

Bramhope & Carlton Parish Council

Comment submitted by Nicola Woodward, Clerk to Bramhope & Carlton Parish Council

Response to RM Application Ref: 17/02312/RM

Land off Breary Lane East, Bramhope Leeds Reserved matters application for residential development of 319 dwellings, a convenience store and public open space

Members of Bramhope & Carlton Parish Council met with Miller Homes & their representatives on the 2nd February 2017 to discuss Miller Home's proposals for this site as shown in their approved outline application. The Parish Council put forward suggestions for alterations & improvements to the proposals which the Parish Council believed would result in a better development for both the village of Bramhope & its residents. The Parish Council acknowledge the cooperation of MH & the revisions & amendments they have made and which now appear in the Reserved Matters application as a result of this dialogue.

Notwithstanding the above the Parish Council wish to make further comments in the light of the Reserved Matters application as follows:-

1.0 Site Boundaries to rear of Conservation Area

- 1.1 The provision of a 5m buffer zone with planting consisting of *"small trees where possible to screen views and a native hedge mix"* behind boundaries of the back gardens of houses on Breary Lane East/Creskeld Lane/High Ridge Way – which are all in the CA, is supported.
- 1.2 However the buffer zone should include larger trees (including some extra heavy standard trees) of 5-6m in height (including evergreen varieties of trees and native hedge mix) to give immediate impact.
- 1.3 It is noted that the plans show a fence between the new properties and the buffer zone. This should always remain & residents should be prevented from removing this and any trees/shrubs from the buffer zone in the future.
- 1.4 The buffer zone should be extended to include the land to the rear of Greenacres (on High Ridge Way) adjacent to property No 16 and extended up to the A660 at the boundary with The Evergreens. The turning head should be amended accordingly.
- 1.5 Any existing trees already within the buffer zone should remain and be protected throughout development of the site. (This should also apply to all other existing trees on site 'to be retained').
- 1.6 The mature Sycamore tree located by the junction of the footpath (between Nos. 12 & 14 Breary Lane East) linking the development onto Breary Lane East should be retained. The tree is in the conservation area. The Conservation Area Appraisal and Management plan states that mature trees play a significant role in enhancing the character of the conservation area.

2.0 Southern Site Boundary adjacent to A660

- 2.1 The PC Supports the construction of dry stone walls on this boundary and on the approach to the 'inner' roundabout. The dry stone walling needs to be similar to the dry stone walling elsewhere in the village with a rounded coping stone. Clarification is

needed with regards to the openings in the dry stone wall and whether there are to be gates or other means of access.

- 2.2 The street scene along the northern side of the A660, from as far away as Church Hill to the NW up to High Ridge Way where it abuts the site, is characterised by dense tree, hedge & shrub planting which conceals views of the houses fronting Leeds Road from pedestrians & drivers travelling towards Leeds. The PC wish to see this feature continued along the application site frontage and into the site between the proposed 2 new round-a-bouts. New tree, hedge and shrub planting, including evergreens, here will extend the existing landscape character, filter views of the new housing from the highway and to help mitigate the loss of the existing mature trees which will be removed for the new highway construction. The existing 3 mature sycamores adjacent to Greenacres should be retained as originally proposed on MH outline application plans (now shown as removed).
- 2.3 There is a need for further planting of 'standard' trees and hedging, including evergreens, behind the wall. Additionally further tree planting of standard trees, shrubs and evergreens, will be needed to reduce the negative visual impact of the rear of the convenience store.
- 2.4 Bulb planting will be required in all grass verges, adjacent to the A660, adjacent to the approach road to the 'internal' roundabout and adjacent to the roundabout, in order to replace those which will be destroyed by the construction of the new access.
- 2.5 There should be a footpath leading from the eastern side of the northern pedestrian crossing leading directly to the convenience store.

