



APP/N4720/W/18/3198312

APP/N4720/W/18/3200471

TOWN & COUNTRY PLANNING ACT 1990

APPEALS BY THE MILLRACE FARMING PARTNERSHIP AND PERSIMMON HOMES, BARRATT/DAVID WILSON HOMES (YORKSHIRE WEST) AND SCHOLES DEVELOPMENT

LAND TO THE SOUTH OF SELBY ROAD GARFORTH, LS25 1LS (NEAREST) AND LAND EAST OF SCHOLES, LEEDS, WEST YORKSHIRE

RULE 6 STATEMENT ON BEHALF OF BARWICK-IN-ELMET and SCHOLES PARISH COUNCIL

1 Introduction

- 1.1 This is the Rule 6 Statement submitted by Barwick & Scholes Parish Council ("the PC") for appeal reference no. APP/N4720/W/18/3200471. This relates to an outline application for residential development of circa 300 dwellings, GP practice, pharmacy, A1 convenience store, public greenspaces, associated works, vehicular access, pedestrian /cycle and emergency vehicle link. This statement is only concerned with the appeal relating to land east of Scholes and no representation will be made in respect of the land south of Selby Road Garforth.
- 1.2 This Statement was submitted to and approved by the PC at its meeting on 4 June 2018 and sets out the case the PC intend to pursue at the forthcoming public inquiry.
- 1.3 The Appeal was submitted by the Appellants on the grounds of "non-determination" by the Local Planning Authority. At the time of preparing this statement, the PC has not seen any decision from the Local Planning Authority in respect of this appeal, although it has seen various consultation responses and understands informally that the appeal is likely to be opposed on grounds of prematurity and non-compliance with Policy N34, saved from the Leeds Unitary Development Plan (Review 2006) which applies to the Appeal Site.
- 1.4 In addition it is noted that the Local Highway Authority has indicated that further information is required to address its concerns about the impact on the highway network.
- 1.5 Accordingly, this statement has been prepared on the basis of information available at the present time and the PC reserves its position to comment further in the event circumstances change or further information is submitted by the Appellants.

2 The Application

- 2.1 The PC will review the Application and explain how it was considered by the PC. It will discuss the scope of the Application and set out its comments and conclusions on the "benefits" of the scheme being offered by the Appellants.
- 2.2 The PC will question aspects of the Application such as the proposed re-alignment of Rakehill Road alongside the Sports Pitches, the location of the doctors' surgery, pharmacy and retail unit and the suitability of the improved cycleway/footpath to Stanks.

3 Policy Matters



- 3.1 The PC is aware that at the present time there are significant issues in Leeds concerning housing land requirement in the Core Strategy and the existence of a 5 year housing land supply. Furthermore, it is likely that the factual position could change significantly between now and the opening of the Public Inquiry. It is not the PC's intention to lead evidence at the Inquiry relating to housing requirements for Leeds, or relating to the issue of whether or not there is a 5 year housing land supply. The PC is content to support the Local Planning Authority's position on these issues.
- 3.2 Similarly, the PC supports the Local Planning Authority's position that this site is safeguarded land (Protected Area of Search, "PAS" land) and that Policy N34 saved from the Leeds Unitary Development Plan (Review 2006) will continue to apply to the site and should be given full weight. Paragraph 85 of the National Planning Policy Framework contains similar advice.
- 3.3 In particular, the PC supports the view of the Local Planning Authority that safeguarded land should only be granted planning permission for permanent development following a Local Plan Review proposing such development on the safeguarded land.
- 3.4 The PC supports the decision of the Local Planning Authority not to include this site in the current Site Allocation Plan for the reasons given and in addition will set out sound reasons to support this decision namely the adverse impact on the character of the village which will arise from a piecemeal approach and the need to avoid a large scale development in Scholes until the impact of the East Leeds Orbital Road (ELOR) are fully understood and considered.
- 3.5 The PC also supports the Local Planning Authority's view that this appeal is premature and that to grant permission would seriously undermine the Development Plan process.
- 3.6 The PC will also draw attention to the inclusion by the Local Planning Authority in the Site Allocation Plan, of sites for a substantial number of new dwellings due east of the appeal site between Barwick and Aberford and Barwick and Garforth. The undoubted and unquestioned detrimental impact of increased traffic on the roads in Scholes as a result of the building of these dwellings has yet to be considered by both the Local Highway Authority and the Promoters, and is a further reason why it is premature to consider development on the Appeal Site at the present time.

