcycle storage facilities
7. Details of EV Charging Points
8. Maximum gradient of access road shall not exceed 1 in 40 for the first 15m and 1 in 20 thereafter
9. Maximum gradient of any pedestrian access shall not exceed 1 in 20
10. Parking spaces for plots 126-149 shall be made available for any resident and not designated to a specific plot
11. Submission of a revised site layout showing disabled parking for any shared parking areas
12. No development to commence until details of any off site highways works identified on plan 18098/GA/01 have been approved with the works implemented prior to first occupation
13. All vehicle spaces to be fully laid out, surfaced and drained prior to first occupation
14. Existing highway condition survey to be undertaken and submitted along with any necessary mitigation works. These works shall be fully implemented prior to first occupation
15. Construction Management Plan to be submitted to and approved before development commences
16. Development to be carried out in accordance with the Sustainability report & confirmation of works to be submitted & approved by the Local Planning Authority (LPA)
17. Verification that sustainability measures implemented
18. Details of proposed water butts
19. Location and detail of proposed PV panels
20. No removal of trees, hedges or shrubs between March-August
21. A plan shall be submitted to and approved in writing by the LPA of: integral bat roosting features within buildings; and bird nesting features (for species such as House Sparrow, Starling, Swift, Swallow and House Martin) to be provided within buildings and elsewhere on-site. All approved features shall be installed prior to first occupation of the dwellings.
22. Prior to development commencing, a method statement for the control and eradication of Japanese Knotweed shall be submitted to & approved in writing by the LPA
23. No building or other obstruction including landscape features shall be located over or within:
 - 6.5m either side of the 762mm public combined sewer
 - 5m either side of the 450mm & 381 public combined sewers
 - 4m either side of the 305mm & 229mm public combined sewer
24. The site shall be developed with separate drainage for foul and surface water on and off site

25. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall have been completed
26. Development shall not commence until a drainage scheme (i.e. drainage drawings, summary calculations and investigations) detailing the surface water drainage works has been submitted to and approved in writing by the Local Planning Authority
27. Development shall not be brought into use/occupied until a SUD's management and maintenance plans for the development has been approved
28. Finished floor levels shall be set no lower than 70.5mAOD (Above Ordinance Datum)
29. Prior to being discharged to any watercourse, all surface water drainage from parking and hard-standings shall be passed through trapped gullies installed in accordance to a scheme which has been submitted to and approved in writing by the LPA
30. Before development commences, a flood exceedance plan shall be submitted to & approved in writing by the LPA for events greater than the 1 in 100 plus 30% climate change event
31. No building works shall commence until a revised Phase II Desk Study has been submitted to, and approved in writing by, the Local Planning Authority
32. Remediation works shall be carried out in accordance with the approved Remediation Statement
33. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, public open space or for filling and level raising shall be tested for contamination and suitability for use
34. Remove permitted development rights for extensions and outbuildings
35. Full details of landscaping scheme and implementation
36. Tree protection measures for retained trees

1.0 INTRODUCTION:

- 1.01 The application seeks planning permission for a residential development of 153 dwellings. Following a discussion with the Chair it was considered appropriate to report the application to Plans Panel as it is a major development which the Chair considers would have significant impacts on local communities. The land is allocated on the Site Allocations Plan under two separate allocations. HG2-85 gives a minimum indicative capacity of 79 units with HG1-207 giving a minimum capacity of 34 units.

2.0 PROPOSAL:

- 2.01 The proposal relates to the erection of 153 dwellings consisting of 24 apartments and 129 dwellings. All of the flats would be 2 bed with the dwellings consisting of 31 two bed, 72 three bed & 26 X four bed at a vacant site located off Beckhill Approach.
- 2.02 The land is roughly rectangular in shape and is bounded by Beckhill Approach to the south-east, Stainbeck Road to the north-west and Potternewton Lane to the south-west. The site formally contained a school

(and associated playing pitches) and some sheltered accommodation, though these have been demolished some years ago. The site has 'greened over' though the hard standings of the buildings remain evident of site.

- 2.03 The site would be split into two sections, the southern part of the site would be accessed from Potternewton Lane with the northern portion accessed from Beckhill Approach. Connecting the two portions would be an area of POS (Public Open Space) running roughly north-south and would connect into an area of existing green infrastructure running roughly south-west to north-east.
- 2.04 The proposals create a development of predominantly semi-detached dwellings with a small number of terraced blocks of 3 properties within each block. The dwellings would be generally two storeys with some units having rooms within the roof. Two, 3 storey apartment blocks would be constructed to the south-eastern portion of the site.
- 2.05 The area of on-site greenspace would be a central feature of the development and would contain a MUGA (Multi Use Games Area) and an informal play area. The linear section running roughly east-west would contain footpath connections and the existing trees within this area would be largely retained. It is proposed that the Council will undertake the works though the developer will provide the funds (secured through a section 106).
- 2.06 Parking is to be provided within the curtilage of each dwelling with the apartments having a parking area adjacent to their respective blocks. Visitor parking is to be provided in accordance with current standards. External works are also proposed to the road on Beckhill Approach where a revised turning area is proposed. Alterations are also proposed to the existing retaining wall located to the south-east of the site which is associated with the existing dwellings. These works would consist visual improvements to the wall.

3.0 SITE AND SURROUNDINGS:

- 3.01 The application site is a predominantly greenfield piece of land measuring approximately 5ha and is roughly rectangular in shape. The site is effectively split into two with a belt of trees running north-south dividing the site. The land is bounded by Beckhill Approach to the south-east which is located at a higher level to the application site. Along the Beckhill Approach frontage there are a large number of trees which form part of the embankment down into the site. The site itself does slope down generally north-south to the lowest point being at Potternewton Lane.
- 3.02 Within the site itself, there are the remnants of the former buildings (school and apartments). The remaining areas are greenfield in nature. Part of the site is fenced off though the more southern portion of the site remains predominantly open.

