

Report of the Assistant Director (Planning, Transportation & Highways) to the meeting of Regulatory and Appeals Committee to be held on 21st June 2018

D

Subject:

This is a reserved matters application for 147 houses at land south of 631 to 655 Leeds Road, Thackley.

Summary statement:

This application, for reserved matters, follows the hybrid application – part outline part full, approved at appeal in 2015. The hybrid application was granted for up to 220 houses - 60 in full and 160 in outline. This application is for a reduced number of houses granted outline permission, 147. The application is submitted with matters of layout, design, internal highways and landscaping. In addition, the applicant has submitted a Deed of Variation, to vary the requirements of the Section 106, signed as part of the previous hybrid application. This includes for meeting the affordable housing obligation in full, with a reduction in contributions to meet other obligations.

The principle of development of the urban green space has been agreed following the approval of the earlier application. The layout, design and landscaping of the site, along with measures to incorporate the public bridleway running through the site, are considered acceptable.

A viability appraisal submitted by the applicant has been independently assessed on behalf of the Council. The conclusion of the assessment being that there would be a balance of c. £2.4m for planning obligations (a shortfall of c.£310,000). The applicant is proposing to meet the affordable housing provision in full, 20 units, seeking a reduction from the other planning obligations.

The application is recommended for approval subject to conditions included within the report and the Deed of Variation to revise the planning obligations.

Julian Jackson
Assistant Director (Planning,
Transportation & Highways)
Report Contact: John Eyles
Major Development Manager
Phone: (01274) 434380
E-mail: john.eyles@bradford.gov.uk

Portfolio:

**Regeneration, Planning and Transport
Overview & Scrutiny Area:**

Regeneration and Economy

1. SUMMARY

This application, for reserved matters, follows the hybrid application, part outline part full, approved at appeal in 2015. The hybrid application was granted for up to 220 houses - 60 in full and 160 in outline. This application is for a reduced number of houses granted under the outline, now 147. The application is submitted with matters of layout, design, internal highways layout and landscaping. In addition, the applicant has submitted a Deed of Variation, to vary the requirements of the Section 106, completed as part of the previous hybrid application.

The principle of development of the urban green space has been agreed following the approval of the previous application. The layout, design and landscaping of the site, along with measures to incorporate the public bridleway running through the site, are considered appropriate.

In terms of the Deed of Variation, the original obligation for affordable housing would remain as originally agreed. Following a viability appraisal submitted by the applicant, this was independently assessed on behalf of the Council, by Cushman Wakefield. The conclusion of the assessment being that allowing for a 20% gross development value, the return made by the a developer, there would be a balance of c.£2.4m for planning obligations. This results in a shortfall of c. £310,000. The applicant is seeking this being reduced from the other planning obligations – education, recreation space and public transport.

The application is recommended for approval subject to conditions included within the report and the Deed of Variation.

2. BACKGROUND

Attached at Appendix 1 is the Technical Report of the Assistant Director (Planning, Transportation and Highways). This identifies the material considerations relevant to the application.

3. OTHER CONSIDERATIONS

All considerations material to the determination of this planning application are set out in Appendix 1.

4. FINANCIAL & RESOURCE APPRAISAL

The presentation of the proposal is subject to normal budgetary constraints.

5. RISK MANAGEMENT AND GOVERNANCE ISSUES

No implications.

6. LEGAL APPRAISAL

The determination of this application is within the Council's powers as the Local Planning Authority.

7. OTHER IMPLICATIONS

7.1 EQUALITY & DIVERSITY

Section 149 of the Equality Act 2010 states that the Council must, in the exercise of its functions “have due regard to the need to eliminate conduct that is prohibited by the Act, advancing equality of opportunity between people who share a protected characteristic and people who do not share it, and fostering good relations between people who share a protected characteristic and people who do not share it. For this purpose section 149 defines “relevant protected characteristics” as including a range of characteristics including disability, race and religion. In this particular case due regard has been paid to the section 149 duty but it is not considered there are any issues in this regard relevant to this application.

7.2 SUSTAINABILITY IMPLICATIONS

The proposals have been fully considered in relation to sustainability issues and the site as a housing site is considered to be located in a sustainable location served by good public transport and close to local facilities.