4 Impact on the Village

- 4.1 The PAS allocation site is 30ha. of which 18ha. comprise the Appeal Site. The PC will produce evidence to show the impact of development of the Appeal Site on the character and facilities in the village as well as on the infrastructure.
- 4.2 Scholes is currently designated as a small settlement in the settlement hierarchy and development on this scale will significantly change the character of the village. The adopted Barwick & Scholes Neighbourhood Plan contains a housing assessment which shows a need for 18 additional dwellings over a 5 year period to 2020 to meet locally generated need. It will be argued a full consultation exercise is required to assess other housing requirements, the extent of development to be allowed and its timing. It will be argued that a failure to follow a plan led approach in this case will deny local residents the opportunity to participate in such an exercise.

5 Highway Matters

- 5.1 The PC will produce evidence to support its concerns about the impact of the proposed development on the highway network and junctions within and around the village



(i) **The Highway Network**

- 5.2 The PC will describe the existing highway network and explain how, in the experience of Parish Councillors and local residents, traffic currently uses the network. It will refer to problems of queuing and delays at various points during the morning and evening peak, the extent of rat running through the village and issues at particular junctions.
- 5.3 The PC will give details of the lack of a regular bus service from the village, and the consequent need for car travel.
- 5.4 The PC will provide details of the proposed ELOR and its likely impact on the village, a matter addressed in its objection to the compulsory purchase order.
- 5.5 The PC will set out its concerns about the impact of the ELOR on traffic in the village and will explain why it considers there is an increased risk of rat running through the village arising from stationary traffic on the A64 looking for a route through the village towards Stanks. Similarly there are concerns with the projected increase in traffic along Leeds Road where traffic can already back up into the village from the Outer Ring Road.(A6120)

(ii) **Junctions within and around the village**

- 5.6 Rakehill Road/Station Road – this junction has poor sightlines and is plagued with parked cars visiting the local shop. Congestion is common. The PC will comment on the proposed improvements but will question whether this will meet safety standards and sightline requirements.
- 5.7 Scholes Lane/A64 – the PC will provide details of how this junction operates at the present time and the problems residents experience at peak times_especially with right hand turns. The PC will comment on the improvements proposed and will comment on unintended consequences which may flow from this including an increase in rat running.
- 5.8 New Access on Main Street – the PC shares the concern of the Local Highway Authority that the current design of this access fails to provide adequate access to No. 24 Main Street and the Scholes Allotments.
- 5.9 Main Street/Leeds Road – “the Coronation Tree” - the PC is concerned about the impact of additional traffic on the operation of this junction. Evidence will be given of knowledge of numerous minor traffic accidents and near misses in addition to the recorded PIA history acknowledged in Appendix F of the applicant’s TA (Part 3). The ELOR proposals include altering the priority of this junction in anticipation of increased traffic flows which would be detrimental for traffic on Main Street which will increase if the appeal is allowed. Changes to this junction remain a controversial issue in the village.
- 5.10 The PC remains concerned about the road safety audits being offered given the problems identified and the solutions offered and will seek to comment on these.
- 5.11 The PC remains sceptical about the calculation of traffic assignments attributed to the new development as in this area drivers often take different routes at different times of day.
- 5.12 The PC supports the Local Highway Authority’s view that any transport assessment should look at a potential build out of the whole site, circa 700 dwellings to understand the full impact of releasing this site. The PC will argue that such an exercise in itself demonstrates why development of the site at the present time is premature and if it is to come forward, should do so through the Development Plan process.



6 Conclusion

- 6.1 The PC will explain that it has weighed the benefits of this proposal for the village against the disadvantages at the present time and concluded that the appeal should be dismissed for the reasons set out above

List of Documents

1. Report to Parish Council dated 24 January 2018
2. Objection to The Leeds City Council (East Leeds Orbital Road) Compulsory Purchase order 2018 dated 22 March 2018.