- 3.03 There are also a number of trees on the site. Whilst some are self-seeded trees which are of poor quality and offer little in the way of public amenity there are also a number of mature trees that offer high amenity value. There is a Tree Preservation Order (No.23/2012) that protects 6 individual trees, 4 sycamores and 2 maples, and 6 groups of trees that comprise a mixture of sycamores, maples and a lime. These protected trees are located, predominantly, close to the periphery of the site.
- 3.04 Running parallel to the application site, roughly north-south, is a footpath which extends the full length of the site. Along the more northern part of the site are a number of trees which act as an informal boundary to the site. This footpath network extends far beyond the application site, connecting Stainbeck Lane to the north with Meanwood Road to the south.
- 3.05 The surrounding area is predominantly residential in nature with a mix of house types. To the south-east is the Beckhills estate which consists of predominantly terraced housing in a linear formation. To the north-west, along Stainbeck Lane are a series of two storey terraced blocks containing flats with parking courts between each block. The local centre of Meanwood is approximately 300 yards to the west along Potternewton Lane.

4.0 RELEVANT PLANNING HISTORY:

- 4.01 10/02224/LA – Outline application for residential development comprising of 34 C3 and 45 C2 units. Approved.
- 4.02 Tree Preservation Order (No.23) 2012 made 26th July 2012 (please see 3.03 above).

5.0 HISTORY OF NEGOTIATIONS

- 5.01 The scheme has been subject to a number of revisions and alterations as officers raised concerns over the level of tree loss proposed, the amount of development proposed, issues of non-compliance with the space standards and private amenity space.
- 5.02 The amended scheme now proposes 153 dwellings (rather than 164 units as originally proposed), most house types are now space standard compliant (bed 4 within one house type is slightly under the required size) and garden amenity space would now comply with policy.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.01 Site notices were posted around the application site on Potternewton Lane, Stainbeck Road, Beckhill Approach and Farm Hill North on 2nd April 2019. No representations have been received as part of this publicity.

- 6.02 Councilor's from the Chapel Allerton ward have been informed of the application as have Members from the adjacent wards (Moortown and Weetwood). No comments have been received from ward members

7.0 CONSULTATION RESPONSES:

- 7.01 Environment Agency – No comments to make
- 7.02 Sport England – No comments to make
- 7.03 West Yorkshire Combined Authority – Recommend bus stop improvements and a contribution to the sustainable travel fund
- 7.04 Travelwise Team – No objections subject to conditions relating to EV charging Points, Cycle parking & contributions relating to the Travel Plan review fee and a Travel Plan fund
- 7.05 Coal Authority – No objections
- 7.06 Environmental Studies Transport Strategy Team – No objections
- 7.07 Nature Team – No objections subject to conditions
- 7.08 Yorkshire Water – No objections, subject to conditions
- 7.09 West Yorkshire Police – No objections, its encouraged that the developer achieves a secured by design certification
- 7.10 Highways – No objections subject to conditions
- 7.11 Flood Risk Management – No objections subject to conditions
- 7.12 Contaminated Land – The remediation Strategy requires further investigation, conditions recommended.
- 7.13 Landscape – Object to the proposal due to the level of tree loss proposed including protected trees. Particular concerns are in respect of climate change, bio-diversity and the failure to provide 3 for one replacement planting (note - this last matter has now been addressed and the appropriate levels of replacement planting to meet Policy LAND2 has been agreed). Concerns have also been raised in respect of the impact of laying of drainage to the drainage tank in the south western corner of the site (note – the route of the drainage has since been amended to minimize the impact upon the root protection area of the affected trees to address this concern).

8.0 RELEVANT PLANNING POLICIES:

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

Development Plan

- 8.02 The development plan for Leeds is made up of the adopted Core Strategy (as amended 2019), saved policies from the Leeds Unitary Development Plan (Review 2006) (UDP), Site Allocations Plan (2019) the Aire Valley Leeds Area Action Plan (2017) and the Natural Resources and Waste Development Plan Document (DPD), adopted January 2013 and any made Neighbourhood Plans.

- 8.03 Relevant Policies from the Core Strategy are:

Spatial policy 1 Location of development
Policy H1 Managed release of sites
Policy H3 Density of residential development
Policy H4 Housing Mix
Policy H5 Affordable Housing
Policy H9 House Standards
Policy H10 Accessibility
Policy P10 Design
Policy P12 Landscape
Policy T1 Transport Management
Policy T2 Accessibility requirements and new development
Policy G1: Enhancing and extending green infrastructure
Policy G4: Greenspace provision
Policy G6: Protecting existing Green Space
Policy G9: Biodiversity improvements
Policy EN1: Carbon Dioxide reductions
Policy EN2 Sustainable design and construction
Policy EN4 District heating network
Policy EN5 Managing flood risk
Policy EN8 Electric Vehicle Charging

- 8.04 Relevant Saved Policies from the UDP are:

GP5: General planning considerations.
N23/ N25: Landscape design and boundary treatment.
BD5: Design considerations for new build.
T7A: Cycle parking.
LD1: Landscape schemes.
N39B – Culverting or canalization of watercourses

- 8.05 Relevant DPD Policies are:

GENERAL POLICY1 – Presumption in favour of sustainable development.
AIR1 – Major development proposals to incorporate low emission measures.

WATER1 – Water efficiency, including incorporation of sustainable drainage
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.

8.06 Site Allocations Plan:

The SAP was adopted in July 2019 so carries full weight in any decision making. The site is allocated within the SAP under references HG1-207 (indicative minimum capacity of 34 units) and HG2-85 (indicative capacity of 79 units). The site requirements contained within the SAP for HG8-85 state: *Any development should pay due consideration to the 'Beckhill Neighbourhood Framework 2014. The site is suitable for older person's housing/independent living in accordance with Policy HG4. The site contains a culvert or canalized watercourse. Development proposals should consider re-opening or restoration in accordance with saved UDP Policy N39B*

There is a policy within the SAP which are also relevant to this application which is:

Policy HDG2 – housing allocations

Supplementary Planning Guidance and Documents

8.07 The following SPGs and SPDs are relevant:

SPG13 – Neighbourhoods for Living: A Guide for Residential Design in Leeds
Street Design Guide SPD
Parking SPD
Travel Plans SPD
Sustainable Construction SPD
Beckhill Neighbourhood Framework

National Planning Policy

8.08 The revised National Planning Policy Framework (NPPF), published in 2019, and the National Planning Practice Guidance (NPPG), published March 2014 set out the Government's planning policies for England and how these are expected to be applied. One of the key principles at the heart of the Framework is a presumption in favour of Sustainable Development. Relevant paragraphs are highlighted below.