7.3 GREENHOUSE GAS EMISSIONS IMPACTS

A planning condition would require the inclusion of electric vehicle charging points, in accordance with the Council’s Low Emissions Strategy.

7.4 COMMUNITY SAFETY IMPLICATIONS

Core Strategy Policy DS5 states that development proposals should be designed to ensure a safe and secure environment and reduce the opportunities for crime. In this instance, subject to appropriate access control, boundary treatments, CCTV and lighting provisions being implemented, it is not considered that there are grounds to conclude that the proposed development would create an unsafe or insecure environment or increase opportunities for crime, in accordance with Core Strategy Policy DS5.

7.5 HUMAN RIGHTS ACT

Article 6 - right to a fair and public hearing. The Council must ensure that it has taken into account the views of all those who have an interest in, or whom may be affected by the proposal.

7.6 TRADE UNION

None

7.7 WARD IMPLICATIONS

None

7.8 AREA COMMITTEE ACTION PLAN IMPLICATIONS

None

7.9 IMPLICATIONS FOR CORPORATE PARENTING

None

7.10 ISSUES ARISING FROM PRIVACY IMPACT ASSESMENT

None

8. NOT FOR PUBLICATION DOCUMENTS

None

9. OPTIONS

The Committee can approve the reserved matters application as per the recommendation contained within Appendix 1, or refuse the application.

If the Committee decide that the reserved matters application should be refused, they may refuse the application accordingly, in which case reasons for refusal will have to be given based upon development plan policies or other material planning considerations relevant to reserved matters issues.

10. RECOMMENDATION

This reserved matters application is recommended for approval, subject to a Deed of Variation and the conditions included within Appendix 1.

11. APPENDICES

Appendix 1 Technical report.