3.0 Northern Site boundary adjacent to Breary Lane East and 'green corridor'

- 3.1 There is a need for further planting of trees, shrubs and hedging, including evergreens, along this boundary and in the adjacent green corridor to reduce the visual impact of the development.
- 3.2 The existing trees, previously shown on the Miller Homes approved outline plans, between houses Nos 90 – 92 and the proposed community orchard (and which have been removed on the RM plans) should be reinstated and extended with new tree & hedge screen, including evergreens, planting up to house No 107.
- 3.3 There should be a tree, hedge & shrub planting screen, including evergreens, between houses Nos 170 – 177 and Breary Lane East, to mitigate the visual amenity lost to the existing properties fronting Breary Lane East.
- 3.4 The preservation and conservation of the existing dry stone wall, which forms the eastern boundary of the orchard, has been indicated on the site plan. It should be extended up to house number 107 and include gates. This wall is in the Conservation Area and in accordance with the area's management plan should be preserved to enhance the character of the area as well as the section of the wall adjacent to Breary Lane East.

4.0 Eastern Boundary

- 4.1 There should be a buffer zone of planting at least 15m wide along the western boundary of Spring Wood, as stated in the standing advice to Planning Authorities by Natural England.

- 4.2 The need for a biodiversity buffer at this locations is stated in the Amended Ecology Site requirement (Pre-submission change number 474, Site HG2-17, SAP Pre submission changes Draft, February 2017).
Such provision supports Core Strategy Policies – Spatial Policy 6(iii) concerned with development having the least impact on greenbelt purposes, SP6(vi), having the least negative and most positive impacts on green infrastructure, green corridors, green space and nature conservation, G2 Creation of new tree cover and G9 Biodiversity Improvements.

5.0 Field North of Spring Wood

- 5.1 The extension of Spring Wood into this field via the planting of a “*native woodland mix*,” is supported, and should include evergreens. The planting will provide an effective link between Spring Wood and the field to the north which are both part of the habitat network.
This provision helps to support Core Strategy Policies – Spatial Policy 6(iii) concerned with development having the least impact on greenbelt purposes and SP6(vi), having the least negative and most positive impacts on green infrastructure, green corridors, green space and nature conservation, G2 Creation of new tree cover and G9 Biodiversity Improvements. This field remains part of the Green Belt
- 5.2 The Ebor Way is not shown on the plan, but the extension of the woodland will help reduce the impact of the development on long distance views to the west from the Ebor Way.

6.0 Spring Wood

It is noted that Spring Wood has been removed from the red line application boundary. It was within the red line boundary of the outline application. Further clarification is needed with regards to ownership and site density, access and maintenance of Spring Wood.

- 6.1 The removal of footpaths from the ancient woodland is supported. This complies with Core Strategy Policies Spatial Policy 6(iii) development having the least impact on greenbelt purposes and SP6(vi), having the least negative and most positive impacts on green infrastructure, green corridors, green space and nature conservation. Spring Wood is part of the habitat network and will remain in the Green Belt.

7.0 Field to the South of Spring Wood – ‘Bramhope Park’

- 7.1 This field is in the green belt, and should remain in the green belt.
- 7.2 There is a need for more planting, including evergreens, to act as a buffer and extend the habitat network of Spring Wood. There is scope for extending Spring Wood further into this field.
- 7.3 A buffer of at least 15m of planting adjacent to the hedgerow including evergreens to the east of the field is required.
- 7.4 The need for a biodiversity buffer at these locations is stated in the Amended Ecology Site requirement (Pre-submission change number 474, Site HG2-17, SAP Pre submission changes Draft, February 2017).
- 7.5 Additional planting to the south of Spring Wood and eastern boundary supports Core Strategy Policies – Spatial Policy 6(iii) concerned with development having the least impact on greenbelt purposes, SP6(vi), having the least negative and most positive impacts on green infrastructure, green corridors, green space and nature conservation,

G2 Creation of new tree cover and G9 Biodiversity Improvements.

8.0 Pond & Tank located on the south of the site in 'Bramhope Park.'

- 8.1 The Parish Council endorses the comments made by Flood Risk Management (Stuart Pedder, Group Engineer, Development Control).
- 8.2 The pond should permanently contain water in to support aquatic flora and fauna. The underground tank should be replaced with a second pond for further biodiversity improvements as required by Core Strategy Policy G9 and SP6 (vi).