Paragraph 12	Presumption in favour of sustainable development
Paragraph 34	Developer contributions
Paragraph 91	Planning decisions should aim to achieve healthy, inclusive and safe places

Paragraph 108	Sustainable modes of Transport
Paragraph 110	Priority first to pedestrian and cycle movements
Paragraph 111	Requirement for Transport Assessment
Paragraph 117	Effective use of land
Paragraph 118	Recognition undeveloped land can perform functions
Paragraph 122	Achieving appropriate densities
Paragraph 127	Need for Good design which is sympathetic to local character and history
Paragraph 130	Planning permission should be refused for poor design
Paragraph 170	Planning decisions should contribute to and enhance the natural and local environment

9.0 MAIN ISSUES:

- Principle
- Sustainability & Climate Change
- Housing Density
- Housing Mix
- Affordable Housing
- Accessible Housing
- Internal Space Standards
- Layout, Design and Appearance
- Amenity & Spacing Considerations
- Landscaping and Trees
- Highways and Parking
- Drainage
- Greenspace
- Planning Obligations

10.0 APPRAISAL:

Principle

- 10.01 The site is on land which is allocated for housing within the SAP (HG2-85 & HG1-207). Consequently the principle of a residential development on this site is considered acceptable. Furthermore, as the site is surrounded by existing residential properties, there would be no conflict with existing uses. The site is also considered to be within a highly sustainable location, with a small convenience store, take-away and dental surgery located adjacent to the site on Stainbeck Road at the junction with Potternewton Lane. The Local Centre of Meanwood is within walking distance with access to a wider range of services and facilities. The site also has good links to public transport with bus stops on the surrounding roads.

Sustainability & Climate Change

- 10.02 The Council declared a climate change emergency on the 27th March 2019 in response to the UN's report on Climate Change.

- 10.03 The Planning Act 2008, alongside the Climate Change Act 2008, sets out that climate mitigation and adaptation are central principles of plan-making. The NPPF makes clear at paragraph 148 and footnote 48 that the planning system should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions in line with the objectives of the Climate Change Act 2008.
- 10.04 As part of the Council's Best Council Plan 2019/20 to 2020/21, the Council seeks to promote a less wasteful, low carbon economy. The Council's Development Plan includes a number of planning policies which seek to meet this aim, as does the NPPF. These are material planning considerations in determining planning applications.
- 10.05 Existing planning policies seek to address the issue of climate change by ensuring that development proposals incorporate measures to reduce the impact of non-renewable resources. Core Strategy 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.
- 10.06 The applicant has submitted a sustainability appraisal setting out the methods to be employed to achieve the policy requirements set out within EN1 and EN2. This will generally be a 'fabric first' approach with an enhanced specification for heat loss elements for external walls, floors and roofs. An air pressure test of 5 has been specified and highly efficient boilers have been included which would have heating controls for residents. Other measures to be adopted would be the use of thermal blocks, 100% dedicated low energy lighting, windows & doors to be 25% more efficient than minimum standards. The report concludes that a 20.24% reduction in site-wide carbon emissions can be achieved which exceeds current planning policy.
- 10.07 In addition the proposed dwellings will be built to maximise solar gain to reduce energy consumption for heating. The report also states that photovoltaic panels on the appropriate roof slopes will be installed to equate to 64.58KWp (Kilowatt of Power). In real terms this equates to a total of 260 panels of PV to be installed. Based on an average of 6 panels per property, a total of 43 plots would be installed with PV. Furthermore, the applicant has committed to providing water butts to each dwelling. With these measures, the development would achieve over a 20% reduction (20.24%) in carbon emissions and would therefore comply with Policy EN1 of the Core Strategy
- 10.08 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. The dwellings will be designed to encourage less water consumption with restricted water flow taps, showers etc. This would equate to a standard of 109.30 litres per person per day and therefore complies with the aims of EN2.

- 10.09 Subject to any approval, a condition can reasonably applied requiring that the development is carried out in accordance with the Sustainability report and that confirmation of the works have been undertaken. Furthermore, each dwelling would have an Electric Vehicle Charging Point in line with Policy EN8 (1 per each dwelling house and 1 for every 10 parking spaces for the apartments). With regard to Policy EN4 (district heating network), the location of the site is not considered to be currently viable with no future plans for the network to expand to this area. It is therefore considered that Policy EN4 is not applicable in this instance.
- 10.10 Given that the development proposes tree loss, the applicant has submitted a sustainability statement in relation to this element of the proposal. It states that the new development requires 56 tree removals and that the trees to be removed have very limited species diversity, being almost entirely comprised of Cherry (14), Sorbus (22) and Sycamore (11) with Hawthorn shrubs, Leylandii Cypress and willow comprising the remaining trees.
- 10.11 The proposed new tree planting scheme includes 90 new trees. These trees are of a diverse species mix of Acer Platanoides, Acer Rubrum, Betula Utilis, Carpinus Betulus, Prunus Avium, Preunus Subhirtella, Pyrus Calleryana, Quercus Robur, Malus Sp, Sorbus Aria, Sorbus Aucuparia Aspentifolia, Sorbus Embley and Tikia Cordata.
- 10.12 Tree species diversity is an important aspect of increasing resilience to climate change and to reduce the risk from pests and pathogens. It is suggested that planting a diverse range of tree species is beneficial in carbon storage. The planting of the diverse range of suitable species in key locations throughout the site will provide some limited mitigation for the required tree removals. This has to be balanced against the loss of existing trees and the fact that there is already some diversity in tree species.
- 10.13 The planting of a high proportion of larger nursery stock (extra heavy standard (32), heavy standard (53), select standard (4) and 4 semi mature 30-35cm girth) will provide the site with younger age classes which will provide a more diverse age structure. Whilst the new development inevitably requires some tree removal, the scheme attempts to minimise environmental loss and to maintain a healthy and diverse tree population that is resilient and able to provide the many eco-system benefits urban trees provide. It should be noted that the applicant has committed to meeting the requirements of Policy LAND2 and provide 3 new trees for every one lost and this matter is discussed at paragraphs 10.38 and 10.39 below.