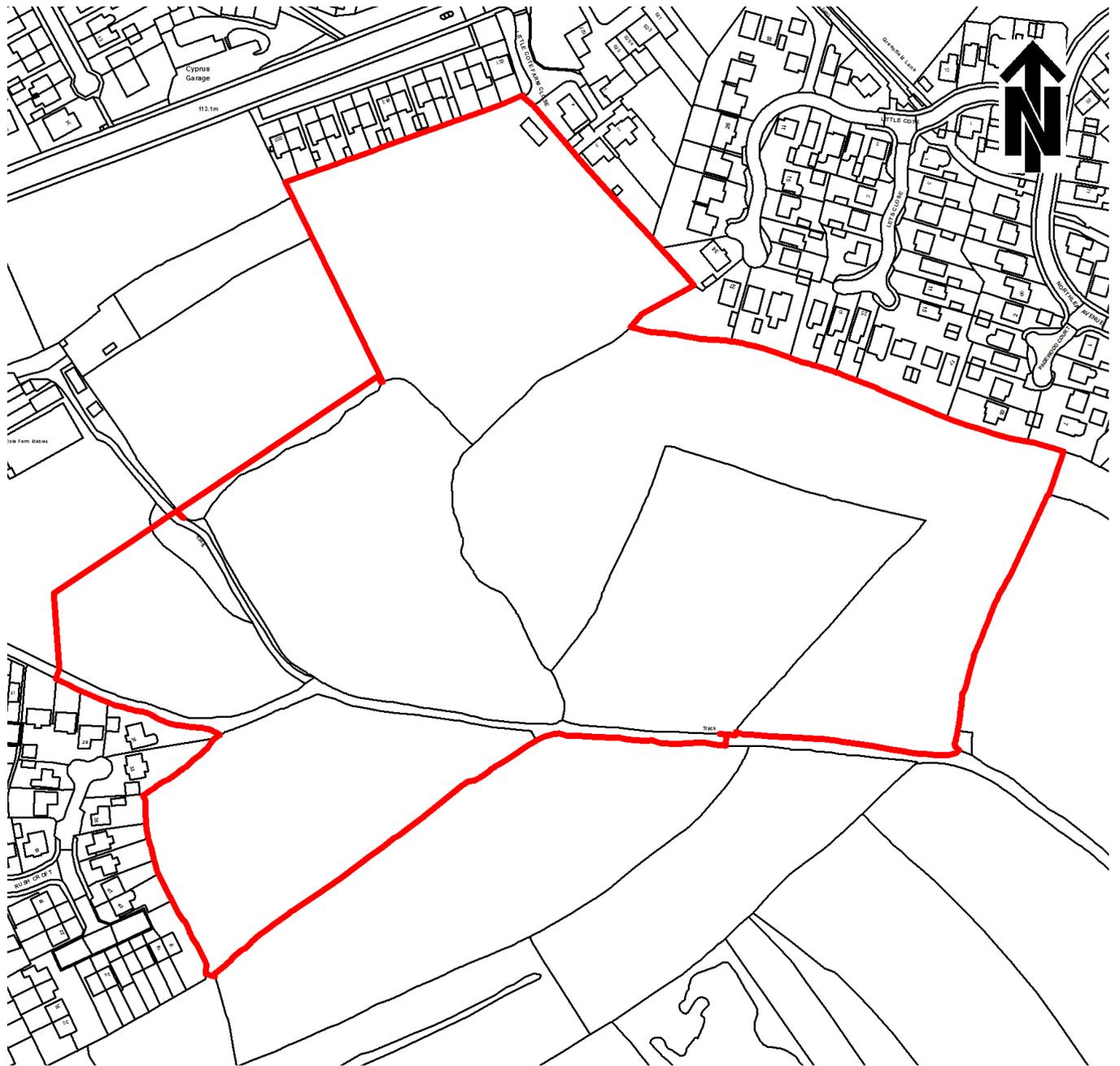
12. BACKGROUND DOCUMENTS

National Planning Policy Framework
Core Strategy
RUDP

17/05902/MAR



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL



1:2,500

© Crown copyright and database rights 2017 Ordnance Survey 0100019304

**Land South Of 631 To 655
Leeds Road
Thackley
Bradford**

21 June 2018

Ward: Idle and Thackley

Recommendation:

To approve the reserved matters subject to the conditions included within the technical report and the completion of a Deed of Variation to amend the Section 106, completed with the previous hybrid application granted planning permission.

Application Number:

17/05902/MAR

Type of Application/Proposal and Address:

A reserved matters application for 147 houses at land south of 631 To 655 Leeds Road, Thackley.

Applicant:

Persimmon Homes West Yorkshire

Agent:

ID Planning

Site Description:

The application site is located to the south side of Leeds Road, comprising a number of fields, some used for grazing, west of Thackley. The application site forms a break between a recent housing development to the immediate west and inter-war housing along Leeds Road, to the east A number of farm buildings, associated with Cote Farm, are located off Leeds Road. The application site envelops the farm buildings and a bungalow fronting Leeds Road, but these are both outside of the application site. There are a number of trees and hedgerows within the application site. The field boundaries are marked by a number of dry stone walls.

The site slopes markedly upwards to the north, towards High Busy Lane with Crooked Lane, a public bridleway, travelling from the northern boundary off Leeds Road, through the site and connecting with High Busy Lane.

Relevant Site History:

Application 13/04148/MAF approved at appeal following refusal of planning permission. This was a hybrid application, with permission granted, part-outline and part-full for up to 220 houses.

Policy:
Replacement Unitary Development Plan (RUDP)

Allocation

The site lies within an area identified as Urban Green Space in the RUDP. Policy OS1 applies.

Proposals and Policies

Policies

Policy UR2 promotes sustainable development.

Policy UR3 local impact of development.

Policy UR6, the Council will seek planning obligations where development proposals require or would not be acceptable without the provision of - physical infrastructure, the mitigation of adverse environmental impacts and/or the enhancement of the environment and social infrastructure.

Policy H7 housing density.

Policy H8 housing density-efficient use of land.

Policy H9 affordable housing.

Policy TM1 developments likely to be significant generators of travel, would be required to be supported by a Transport Assessment (TA). The TA should incorporate proposed traffic reduction measures and measures to promote sustainable travel.

Policy TM2 relates to the impact of traffic and its mitigation.

Policy TM8 new pedestrian and cycle links.

Policy TM10 national/local cycle network.

Policy TM10A impact on other road users.

Policy TM12 parking standards.

Policy TM19A impact on traffic management and road safety.

Policy D1 all development proposals should make a positive contribution to the environment and quality of life through high quality design, layout and landscaping.

Policy D2 development should maximise opportunities to conserve energy and water resources.