9.0 Area LEAP – in 'Bramhope Park'

- 9.1 The Parish Council does not support the inclusion of the LEAP area as it will encourage anti-social behaviour and would wish this to remain a landscaped area within the green belt.

10.0 Car parking adjacent to play area

- 10.1 The PC opposes the provision of a car park. The removal of the car park will encourage walking to the park rather than increase car journeys.

11.0 Community Orchard

- 11.1 Seating under the mature sycamore tree will be problematic due to dropping resinous deposits, seeds etc by this species.
- 11.2 Seating adjacent to 32 Breary Lane East should be removed as it is likely to cause disturbance to the residents of number 32.
- 11.3 The hedge forming the southern boundary should continue into the south eastern corner.
- 11.4 The 5 metre wide buffer zone should continue along the boundary between the community orchard and number 32 Breary Lane East and should contain standard trees and evergreens.

12.0 Duck Pond area

- 12.1 The path between the duck pond and northern boundary with Breary Lane East should be removed. There is very little room for a path and the tree (hawthorn) on the northern side of the pond should be retained.
- 12.2 The area around the duck pond should remain 'natural' in appearance. The existing trees and hedge to the east of the duck pond should be retained to protect the existing rural aspect and help to reduce the impact of the development on the views to the east from the Ebor Way which runs along Breary Lane East.

13.0 Hedges and trees

- 13.1 All on the site to be retained or replaced if unhealthy. Further roadside planting, in addition to extra planting around the site boundaries, should take place throughout the development to mitigate the amount of hedge and tree removal caused by the development of this site.

- 13.2 The Parish Council are concerned that the RM plans now show the omission of a large number of trees from within the residential streets (compared to the originally approved outline application). The original proposal for 'avenues' of trees was commendable & should be reintroduced not diluted.
- 13.3 Existing hedgerows should be retained in their mature state and not significantly altered.
- 13.4 We note the Planning Inspectors comment with regards to retaining trees, hedgerows which the PC fully endorses.

14.0 Design of houses and street scenes

- 14.1 The design of all dwellings and the street scenes should comply with the following policies of the Core Strategy:
Spatial Policy 1(iii) for "developments to respect and enhance the local character and identity of places and neighbourhoods"
Policy P10 – the design of housing developments to be appropriate to the location, scale and function and have regard for surrounding historic and natural assets, views and skylines
Policy P12 – landscape and townscape and the need to protect distinctiveness.
- 14.2 There is a need to protect the key views from Breary Lane East as required by the amended conservation site requirement (Pre-submission change number 472, Site HG2-17, SAP Pre submission changes Draft, February 2017). Views from the A660 towards the ridge of Breary Lane East are equally important. Where these views are lost this can only be partially mitigated by the introduction of landscaping screening requested along the A660 boundary.
- 14.3 All houses around the edges of the site, and particularly adjacent to the houses in the Conservation Area on High Ridgeway, Creskeld Lane and Breary Lane East should be no more than two storeys in height to comply with Core Strategy Policies. Any houses of 2 ½ stories should be carefully located.
- 14.4 Houses, especially those around the edge of the site, should reflect the local 'vernacular' of stone work to ground floor window sill height and rendered walls above. This 'local vernacular' is particularly relevant to houses Nos 12 – 19 facing the A660 & Nos 1 – 3 & 269 – 271 as well as the convenience store where they constitute the 'entrance' to the new development.
- 14.5 As High Ridge Way is part of the conservation area the 'green conservation character area' (Style 3) should continue adjacent to the houses on High Ridge Way and include those located between High Ridge Way and the convenience store. The houses adjacent to the inner roundabout should also be of area the 'green conservation character area' (Style 3) as should the convenience store. Therefore all views of the development from the A660 should be that of the 'green conservation character area'. The proposed 'urban core character area' adjacent to High Ridge Way and at the entrance/ approach to the development is unacceptable in a development on the rural fringe and adjacent to the Green Belt. As such it does not comply with Core Strategy Policies SP1(iii), P10 and P12.
- 14.6 The street scene C-C (Style 2 – Urban Core) shown on plan number 16044/04 is very

important as it is the prime elevation of the development onto the A600 and showcases the development. For this reason, as well as changing the facing materials to arts stone

plinth and rendered walls (the green conservation character style – Style 3), it will help if the step in the pair of semis (plots 12 & 13) is removed and the levels adjusted between properties as has been achieved elsewhere.