Housing Density

- 10.14 Policy H3 of the Core Strategy sets out appropriate densities of housing, for urban areas this is considered to be 40 dwellings per hectare. The site measures 5ha meaning that the capacity would be 200 dwellings for this

site. At 153 dwellings, the density is just over 30 dwellings per hectare and is therefore below the policy requirement set out within Policy H3. It is noted that the SAP allocations for these sites gives a minimum recommended capacity of 113 units across both sites which would give a density of just over 22 dwellings per hectare. There are a number of site constraints which mean that the density proposed is considered to be acceptable. These include a large number of mature trees, a culverted watercourse and the need to provide a Multi-Use Games Area (MUGA) on site. The need to provide suitable private amenity spaces for the properties also has an impact upon the overall density of the site. Subject to an assessment of space (addressed in the section on design and amenity considerations), it is considered that the density of this development is acceptable due to the overall constraints of the site.

Housing Mix

- 10.15 In terms of housing mix the proposal provides a range of 2-4 bedroom properties in the following mix:
- 55 x 2 beds = 36%
 - 72 x 3 beds = 47%
 - 26 x 4 beds = 17%
- 10.16 This broadly accords with policy H4 which requires between 30%-80% 2 beds: 20%-70% 3 beds and 0%-50% 4+ beds. Whilst the proposal does not provide for any one or five bedroom properties, the policy does not require this. The scheme also proposes 24 flats which equates to a total of 16% of the development as a whole. Again, this would be in line with policy H4 which requires between 10%-50% to be flats.

Affordable Housing

- 10.17 Policy H5 requires the provision of affordable which in this location is 7% of the total amount, equalling 11 units. The applicants have provided for this in the layout and demonstrated the anticipated positions of these properties. 7 of those units are proposed to be 2 bed dwellings and 4 are proposed to be flats. The proposal is therefore considered to be compliant with Policy H5 subject to an s106 to ensure implementation.

Accessible Housing

- 10.18 In terms of accessibility of the properties themselves, the applicant has confirmed and have indicated on a plans that the development would meet the requirements of Core Strategy Policy H10 by being designed to ensure that 30% of the properties (46 units) meet the accessible and adaptable dwellings standards of Part M of the Building Regulations and 2% (3 units) being wheelchair user dwellings. Such requirements and the distribution and mix of units across the site can be controlled via a condition. In conclusion, the proposal is considered to comply with relevant Core Strategy Policies with regard to residential accessibility.

Internal Space Standards

- 10.19 The dwellings fully comply with Policy H9 of the Core Strategy with regard to space standards with the exception of bedroom 4 within the Lydford house type which has an internal area of 5.7m² (where policy says it should be a minimum of 7.5m²). There are 15 Lydford house types within the proposed development which equates to 9.8% of the overall scheme. The table below demonstrates that each of the proposed house types adheres to and exceeds the policy requirements for overall floor area.

House Type	Number of bedrooms	Proposed units size (Sqm)	DCLG/ H9 Minimum Standard (Sqm)	Difference (Sqm)
Braxton (NB31)	3	101.45	99	+2.45
Elliston (NB41)	4	116.1	112	+4.1
Lydford (PA42)	4	102.1	97	+5.1
Byford (NA32)	3	90.6	84	+6.6
Ashenford (NA20)	2	71.61	70	+1.61
Kingdale (NT31)	3	96.62	93	+3.62
Apartment type 1	2	63.2	61	+1.2
Apartment type 2	2	63.2	61	+1.2

- 10.20 Officers consider that the slight shortfall in overall space within bedroom 4 of one house type in an otherwise fully compliant scheme would not create any significant residential amenity concerns and is therefore considered to be broadly in line with policy.

Layout, Design and Appearance

- 10.21 The surrounding pattern of development is predominantly residential in nature with a mix of house types. To the south, within the Beckhill estate, the dwellings are predominantly terraced and are within a linear formation, pockets of greenspace surround these dwellings. To the north, the dwellings are more closely spaced with a mix of semi-detached and terraced properties.
- 10.22 The proposed development would have two distinct areas brought together with a central area of greenspace. The layout of each area would be broadly consistent with the dwellings to the north with a central spine road with cul-de-sacs off of this road. The dwellings would be predominantly semi-detached with some small runs of terraces (no greater than 3 properties per run). The proposed layout is considered to be acceptable and would harmonise well within its surroundings.

- 10.23 The proposals would comprise of 6 different house types, all of which would be two or two & half storeys in height of brick and tile construction. The scale and traditional design of the dwellings is considered compatible with the surrounding area. The two & half storey dwellings would have a small, pitched roof dormer to their front elevation and is also considered to be acceptable and compatible with the surrounding pattern of development. Corner turning units are proposed on plots which face onto two roads. This is considered appropriate and would ensure that the development has an acceptable level of impact upon the visual amenities of the surrounding area.
- 10.24 The proposed apartments would be three storeys with a hipped roof, located toward the southern part of the site. As the land is at a lower level than the adjacent road (Beckhill Approach), the proposed scale of the apartments is considered acceptable. The design of these blocks would also be acceptable and compatible with the wider development. The materials proposed would also harmonise with the surrounding area. As such, it is considered that the proposal is acceptable with regard to the overall design and appearance and would comply with current planning policies.
- 10.25 Works are also proposed in land to the south within an area designated as greenspace. These works are for the drainage attenuation and require a tank to be installed underground. A maintenance access road would be formed from Farm Hill North. Officers consider that this would be a minor incursion to this area of land which, once completed, would be reverted back to greenspace and used by the wider public. Visually, the land would not be different to that currently experienced and therefore, in principle, officers raise no objections to this element of the proposal

Amenity and Spacing Considerations

- 10.26 The layout, spacing and garden areas all meet the design and guidance advice of the adopted SPG Neighbourhoods for Living. The layout of the dwellings is considered to provide acceptable spacing between dwellings. Most dwellings have side driveways with sufficient space for 2 vehicles. Where frontage parking is proposed, this is kept to a minimum and there are no large areas of parking together. This allows for a well landscaped scheme that ensures that the development is not dominated by parking.
- 10.27 Where the development shares a boundary with existing dwellings, there is acceptable distances between properties. To the north there is an existing green corridor which separates the proposed development from the existing dwellings along Stainbeck Road. There is a significant levels difference between the existing dwellings within the Beckhills estate to the south and the proposed dwellings which ensures that there would be no issue with regard to residential amenity for these properties. To the east, the distance between the proposed dwellings (plots 11-22) would comply with the requirements set out within Neighbourhoods for Living. The proposal is

therefore considered acceptable with regard to protecting existing and proposed residential amenities.