Policy D4 developers are required to integrate crime prevention measures, to provide a safe and secure environment.

Policy D5 development proposals designed so that important existing and new landscape features are incorporated in the proposal.

Policy D6/D7 Meeting the needs of pedestrians/cyclists

Policy CF2 education contributions in new residential development.

Policy OS1 urban green spaces.

Policy OS5 provision of recreation open space and playing fields.

Policy NE3/NE3A landscape character area.

Policy NE4 Trees/woodland cover

Policy NE5 Protection of trees

Policy NE6 Protection of trees during development

Policy NE10 development should ensure that ecological features and wildlife habitats, accommodating protected species are protected.

Policy NE11 Ecological appraisals

Policy NR16 Surface water run-off and sustainable drainage.

The National Planning Policy Framework (NPPF).

The National Planning Policy Framework is a material planning consideration on any development proposal. The Framework highlights the fact that the purpose of the planning system is to contribute to the achievement of sustainable development and that there is a presumption in favour of sustainable development which can deliver:-

Planning for prosperity (an economic role) - by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;

ii) Planning for people (a social role) - by promotion of strong, vibrant and healthy communities by providing an increase supply of housing to meet the needs of present and future generations and by creating a good quality built environment with accessible local services;

iii) Planning for places (an environmental role) - by protecting and enhancing the natural, built and historic environment, adapting to climate change including moving to a low-carbon economy.

The NPPF suggests local planning authorities should approve development proposals that accord with statutory plans, without delay.

The Core Strategy

The Core Strategy was adopted in July 2017.

There are a number of Core Strategy Policies which should be considered as part of the application, some of these policy areas will be covered in consultation responses to this application:

- P1 Presumption in Favour of Sustainable Development
- SC5 Location of Development
- SC6 Green Infrastructure
- SC9 Making Great Places
- TR1 Travel Reduction and Modal Shift
- TR2 Parking Policy
- TR3 Public Transport, Cycling and Walking
- H05 Density of Housing Schemes
- HO8 Housing Mix
- HO9 Housing Quality
- HO11 Affordable Housing
- EN2 Bio-diversity and Geo-diversity
- EN4 Landscape
- EN5 Trees and Woodlands
- EN6 Energy
- EN7 Flood Risk
- EN8 Environmental Protection Policy
- DS1 Achieving Good Design
- DS2 Working with the Landscape
- DS3 Urban Character
- DS4 Street and Movement
- DS5 Safe and Inclusive Places
- ID3 Developer Contributions

Parish Council:

N/a

Publicity and Number of Representations:

Site notices were displayed at and around the application site; a notice placed in the Telegraph & Argus and individual neighbourhood notifications were carried out, with the expiry of the notification period being 22 December 2017.

There have been 91 representations, including 1 in support and 90 objections.

The application has been the subject of further public consultation following receipt of further amended plans. Letters and emails have been sent to those members of the public who have already commented on the proposals and any new issues raised will be reported orally to Members.

Summary of Representations Received:

This will cause a massive impact on the already busy Leeds Road, the train service at the surrounding stations are also overcrowded. Lack of space (or long waiting times) for existing residents at doctors surgeries and schools in the area so again this will cause an even bigger impact. (Members are advised that this is not a reserved matters issue and the principle of the development is already established on appeal).

The impact on current residents is a severe issue with what was green belt land that was protected now being "trees promised" the impact on value of the houses that will back onto this new development again severely impacted and the crime rate around this estate is incredibly high with break-ins occurring every evening and to add more possible attractions to our prolific burglars. There is no parking, no school places. (Members are advised that the majority of these issues are not a reserved matters issues and the principle of the development is already established on appeal).

The appeal of cote farm is the combination of a smaller estate of housing with green land. The more green areas you remove you are taking away wildlife and nature, a place for people to escape and aid health and wellbeing not to mention a place to play and for pet owners to not have to worry about traffic and having nowhere close that all can enjoy. Stop stripping our green belts and making traffic congestion more and more impossible. There is far too much building in Thackley, Apperley, Fagley that anyone can cope with. (Members are advised that this is not a reserved matters issue and the principle of the development is already established on appeal).

We already have a huge problem burglaries in the area which the police can't keep up with.

