

Town and Country Planning Act 1990

“Kirklees Knowl” Land off Bagley Lane and Calverley Lane, Farsley

LA Ref.: 12/04046/OT - Appeal No. APP/N4720/A/13/2200640

Statement of Case by Farsley Residents Action Group (F.R.A.G.) under Rule 6 of the Town and Country Planning Appeals (Determination by Inspectors) (Inquiries Procedures) Rules

Introduction

Farsley Residents Action Group (F.R.A.G.) is a Group comprising Ward Councillors and Farsley/Rodley residents. The Group was formed for the purpose of opposing the planning application by Thornhill Estates to develop Kirklees Knowl for a residential development of 400 houses.

This group came about as a result of the strength of feeling amongst many residents following a public exhibition arranged by the appellant on development proposals for the site in June 2012. In particular residents were concerned about the impact of major housing development on existing communities in Farsley and Rodley and on the surrounding highway network.

1. The Planning Application

The application, reference 12/04046/OT, is an outline application for residential development with all matters reserved except partial means of access, to but not within the site, on land known as Kirklees Knowl at Bagley Lane/Calverley Lane, Farsley. An indicative master-plan has been submitted as part of the application, which refers to a development of approximately 400 dwellings. The appeal site is designated as a Protected Area of Search (PAS land), on the adopted Leeds Unitary Development Plan (Review 2006).

2. Site Characteristics

The appeal site separates Farsley to the north and Rodley Village to the south. The land forms an important green wedge between the two communities and allows for long distance views across the Aire Valley. The site is currently in agricultural use and used for livestock grazing and hay cropping.

The site adjoins the designated Farsley Conservation Area, which comprises seven distinct character areas, two of which adjoin the appeal site - Cenotaph to the west and south west and Bagley to the east and south. Both character areas are important gateways to the Conservation Area

3. Planning Policy and Guidance

F.R.A.G. will refer to relevant national and local planning policy and guidance as follows:

National Planning Policy

- The National Planning Policy Framework (NPPF) March 2012

The Statutory Development Plan

- The Unitary Development Plan (Review 2006) (UDPR)
- The emerging Leeds Local Development Framework (LDF), which will replace the UDPR as the Development Plan for Leeds

LDF Documents

A. Development Plan Documents (DPDs)

- The draft Core Strategy (Consolidated Core Strategy, April 2013)
- The draft Site Allocations DPD – Issues and Options, Summer 2013

B. Supplementary Planning Documents (SPDs)

- Street Design Guide adopted August 2009
- Public Transport Improvements and Developer Contributions adopted August 2008
- Travel Plans adopted October 2012

Other Leeds City Council Documents

- Farsley Conservation Area Appraisal and Management Plan – approved in May 2010 as a material consideration in the determination of planning decisions
- Farsley Village Design Statement – adopted as informal planning guidance in 2010 with effect from 1 January 2011

4. Consultations and Representations

F.R.A.G. will refer to consultation replies and representations, which have been received by Leeds City Council in response to the planning application

5. Relevant Cases

F.R.A.G. will refer to other relevant cases and appeals including applications and appeals at the Lunds site on Bradford Road and the Clariant/Riverside Mills site.

Transport

6. Local Road Networks

F.R.A.G. will provide evidence to show that the current road infrastructure is not adequate to allow a major development of 400 houses, as many roads within catchment area of the proposed development are at or exceed capacity. In addition it will be shown that some roads are not suitable for use by articulated or other commercial vehicles and/or use as type 1 connector roads and therefore do not meet the standards of the adopted Street Design Guide SPD.

7. Accessibility in relation to bus and train services

F.R.A.G. will provide evidence to show that accessibility in relation to existing public transport provision is poor and does not comply with national and Leeds City Council policies including accessibility standards contained in the adopted SPD “Public Transport Improvements and Developer Contributions” and the emerging Core Strategy. F.R.A.G. will also refer to existing public transport entry points and other factors affecting public transport quality including journey times .

The Sustainability case

8. Schools and local facilities.

F.R.A.G. will provide evidence supporting the argument that the site is not sustainable in terms of both schools and local doctors’ surgeries.

9. Drainage

Reference will be made to the geology and soils on the site that will make it difficult for the development to deliver an effective Sustainable Urban Drainage (SUDs) system.

10. Prematurity

F.R.A.G. supports Leeds City Council in its case relating to premature release of the appeal site prior to a comprehensive review of designated PAS sites, which is being undertaken as part of the preparation of Site Allocations Plan. Also that there is already a sufficient five year supply available of deliverable housing sites. F.R.A.G. will make reference to significant housing developments, which have taken place in both Farsley and Rodley, since initial adoption of the UDP in 2001.

11. History and Coalescence

F.R.A.G. will explore the historical development of both Farsley and Rodley Villages as two separate distinctive communities; the characters of which are retained to the present day. F.R.A.G. will make reference to the important role played by green wedges and the impact that the proposed development will have on two gateways to Farsley Conservation Area. F.R.A.G will also assess the proposed development in relation to both the Farsley Conservation Area Appraisal and Management Plan and the Farsley Village Design Statement. F.R.A.G will also make reference to comments made by Unitary Development Plan planning inspectors in 1999 and in the 2006 Review.

12. Agriculture

F.R.A.G. will demonstrate the importance of the site as productive agricultural land.

13. Conflicts with adopted Planning Policy

National Planning Policy Framework (NPPF)
Leeds Unitary Development Plan (Review 2006) (UDPR) policy N34
Street Design Guide SPD
Public Transport and Developer Contributions SPD
Travel Plan SPD
Farsley Conservation Area Appraisal and Management Plan

List of Documents to be referred to

- Planning Applications 54859/99, 53975/98, (Lunds, Bradford Road) and 10/04068/OT and 10/04261/OT (Clariant/Riverside Mills) and associated documentation.
- Plan of Site and surrounding areas.
- Letters of Representation and Consultation Responses.
- The Countryside Agency Public Attitudes to the Countryside January 1998.
- Any other documents that F.R.A.G. may consider relevant.
- Crompton A and Matthews B (1970). *Soils of the Leeds District*. Harpenden. Agricultural Research Council.
- Reading Agriculture Consultants . (December 2011) Land at Kirklees Knowl, Leeds. Agricultural Land Quality. WSP Environment and Energy UK.
- MAFF (October 1988). Agricultural Land Classification of England and Wales.
- Thornhill Estates (Feb 2012) Drainage Strategy Report. WSP