- 10.28 The majority of dwellings comply with the 10.5m minimum garden depths as set out within the SPG. There are a small number of dwellings which do fall short of this and typically achieve between 8.5m and 9.5m to the boundary. However, it should be noted that part of the rationale behind requiring 10.5m length of garden is to provide a reasonable degree of separation between properties to protect privacy as opposed to providing a suitable size of garden. Notwithstanding this, all dwellings provide a good level of private amenity space meeting (and in most cases exceeding) the requirement for two thirds of the total floor space. The proposed apartments would have a minimum of 25% in line with policy. On balance, officers consider that whilst there is a minor shortfall with a small number plots with regard to the 10.5m distance to the boundary, the dwellings provide a good level of garden space which is fully in accordance with the requirement for two thirds (or 25% for apartments) of the total floor space.

Greenspace

- 10.29 In line with Policy G4 of the Core Strategy, the development would provide a policy compliant level of on-site greenspace. This would comprise of a central portion of greenspace running roughly north-south which is proposed to contain a Multi-Use Games Area & an informal play space as well as paths within a woodland type setting. It would connect into the existing green link running roughly east-west. The newly created greenspace would also connect the existing Beckhills estate with the new development and allow for much improved pedestrian links. It is proposed the Leeds City Council Parks & Countryside team will undertake the work using monies secured via s106 as part of this development with further consultation work with the community to be carried out before a final layout of greenspace is agreed. Conditions will be attached to the approval for final agreed details of the layout of the greenspace. The amount required for the greenspace is £475,514.39 which will be secured via a S106 agreement.
- 10.30 Off-site drainage attenuation works are proposed within an area of greenspace in land roughly to the south of the development. This would require the installation of an underground tank with a short access road from Farm Hill North. Policy G6 of the Core Strategy states that where the greenspace is to be replaced by an area of at least equal size, accessibility and quality in the same locality, then development of greenspace can be supported. In this instance, once the works are complete then there would be no loss of greenspace either in terms of size, accessibility or in quality. It is therefore considered that the proposed off-site drainage attenuation measures are acceptable in this location.

Landscaping and Trees

- 10.31 As existing, the site contains a large number of trees most of which are located around the site boundary. A large cluster is located toward the south eastern part of the site (adjacent to Beckhill Approach), another cluster along the site frontage with Potternewton Road and a number of trees along the green corridor to the north of the site. Internally, the majority of the trees are self-seeded as have a limited ecological and biodiversity value. The submitted information states that there are 159 items of woody vegetation which comprises of 142 individual trees and 17 groups of trees, shrubs or hedges. It is noted that the quality of these trees/vegetation varies significantly with a number of trees categorised as 'U' value trees which are not considered to have any amenity value which could be for a number of reasons including the overall health of the tree.
- 10.32 A number of the trees located around the site boundary have a Tree Preservation Order (TPO) under reference number 2012/23 (see paragraphs 3.03 and 4.02), the majority of the trees under this order are Sycamores. Of particular relevance are G1, T3 and T4 of this order. G1 is a group of 3 Sycamore located toward the northern part of the site and T3 and T4 are individual Sycamores situated to the south eastern (T3) and to the north western (T4) parts of the site. Within the TPO overall, there are 29 trees, either noted as individual trees or groups of trees.
- 10.33 The proposed development will require the removal of a number of these trees as they are situated in the footprint of the development or their retention and protection throughout the development is not considered suitable. In total, 56 trees and 3 wooded vegetation groups would be removed for the development. Of the 29 trees protected by the TPO, 7 trees are proposed for removal. This would include 3 TPO trees within G1 and the TPO's named as T4, all of which are Sycamore trees. These are required for removal due to engineering factors and the creation and improvements to drainage and the requirement for an easement along the northern boundary.
- 10.34 Another Sycamore covered as part of the TPO is proposed to be removed in order to facilitate the MUGA, which is the desired location for this recreational facility in order to bring community cohesion to the area with the new development and existing dwellings to the south. Two other Maple trees that are protected are proposed to be removed to help facilitate the development. The remaining 22 trees within the TPO will all be retained, together with a number of other trees which are regarded as being a higher quality than those actually protected under the TPO.
- 10.35 Due to the relatively steep topography of the site, earthworks are required to achieve suitable road gradients and development platforms for the housing, including cutting and filling on a widespread basis across the site.
- 10.36 To facilitate construction of the residential plots, it is proposed to turn over the made ground that is present to remove obstruction up to a depth of 5m. It is not considered practical to leave 'islands' of elevated ground where existing trees are present when undertaking this work as this has the

potential to cause excessive obstruction to the movement of site traffic and construction materials. This would also be at odds with the need for retaining structures throughout the development.

- 10.37 A surface water drain is proposed along the North West boundary of the site adjacent to the culverted Stain Beck and the existing public sewer. The location of this sewer is restricted by the topography of the site therefore, to provide the sewer and the required easements either side of it, a number of trees need to be removed as these would be over the easements required for the sewer. This includes 4 of the protected trees highlighted earlier within the report (G1 & T4).
- 10.38 As previously noted, one further TPO (T3) is required to be removed due to the provision of the Multi Use Games Area (MUGA). The location of the MUGA has been subject to consultation by the developers with local Ward Members and the wider community and it was considered that the proposed location is the most suitable as it allows for this area to be used by both proposed residents of the development as well as existing residents of the wider Beckhill's estate. Having the MUGA in this area also ensures that more mature trees with a higher level of public amenity are able to be retained.
- 10.39 Taking the above into account, officers consider that the tree loss proposed is acceptable when balancing against the benefits of the proposal, the allocation of the site for housing and the constraints of the land including drainage and levels. Notwithstanding this, any replacement landscaping would need to take into account proposed trees for their amenity value as well as for their biodiversity and climate implications.
- 10.40 Planning Policy LAND2 requires a 3 for 1 replacement for trees on site. For this scheme that would require 168 trees to be re-planted to compensate for the 56 trees proposed to be removed. Site constraints mean that it would not be possible to achieve this requirement whilst providing a housing development that would be viable and suitable for the surrounding area. The proposed landscaping scheme shows a total of 90 replacement trees on site whilst retaining 96 existing trees. Of the 90 new trees proposed, the majority of these would be extra heavy standard and semi mature which will ensure that the planted trees will have an established amenity value from the outset. They would be planted in areas which have higher levels of public amenity including to the north, along the green corridor as well as within the area of proposed greenspace which would have a positive impact within the area and for all users. The applicant has committed to a 3:1 replacement being delivered as a result of this development. However, as the council will deliver some of the on-site landscaping following future internal design and public consultation, it cannot be confirmed with absolute certainty how many trees will be delivered on site. The applicant will deliver the housing and planting within the housing zones but the city council will deliver the central spine in between these areas plus the linear section along the western boundary.