Locally we have no spare school places.

Locally we have no spare availability of health or dental care.

Local transport links are currently very stretched.

Significantly increasing the population in this area will mean that local services are pushed beyond breaking point and the existing residents of the area, will be the ones to suffer. (Members are advised that this is not a reserved matters issue and the principle of the development is already established on appeal).

Why aren't the council building on brown belt or doing up all the empty rundown buildings in the centre of Bradford? (Members are advised that this is not a reserved matters issue and the principle of the development is already established on appeal).

Many people on Cote Farm me included walk their dogs and meet socially through this aside from the physical health issues there are mental health issues a play here by having access to fields to walk and exercise in. (Members are advised that this is not a reserved matters issue and the principle of the development is already established on appeal. There is publically accessible open space within the scheme).

All the time, the land isn't maintained to residents expectations. Trees become diseased and are removed at residents cost and not always replaced as suggested when Council agree to work being done.

They will look to climb over the boundary walls near Pagewood Court that will cause potential damage to the wall and landscape.

The plans show some sort of playground at the front ... this will attract all the wrong teenagers at night generating a similar situation to the one currently happening in Idle Rec.

Destroying local wildlife habitat.

Within the proposed site, bats have been seen for at least the last 15 years. As all UK bats and their roosts are protected by law planning permission should not be granted until the applicant submits a full bats survey. Other wildlife such as deer, foxes, hedgehogs, owls and migrating birds etc, will suffer tremendously if their habitats within this site are destroyed. There are a number of very large old trees on the proposed site, felling these to build housing will also have a detrimental effect on the wildlife.

Building on this site could remove the last area where rainfall can be absorbed - without these fields there is a real risk of flooding. The updated plans for this proposed site contain numerous 2/3 story houses on the land directly behind the bungalows on Little Cote whose gardens are south facing and which border the proposed site.

Our property will be completely overshadowed and overlooked by the potential neighbour and on reviewing the plans our property may have to have trees felled which will be another objection.

The risk of flooding and consequences from run-off would affect us severely as our house build on a slope and at the edge of the proposed development would put us in prime location for trouble.

Consultations:

Housing (Development Enabling)

This site falls within the Idle & Thackley Ward and the number of units proposed are over the 15 units threshold so affordable housing provision on site would be required. The quota for this ward is 20% Affordable housing provision and this equates to 29 units. Therefore we would require 29 affordable housing units developed on site and delivered at affordable rent via a Registered Provider.

Landscape Design

The Landscape Masterplan illustrates that the integration of the new housing scheme with the existing landscape features, and new open spaces have been well considered and detailed.

Conservation

The site is located to the south of Leeds Road and is currently mostly open and set to pasture. The site does not include any designated heritage assets, but does affect the settings of two groups of listed buildings in close proximity.

Cote Farm at Crooked Lane is a group of buildings, now comprising 5 dwellings formed from a farmstead developed from the 17th to 19th centuries. Although some of the buildings have been altered from barns to domestic accommodation, the farmstead is considered a good example in illustrating the evolution of a small vernacular farm group. The housing immediately surrounding this group of designated heritage assets has already been approved (on Appeal) in full and this application is therefore for the reserved matters for the remainder of the housing site. The physical and visual linkages between the housing that reserved matters are being sought and Cote Farm is very limited and it is considered that the impact on the setting of these heritage assets will be no greater than that of the approved situation.

Further east is the group of buildings comprising Little Cote Farm, now all converted to residential with some accompanying new build. Further recent residential development surrounding Little Cote Farm has divorced the historic buildings from any open setting, and as a consequence the proposed development will not have any significant impact on the setting of the buildings here.

On this basis the reserved matters, as proposed, are not considered likely to result in a development which would impact on the setting of the designated heritages asset above and beyond that of the approved situation and therefore is considered to accord with chapter 12 of the NPPF and Core Strategy Policy EN3.

Minerals

Note that the application (13/04148/MAF - Hybrid - Full and Outline) was subject to an appeal and the Inspectors decision attached conditions suggested by the Minerals Team. On the assumption these appeal conditions are adhered to, there are no further issues raised with regards to this reserved matters application.