15.0 Garaging

15.1 Garages should reflect the character of the area.

16.0 Walls & fences, boundary treatment and screening

16.1 Hedges/shrubs should be used to define boundaries at front of properties. Rear and side fences where part of the street scene should be designed to be 'open' in character rather than forming a solid barrier. High stone and brick walls will serve to urbanise a development which is located on the rural fringe and therefore do not comply with Core Strategy Policies SP1(iii), P10 and P12.

17.0 Convenience Store

17.1 The provision of a convenience store will affect the viability of other local shops in the village.

17.2 The design example given in the DAS is unsuitable. This matter should be deferred until an operator is named and detailed designers are submitted.

17.3 Bin storage & deliveries by vehicles must be considered in the detailed submission.

17.4 Lighting pollution to be kept to a minimum in the vicinity of the store

17.5 Any signage for the convenience store should be as discreet as possible.

17.6 The Parish Council canvassed the opinion some residents of Bramhope, on the proposed convenience store, at it's Annual Parish Meeting held on 17th May. 49 residents responded. 47 residents indicated they were not in favour of a convenience store and 2 indicated that they were in favour.

18.0 Site access/roundabout

18.1 Need for mitigating traffic management scheme to eliminate rat running on streets such as The Poplars. The mitigating traffic management scheme should be completed at the same time as the roundabout.

18.2 Signage to be kept to a minimum

18.3 Lighting pollution to be kept to a minimum.

18.4 The Parish Council question the position of the pedestrian crossing south of the proposed roundabout.

18.5 The existing number of bus stops should be retained.

18.6 New or replacement bus shelters to be built from stone with shingle roof (in the style of the current shelters).

18.7 The new roundabout should be landscaped with trees, shrubs, plants & bulbs, including evergreen species, to help create a suitable 'entrance' to Bramhope from the south.

19.0 Nature Conservation Response

19.1 The PC endorses this report by the Environment & Design Group.

20.0 20mph Zone

20.1 The Parish Council would endorse a 20mph zone within the estate roads to mirror the majority of the rest of the village.

21.0 Street lighting/light pollution

21.1 The PC assumes there will be another reserved matters submission of reserved matters for street lighting, including bat friendly lighting.

22.0 Planting schedule

22.1 The Parish Council assumes that there will be another reserved matters submission relating to all landscaping proposals and planting schedule including species heights etc.

23.0 Tree Survey

23.1 The Parish Council assumes there will be a Reserved Matters submission with regards to landscaping which should include a tree survey of all trees on site. If this is not the case then a tree survey needs to be provided prior planning consent being given. A large number of mature trees, which are in good condition are identified for removal in the applicants green infrastructure plan proposals. These should be retained.

24.0 Transport scheme

24.1 The inspectors report (8.5.8) highlighted the benefits of the use of park and ride which it is 'agreed will be in place'. The site requirements in the SAP publication draft 2015 stated that a site of this scale should only come forward after the delivery of a mitigating transport scheme for the A660 corridor. However transport development services have written that park and ride at Boddington is no longer an agreed location, ref TPP40.2.L.71. The Parish Council wish to be advised of the alternative proposals to a Park and Ride at Boddington.

25.0 Cycle Racks at Bramhope Primary School

25.1 The development will not generate the level of cycle journeys needed to make the provision of a new cycle shelter at Bramhope Primary School a viable use of S106 money. Furthermore no decision has been made as to whether the primary school will continue at the current site on Tredgold Crescent or will eventually relocate to a new site adjacent to the proposed housing development.

26.0 Landscape Team (comments on LCC planning website)

26.1 The Parish Council endorses all the comments made by the Landscape Team with regards to the development.