- 10.41 Accordingly it is proposed to plant further 78 trees (or however many trees is required to bring the total to 168 trees) are proposed to be planted off site within neighbouring council land. Specific locations are to be confirmed once discussions with Parks & Countryside have taken place however, a commitment from the Developer has been given to the planting of these trees off-site. This will be secured through a Legal Agreement.
- 10.42 Landscaping more generally would include street trees and hedge, shrub and bulb planting which would increase the amenity value provided by the site in the longer term. A landscaping masterplan has been provided as part of the application however it is considered appropriate to attach conditions to the scheme requiring further details of the landscaping especially within front gardens. This would be to ensure that the shrubs and hedges are also of a semi mature variety to provide higher levels of established amenity from the outset.
- 10.43 Works are also proposed in land to the south of the site where the drainage attenuation tank is proposed to be located. It would be located close to the existing road, Farm Hill North, with the tank to be situated a significant distance below ground. The position of the tank has been moved from its original location due to concern raised over potential impacts upon existing trees located close to Potternewton Lane. Its new position, and the route of the drainage pipes serving it, has been designed in an attempt to minimise any harmful impact on those trees.
- 10.44 Once the works have been completed the land would be returned to its previous state and be used as greenspace. Landscaping details relating to this particular area are scant and therefore it is considered appropriate that conditions are attached which require a detailed landscaping scheme for this area.
- 10.45 In summary concerns exist about the loss of trees on site and particularly those healthy mature specimens of high amenity value. However, the applicant has provided a reasoned justification to substantiate this tree loss and this has been subject to extensive challenge and discussion. Officers have concluded that the applicant has sought to minimise tree loss and maximise tree retention. Subject to the conditions mentioned above, officers consider that the proposed landscaping scheme provides an acceptable balance between tree loss and replacement, the delivery of a development on an allocated site and a development that harmonises well within its surroundings.

Highways and Parking

- 10.46 The site forms part of the SAP under two separate allocations with National Cycle Route 668/Leeds Core Cycle Network Route 9 running parallel to the application site. These networks would be unaffected by the development. The submitted Transport Assessment demonstrates that the site is within 400m walking distance of local services and major bus routes with connections to a major public interchange in the city centre. Officers

therefore consider that the site meets with the accessibility indicators as set out within the Core Strategy.

10.47 The development would be served by two accesses, one off Potternewton Lane with the other accessed from Beckhill Approach. Each access would serve roughly half of the development each with the central area of greenspace dividing the site. The proposals would require the formation of a new junction on to Potternewton Lane as well as onto Beckhill Approach. The submitted plans indicate that adequate visibility and geometry can be achieved at both junctions. Visibility of 2.4m x 90m to the left and 2.4m x 70m to the right are provided for the junction of Potternewton Lane within the adopted highway in accordance with the recommendations of the Street Design Guide and in relation to recorded traffic speeds. Junction radii of 6m are proposed and are considered acceptable given that existing junctions on the route are consistent with this. Swept path analysis also demonstrates the suitability of both junction layouts.

10.48 The submitted Transport Assessment provides acceptable vehicle trip rates based on the proposed housing mix. This estimates 75 and 85 two-way trips in the AM and PM peak hours respectively and predicts distributions based on Journey to Work Census data. The resulting flows indicate that the development would add the following trips to local junctions:

- Potternewton Lane/Stainbeck Road/Stainbeck Avenue (40AM and 46PM two-way trips)
- Stainbeck Road/Bowman Crescent/Beckhill Approach (43AM and 50PM two-way trips)
- Stainbeck Road/Stainbeck Lane (26AM and 31 PM two-way trips)

Existing traffic count data is provided with some traffic growth in order to model the operation of the junctions to take into account future year conditions. These are shown to continue to operate well within capacity and therefore there are no objections to this.

10.49 The Site Allocations Plan does not identify any site specific highway requirements however, the Transport Background Paper to the SAP identifies congestion hotspots around the city and this includes the roundabout at Potternewton Lane/Scott Hall Road. The submitted Transport Assessment for the application indicates the development will generate 11AM and 12PM trips at the junction and consideration should be given to providing a contribution toward improvements. Transport Policy have been consulted regarding the predicted growth at the junction and consider that the predicted impact of the development would not warrant a contribution and therefore, on balance, no objection is raised to this.

10.50 Each of the proposed dwellings would have 2 off street parking spaces though the flats (plots 126-149) would have 1 space per unit (totalling 24 spaces). Officers have no objection to the parking provision for the dwellings but do recognise that the provision for the flats is below the recommended amount of 1.25-1.5 spaces per 2 bed flat using the Street

Design Guide (equating to between 30 & 36 spaces), furthermore, no visitor parking is provided for the flats. Officers consider that, on balance, providing 1 space per flat would be acceptable given the sustainable location of the development and subject to a condition being attached to any approval which would prevent these spaces being allocated to specific flats then there are no objections to the overall parking provision for the development

- 10.51 Highways Officers require that all new internal road would built to an adoptable standard and officered up for adoption under Section 38 of the Highways Act. The speed limit for the proposed development should be 20mph in accordance with the Street Design Guide.
- 10.52 Subject to the required conditions and s106 contributions towards bus stop improvements, Residential Travel Plan Fund and the monitoring fee for the Travel Plan, the scheme is considered to be acceptable in highways terms in accordance with Policy T2 of the Core Strategy.