Public Rights of Way (PROW)

One of the conditions of the Inspectors approval was that they were required to submit details for the treatments of PROW within the development with the Inspector going on to say that this would be necessary in the interests of the maintenance of the public ROW network in the area. Persimmon, I believe are submitting a condition discharge for this but this is concerning if they are not proposing any further works to Crooked Lane. At a minimum they should be carrying out surface improvements along this route (treatments to be agreed), improving drainage, cutting back vegetation and installing signage at the road junctions – this work would be consistent with other improvements that were carried out to bridleways affected by other developments in the area. Boundary treatments (i.e. wall or fence repairs) should also be dealt with as part of any improvements, but it's unclear if this has yet been agreed. I would also like to note that no management plan has been submitted for the areas of POS.

Arboriculture Team

The layout, appears to take consideration of the trees and has been designed around those of the most significance including those which are protected by Tree Preservation Orders (TPO). If minded to approve the application I would request that conditions be applied.

Highways Development Control

A revised site layout plan has been received (Ref: CRL-2016-101F) and this is now overcomes previous highway concerns. Therefore if the Council were minded to approve this application then conditions would be appropriate within the decision notice.

West Yorkshire Police (Architectural Liaison Officer)

Comments will be reported verbally.

Lead Local Flood Authority

The Lead Local Flood Authority (LLFA) has assessed the documentation relating to the surface water disposal on the proposed development, against the requirements of the National Planning Policy Framework and Planning Practice Guidance. An assessment of the submitted documentation has been carried out and if the details are implemented and secured by way of a planning condition on any planning permission the Lead Local Flood Authority has no objection to the proposed development.

Children's Services

The following schools are within a reasonable distance of the proposed development:
Primary: Thackley, Idle CoE, St Anthony's Catholic, Thorpe, Christ Church CoE, Parkland and Greengates.

Secondary: Immanuel College, Hanson Academy and Titus Salt School.

Currently the schools are overcrowded or full. It may therefore mean that the Council would need to increase the number of school places in this area.

Summary of Main Issues:

- Principle of development
- Layout and Design
- Impact on residential amenity
- Highways & Transportation
- Drainage Issues
- Rights of Way
- Planning Obligations
- Ecological issues
- Impact of development on nearby Listed Buildings

Appraisal:

Principle of development

The site is allocated as urban green space in the RUDP, Policy OS1. An earlier application for residential development at the site was refused at Committee in 2014. This decision was appealed and planning permission granted at the appeal, following a Public Inquiry in 2015. Consequently, the principle of development on part of the urban green space is agreed.

It is also noted that Paragraph 47 of the National Planning Policy Framework stresses the need for Local Planning Authorities to significantly boost the supply of new housing. The adopted Core Strategy underscores this strong planning policy support for the delivery of new housing, emphasising that one of the key issues for the future development of the district is the need to house Bradford's growing population by delivering 42,100 new residential units by 2030.

In relation to housing land supply, the National Planning Policy Framework (NPPF) indicates that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years-worth of housing against the Council's housing targets. Where there has been a record of persistent under-delivery of housing the local planning authority should identify an additional 20%. The Council's Strategic Housing Land Availability Assessment Update Report 2015 (SHLAA) indicates that there is a substantial shortfall in housing land relative to these requirements. Whilst the Council is updating the SHLAA, it anticipates that the five-year housing land supply position will remain well below the level required by the NPPF. Under these circumstances, paragraph 14 of the NPPF confirms that the relevant policies for the supply of housing should not be considered up-to-date. Paragraph 49 of the NPPF confirms that where a five-year supply of housing land cannot be demonstrated housing applications should be considered with a presumption in favour of sustainable development. In light of the record of persistent under-delivery and the housing land supply shortfall relative to the requirements of the NPPF, there is an urgent need to increase the supply of housing land in the District. This proposal would make a valuable contribution towards meeting that need.

Layout and Design

The proposed layout reflects that shown indicatively as part of the approved hybrid application.. Given the challenge of the sloping nature of the application site, the proposed scheme has been designed to account for the topography. This results in retaining structures to parts of the site. The highways layout is set by the levels across the site and designed to ensure the internal highway layout is at gradients appropriate for residential use.

A number of revisions have been made to the layout. These allow for amendments to the full application site and reserved matters application; substitution of house-types and drainage easements. Similarly, revised sections have been submitted to reflect the layout.

The existing boundary walls and trees within the site have been incorporated in the layout.

The application provides areas of public space and along with connections to existing public rights of way, the layout and design of the scheme is considered acceptable.

Impact on residential amenity

Whilst the layout submitted at outline was indicative, the layout of this reserved matters application broadly follows that layout. The relationship between existing and proposed properties has been considered and is not believed to result in any adverse impact on residential amenity, through overshadowing, overlooking or loss of privacy. Appropriate distances would be maintained between habitable room windows in compliance with City of Bradford Metropolitan District Council (CBMDC) planning guidelines.

Highways & Transportation

Following a number of iterations, issues including levels, road geometry and parking have now been addressed and subject to conditions Highways Development Control has no objection.

Drainage Issues

The Lead Local Flood Authority has assessed the documentation, against the requirements of the National Planning Policy Framework and Planning Practice Guidance. The Flood Risk Assessment identifies that all the development would be outside flood zones 2 and 3. The outline planning permission contained an agreed drainage strategy.

An assessment has been carried out and the Lead Local Flood Authority, CBMDC, has no objection to the proposed development.

Rights of Way Issues

Following the granting of planning permission at appeal, a number of conditions were imposed by the Inspector. These included a requirement to provide improvements to the existing public rights of way network. Consequently, the issues raised by the Rights of Way Officer would be addressed through the submission of details to comply with the conditions.

Planning Obligations

The planning permission granted on appeal was subject to a Section 106 Agreement. The following planning obligations were agreed:

- education facilities;
- affordable housing;
- recreation open space/playing field contribution;
- and public transport improvements.

Subsequently, the applicant has submitted a development appraisal, in support of providing affordable housing in full but reducing the other S106 contributions. This being dealt with through a Deed of Variation. The development appraisal has been independently assessed and it is concluded that the gross development value would not allow for the Section 106 obligations to be met in full. This results in a shortfall of what can be provided by the applicant.

Consequently, the applicant is proposing to make the affordable housing contribution in full, with reduced contributions towards education, recreation open space/playing fields and public transport improvements.

Ecological Issues

The relevant surveys have been carried out and there is no evidence that protected species would be adversely affected by the proposed development.

Impact of development on nearby heritage assets

The reserved matters application would not impact on any heritage assets. (The full part of the hybrid application approved at appeal was adjacent to Cote Farm Cottages, grade II listed buildings. These are some distance from the reserved matters application site).

Deed of variation to S106

The original planning obligations would total c. £2,752,000.

Following the viability appraisal, the applicant is proposing to provide a sum of £2,435,000 towards the planning obligations. The affordable housing provision would be met in full, 20 units, with shortfall of c. £317,000 being reduced on a pro rata basis from the other planning obligations. This provides for the following -

Affordable Housing - £1,659,000
Education - £628,000
Recreation space - £108,000
Public transport - £38,000

Reason for Granting Approval:

The proposed development would meet the requirements of Core Strategy policies P1, SC5, SC6, SC9, H05, H08, H09, H011, EN1, EN2, EN4, EN5, EN6, EN7, EN8, DS2, DS3, DS4, DS5, ID2 and ID3 and the application is recommended for approval.

The original hybrid application was approved subject to conditions attached to the outline element and the full element. This reserved matters application is subject to both existing conditions imposed as part of the outline and new conditions imposed as part of the reserved matters application. The additional conditions are detailed below.

Conditions:

1. Before any part of the development is brought into use, the proposed means of vehicular and pedestrian access hereby approved shall be laid out, hard surfaced, sealed and drained within the site in accordance with the approved details and completed to a constructional specification approved in writing by the Local Planning Authority.

Reason: To ensure that a suitable form of access is made available to serve the development in the interests of highway safety.

2. Before any development commences on site, full details, including all necessary calculations of those temporary and permanent works affecting the stability of the highway boundary walling shall be submitted to and approved in writing by the Local Planning Authority. The measures so approved shall be carried out in accordance with a programme of works to be approved in writing by the Local Planning Authority.

Reason: No details have been submitted of necessary retaining structures and such measures are necessary to protect the stability of the highway in the interests of safety.