Drainage

- 10.53 It is proposed to drain the development by installing an off-site drainage attenuation tank in land to the south of the application site. It is not possible to install the proposed tank within the development boundary due to site constraints. Within the site, drainage would comprise of a series of sewers connecting into 1 main sewer which would run adjacent to the existing watercourse. This would then flow south into the off-site attenuation tank. This tank would control the flow of water into the adjacent watercourse (Stain Beck). Officers raise no objections to the principle of these off site attenuation measures.
- 10.54 In order to ensure ongoing maintenance of the tank, an access track would need to be formed. Because of the location of the proposed tank, it would be close to Farm Road North which means that there would only need to be a short access track. This would not lead to any significant incursion within the greenspace, furthermore, as it would only be used infrequently, it can be constructed using materials appropriate for its location.
- 10.55 Subject to conditions relating to drainage and landscaping, officers raise no objection to the drainage proposals.

Planning Obligations

- 10.56 The following planning obligations are required to make the application acceptable and will be secured via a Section 111 agreement, to which a Sec. 106 Agreement, will be appended:
- Affordable Housing (11 properties in total)
 - Real time passenger information display at a cost of £10,000 at bus stop 10858
 - Bus shelter to be provided at a cost of £13,000 at bus stop 11123

- Travel Plan review fee £3384
- Residential Travel Plan Fund £82,082
- Commuted Sum for the Council to undertake the on-site greenspace works £475,514.39
- Local Employment & Skills Initiative
- Off-site tree planting, to meet the requirements of Policy LAND2, within the Local Area

10.57 From 6 April 2010 guidance was issued stating that a planning obligation may only constitute a reason for granting planning permission for development if the obligation is all of the following:

- (i) necessary to make the development acceptable in planning terms. Planning obligations should be used to make acceptable development which would otherwise be unacceptable in planning terms.
- (ii) directly related to the development. Planning obligations should be so directly related to proposed developments that the development ought not to be permitted without them. There should be a functional or geographical link between the development and the item being provided as part of the agreement.
- (iii) fairly and reasonably related in scale and kind to the development. Planning obligations should be fairly and reasonably related in scale and kind to the proposed development.

10.58 According to the guidance, unacceptable development should not be permitted because of benefits or inducements offered by a developer which are not necessary to make development acceptable in planning terms.

10.59 The Community Infrastructure Levy (CIL) was adopted by Full Council on the 12th November 2014 and was implemented on the 6th April 2015. The application site is located within Zone 3, where the liability for residential development is set at the rate of £5 per square meter. This information is not material to the decision and is provided for Member's information only.

11.0 CONCLUSION

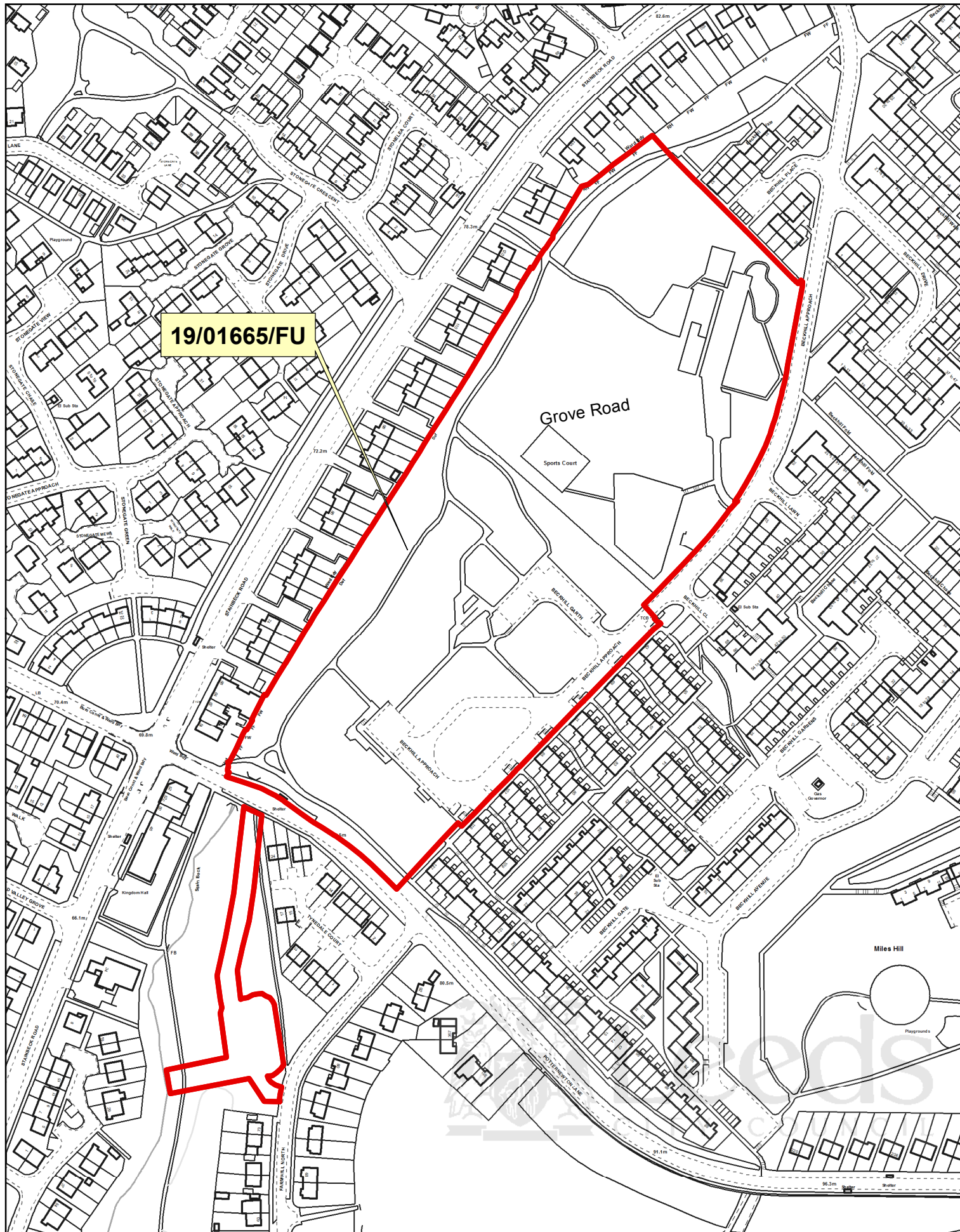
11.01 In light of the above, the application is considered to be acceptable. The site is a brownfield site allocated for housing within the SAP and would provide a mix of house types and accessible housing in accordance with policy. The proposal also provides appropriate levels of affordable housing, greenspace and a number of other matters, including a MUGA, that are to be delivered through the appropriate legal agreement. As such it would be fully compliant with regard to the planning obligations. The form of the development meets the requirements of the council's residential design guidance and is not considered to be harmful to the character and appearance of the area, nor would it have a harmful impact on highway safety, subject to appropriate planning conditions.

- 11.02 The proposed tree loss is considered to be proportionate and has been kept to a minimum. The design of the development has been revised to minimise tree loss. Where protected trees are proposed to be removed, robust justification has been provided which explains that due to the drainage and required easements, amongst other matters, these need to be removed to allow for connection into the existing drainage system.
- 11.03 The proposed landscaping scheme is also considered acceptable and would provide for semi-mature and extra heavy standard trees which would offer a higher level of amenity value from the start. The development would also fully comply with sustainability/climate change policies. The application is recommended for approval subject to a legal agreement to secure Travel Plan contributions, bus stop improvements, affordable housing and a greenspace contribution, as well as the conditions as outlined.

Background Papers:

Planning application file. 19/01665/FU

Certificate of ownership: site owned by Leeds City Council



NORTH AND EAST PLANS PANEL

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

SCALE : 1/2500



Notes:

This drawing design and concepts are copyright of STEN Architecture.

All Dimensions are to be verified on site before any work commences. If any discrepancies, errors or omissions are noted, these are to be reported to STEN Architecture immediately.

If any other drawings are referenced within this layout, please refer to the specific detailed drawing for design, materials and specific working practices.

V	Position of plots 150-155 and associated parking amended to engineers comments. path to plot 7 amended. visibility posted on driveway. Plot 20 depicted as affordable. Retaining adjacent retaining structure amended. Offsite engineering works shown.	TS	26.11.19
U	Number of Lydfords corrected.	TS	10.10.19
T	Ashford, Byford and Kingdale replaces Gostord and Esplanade to clients comments. Minor plot amended to clients comments as per email of 27.05.19	TS	08.10.19
S	Minor alterations made to rear/side boundaries to increase garden sizes. House type substituted to clients comments as per email of 30.38, 72.76 & 91.92.	TS	21.08.19
R	Bicycle storage to apartments amended. knee rail shown adjacent turning head to plots 79-79	TS	18.07.19
Q	Layout updated to clients comments, number reduced by 15 overall.	TS	18.07.19
P	Area of driveway removed to G145. Position of plots 128-151 amended.	TS	14.06.19
N	Area of driveway removed to G145. Position of plots 128-151 amended.	TS	11.06.19
M	Alterations to G102 & G118	SL	05.06.19
L	Layout updated with latest tree survey	SL	04.06.19
K	Road length adjacent plot 88 extended. Position of plots 42-50 & 54-57 and separating road repositioned to allow for existing easement.	TS	23.05.19
J	Off site trees added to layout	TS	10.05.19
H	Layout update in line with planning and highway comments. Overall number reduced to 163 units.	TS	02.05.19
G	Rear boundaries of plots 86-91 amended to clients comments.	TS	25.02.19
F	Plots 25-26, 36-37, 42, 66-67, 79-80 & 103 replaced with PA42. Plots 77-78 & 104-105 replaced with NB31. Position of plots 43-44 & 38-40 and associated boundaries amended to incorporate plot subdivisions.	TS	13.02.19
E	Shared surfaces serving plots 1-6 & 64-69 increased to 5.5m	TS	13.12.18
D	Indicative finished floor levels and retaining features shown. Updated easement positions indicated. Off site storage tank shown.	TS	13.11.18
C	Layout updated to clients comments and pre-app meeting. Turning heads adjacent 31 & 68 repositioned to allow for main holes. Play space area and isolation amended to engineers comments. Vehicle junction off Pottersmill Lane updated to Optima Highways design.	TS	26.10.18
B	Substation indicated. MU/GA and LEAP position indicated.	TS	15.10.18
A	Layout updated in line with client comments. updated easement position shown. new LEAP and MU/GA design shown on layout. trees earmarked for removal shown on plan. Speed restraint and v/s safety indicated.	TS	05.10.18
REV	DESCRIPTION	BY	DATE

STEN
ARCHITECTURE

Suite 4, Unit 1
Barnes Office Park,
Hammersmith, London,
W8 7SA
Tel: 020 8994 0041

Website: www.sten-architecture.co.uk
Twitter: @sten_arch
LinkedIn: sten-architecture
Facebook: stenarchitecture

CLIENT: **Taylor Wimpey**

SITE: **Meanwood**

TITLE: **Coloured planning Layout**

SCALE AT A6:	DATE:	DRAWN:	CHECKED:
1:500	03.09.18	TS	TS
PROJECT NO:	DRAWING NO:	REVISION:	
1842	1842.01	V	

PLANNING LAYOUT KEY

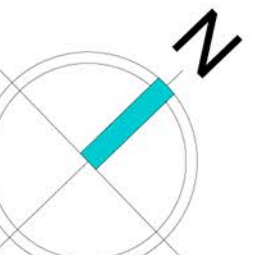
BOUNDARY TREATMENTS

- 1.8m Brick wall with tile crenating
- 1.8m Timber fence
- 0.4m Knee rail
- 1.2m Metal Railing
- Timber access gate

GENERAL

- Block paving (laid herringbone pattern) Specification to be agreed.
- Affordable plot - Rent
- Affordable plot - Shared ownership
- Retained tree/vegetation
- Root protection
- Removed tree/vegetation

Name	Floor Area Sq Ft	Total Units	Total
Apt-A	656	10	6560
Apt-B	656	6	3936
Apt-C	753	4	3008
NA20 Ashford	771	9	6939
NA32 Byford	976	28	27328
NT31 Kingdale	1040	23	23920
NB31 Braxton	1092	32	34944
PA42 Lydford	1090	15	16485
NB41 Elstion	1249	15	18735
Sub Total		142	141855
Apt-A	656	2	1312
Apt-B	656	2	1312
NA20 Ashford	771	7	5397
Sub Total		11	8021
Overall Site Total		153	149876
hectares			
acres			
approx gross area	5	12.36	
approx nett area	3.4	8.4	
PDS (inc MU/GA) coverage	3.47	7.84	
			17842



Scale @ 1:500

0 10m 20m 50m