3. Before the development is brought into use, the off-street car parking facility shall be laid out, hard surfaced, sealed and drained within the curtilage of the site in accordance with the approved drawings. The gradient shall be no steeper than 1 in 15 except where otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

4. Before any part of the development is brought into use the proposed highway serving the site shall be laid out, hard surfaced, sealed and drained within the site to base course level in accordance with details to be approved; and to a constructional specification approved in writing by the Local Planning Authority. As and when a phase or the whole development is completed the final road surfacing and drainage relating to that phase or the whole development, whichever shall apply, shall be laid out and the street lighting installed.

Reason: To ensure that adequate and safe access is provided in the interests of highway safety.

5. Before any development works commence on site, full details of the phasing of the construction of the development including the intended timetable for implementation of the means of access, car parking and servicing arrangements shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.

Reason: To ensure that a suitable form of access, parking and servicing facilities are made available at an appropriate stage throughout the course of the construction works, in the interests of highway safety.

6. Prior to the removal of the protective fencing and other agreed tree protection measures, written verification/evidence that the developer has arranged for supervision and monitoring of those approved measures by a suitably qualified and pre-appointed tree specialist, at regular and frequent intervals throughout the duration of the construction period, shall be submitted to the Local Planning Authority.

Prior to the occupation of the development, or prior to the occupation such phases of the development as have been agreed in writing with the Local Planning Authority, the Local Planning Authority shall have first confirmed in writing its agreement to the verification/evidence.

Reason: To ensure that trees have been adequately protected by the developer during development activity and that harm to the trees has been effectively prevented or mitigated by the measures proposed in the planning application submission. To ensure that protection measures have prevented harm to trees and visual amenity, to accord with Policy EN5 of the Bradford Local Plan Core Strategy.

7. Notwithstanding the details contained in the supporting information, the drainage works shall not commence until full details and calculations of the proposed means of disposal of surface water drainage, based on drainage principles that promote water efficiency and water quality improvements through the use of SuDS and green infrastructure to reduce its effect on the water environment, have been submitted to and approved by the local planning authority. The development shall thereafter only proceed in strict accordance with the approved drainage details.

Reason: To ensure the appropriate means of surface water disposal.

8. The surface water drainage infrastructure serving the development shall be managed in strict accordance to the terms and agreements, over the lifetime of the development, as set out in a Surface Water Drainage Maintenance and Management document to be submitted to the Lead Local Flood Authority for approval.

Reason: To ensure appropriate surface water drainage infrastructure.

9. The development should not begin until a temporary drainage strategy outlining the drainage arrangements for different construction phases of the project has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only proceed in strict accordance with the approved temporary drainage strategy.

Reason: To ensure an appropriate strategy is in place.

10. Notwithstanding the details contained in the supporting information, the drainage works shall not commence until a strategy on how the development intends to manage the existing land drainage network through the site, including the treatment of any unknown springs and watercourses, have been submitted to and approved by the Local Planning Authority. The development shall thereafter only proceed in strict accordance with the approved drainage details.

Reason: To ensure the land drainage network is properly managed.

11. Notwithstanding the details contained in the supporting information, the drainage works shall not commence until full details and calculations of the proposed means of disposal of foul water drainage, have been submitted to and approved by the Local Planning Authority. The development shall thereafter only proceed in strict accordance with the approved drainage details.

Reason: To ensure foul drainage is appropriately dealt with

12. No development to take place until details of how the development intends to manage the existing surface water flood route through the development have been submitted and approved by the Local Planning Authority.

Reason: To ensure the appropriate management of surface water.

13. Before any part of the development is occupied, the adoptable visibility splays shall be laid out, hard surfaced, sealed and drained within the highway in accordance with details to be approved in writing by the LPA.

Reason: In the interests of highway safety.

Positive & Proactive Statement in accordance with Article 35(2) of the Town and Country (Development Management Procedure) (England) Order 2015

In dealing with this planning application the Local Planning Authority adopted a positive and proactive manner. The Council offers a pre-application service for minor and major applications and applicants are encouraged to undertake this. Proposals are assessed against the National Planning Policy Framework, Local Plan for Bradford policies and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption and are referred to in the reason for approval or reason(s) for refusal. The Local Planning Authority has sought solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant/agent as necessary. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed.