



# **PARLINGTON**

## **Draft Masterplan Report**

**July 2018**

This Draft Masterplan Report has been prepared to support the Statement of Common Ground between Leeds City Council and M&G Real Estate as part of the Examination of the Site Allocations Plan.

Following feedback and discussions after initial Public Exhibition in 2016 and the changes to the Site Allocations process since then it demonstrates how a sustainable new Garden Village community could be developed but it does not seek to prescribe this in detail. It represents the start of a wider process of community and stakeholder engagement that will broaden the vision and refine the key development principles.

**Prepared for M&G Real Estate**



Aerial View of Home Farm at the heart of Parlington Village

# Introducing the Proposals for Parlington

Parlington provides an outstanding opportunity to deliver a sustainable new Garden Village to support the growth of Leeds. The proposed allocation at Parlington is consistent with the approach set out in Paragraph 52 of the NPPF and with the Government's commitment to the delivery of a new generation of Garden Communities as set out in both the Housing White Paper (February 2017) and the Prospectus for Locally Led Garden Cities, Towns and Villages (March 2016).

The proposals for Parlington are distinguished by the following attributes:

- The site is in a sustainable location and will be accessible by public transport, walking and cycling as well as by car.
- It will be comprehensively planned to provide all of the necessary facilities and services of a sustainable village community within walking distance of home.
- It will be a place to work as well as to live; a place where children can walk and cycle to school and enjoy active lifestyles as part of a healthy community.
- Set within a framework of retained woodland blocks, Parlington will respect its landscape setting. It will be linked to the surrounding countryside by public rights of way and bridleways.
- Generous provision of public parks and open spaces will provide for a wide range of recreational opportunities, support nature conservation and build in climate change resilience.
- A sensitive and contextual approach to design will enhance the area's important heritage assets and significantly improve the opportunities for people to appreciate and understand their significance. Appropriate new uses will provide a sustainable long term future for important heritage buildings.

The Parlington site is in the single ownership of M&G Real Estate who also own the wider Parlington Estate. This provides certainty in term of project delivery and a commitment to quality place making and community development.

The vision for Parlington will be developed through further engagement with local people and stakeholders as the planning process moves forward. It will have regard to existing Garden Village principles and the opportunity to develop and apply these in a bespoke way that reflects the Leeds context and the particular characteristics and opportunities presented by the site.

The new settlement will draw inspiration from the nearby villages, so reflecting the best aspects of local character in terms of architecture, urban and landscape design, and place-making.

The existing natural and heritage assets at Parlington have been studied meticulously and the new settlement will be woven carefully through these to create a distinctive and characterful place with Home Farm at its heart.

There will be a varied mix of dwelling types, sizes and tenure types tailored to meet local needs in order to promote a balanced and integrated population.

Community facilities and employment spaces of various kinds will be integrated within the development to create opportunities for the new residents to live a more low carbon and sustainable lifestyle, whilst also helping to internalise trips within the community.

Opportunities will be taken to link Parlington Village with the adjacent settlements of Aberford and Barwick in Elmet and to graft onto the existing network of footpaths that surround the site for the benefit of all residents.

Through its quality of design and place making, Parlington Village will become a benchmark for housing design, responding positively to its history, landscape setting, and distinctive regional architectural character to create an enduring popular place to live, work, and visit.

## A new community at Parlington will deliver:

- Attractive new homes to meet a wide range of different needs including accommodation for older people/ independent living as part of a first phase of at least 792 homes;
- A substantial amount of affordable housing to create a balanced community;
- 5ha of general employment to support the needs of existing and new businesses;
- A Primary School;
- A reserve site within the Broad Location for a Secondary School to meet the needs of the wider area, which could provide the opportunity for a through school;
- 66ha of new publicly accessible open space. This will include around 37ha of parks and gardens, including a potential 32ha Country Park; 1ha of allotments; 7ha of sports pitches, and 8ha of semi-natural green space;
- A combined GP surgery and Dentist;
- A new village centre including local shops, community facilities, studio and managed workspaces and supporting professional services;
- An integrated network of footpaths and cycle ways to encourage active travel within Parlington with good connections to neighbouring communities;
- Integrated public transport provision within walking distance of all homes and connecting to neighbouring communities, Garforth Railway station and the City Centre; and,
- Investment in restoring heritage assets including, where appropriate, new productive uses and opportunities for better public appreciation and understanding of these assets through heritage trails and interpretation materials.


## Development Constraints & Opportunities

The site and surrounding area have been subject to a comprehensive analysis across the full range of technical issues. The constraints and opportunities identified are set out in Chapter 2 of this report but the main points are:

**Heritage** - the Parlington Estate was designated as a Grade II Registered Park and Garden in 2017. There are two Grade II Listed Buildings within the site area proposed for allocation or identified as Broad Locations. These are Home Farm and the Stallion Pens to the northeast of the farm buildings. However, there are also a number of Listed Buildings on the edge or close to the site and the Aberford and Barwick in Elmet Conservation Areas are close by the boundary of the wider estate. These designated assets can be protected and enhanced through a sensitive design approach. There are also a number of non-listed heritage assets within the site and these too - even if they were to be designated - can be enhanced in terms of their physical condition and the opportunities for people to experience them.

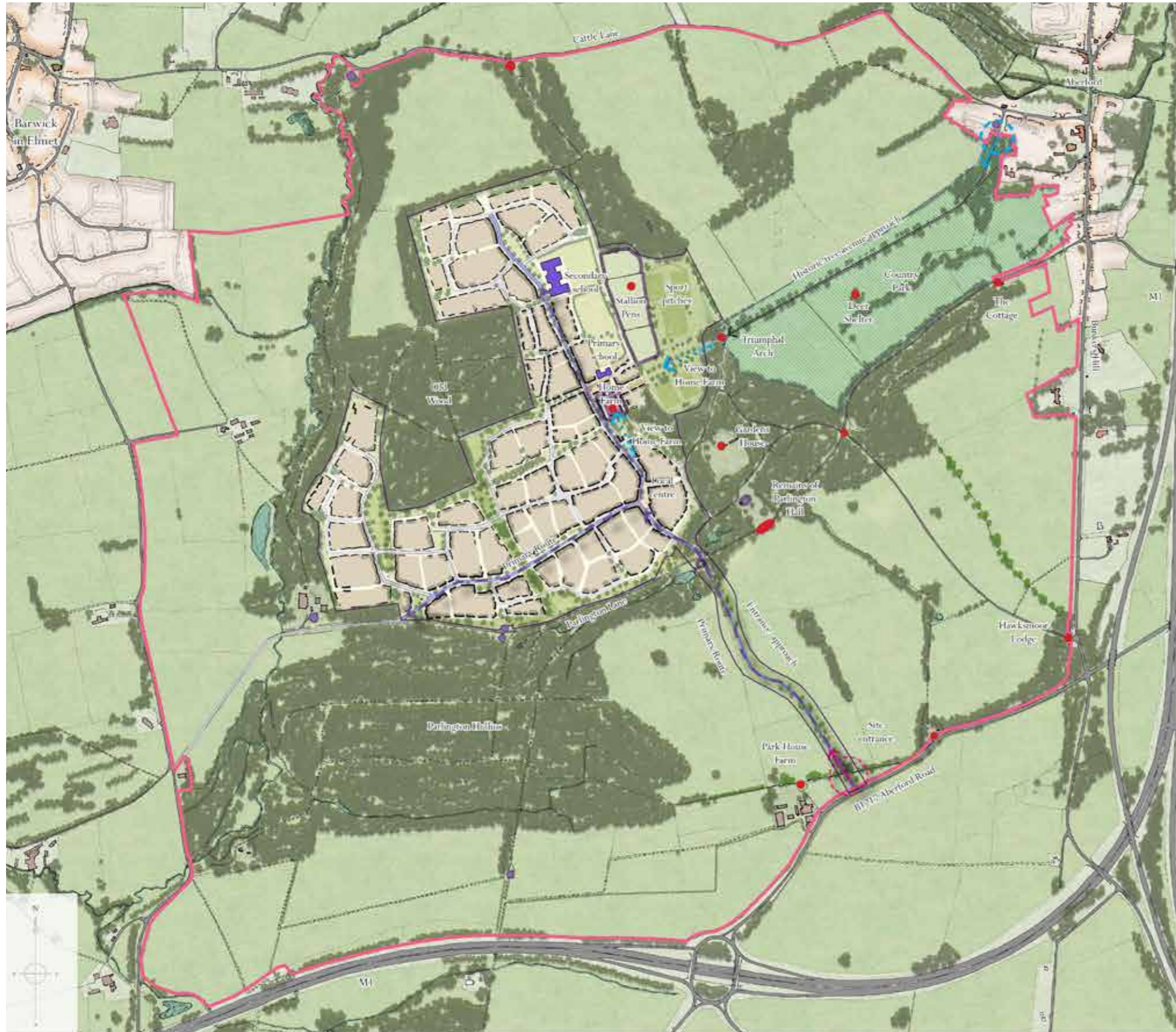
**Landscape & arboriculture** - the site and surrounding area are not subject to any national landscape designations but are included within a local Special Landscape Area. The areas proposed for allocation and shown as Broad Locations are almost completely enclosed by mature woodland blocks within the wider ownership of M&G. These woodland blocks will be retained and almost wholly screen views into and out of the site. Additional buffer planting can be established to mitigate the remaining partial glimpses of the site. Very few trees will need to be removed as part of the development. Where a small number of trees will need to be removed to enable the route of the primary access road, these will be substantially offset by additional planting that will result in a significant net gain in the amount of tree cover once the development is completed.

### KEY

- Ownership Boundary
- Listed buildings
- Site Boundary
- Non-designated heritage buildings
-  Existing woodlands and trees



Context plan showing the proposed site set within mature woodland blocks that will largely screen views from surrounding areas



Illustrative masterplan showing how Parlington could be developed in a way that respects its landscape and heritage setting

**Ecology** - A Phase 1 habitat survey was undertaken in 2016, and has been supplemented with a detailed suite of ecology surveys in 2016/2017 and 2018 for breeding and wintering birds, bats, great crested newts, badgers, woodland and arable ground flora, and hedgerows. The ecological constraints are therefore known, and mitigation and compensation requirements for a future planning application have been identified. Ecological mitigation, compensation and enhancement measures can readily be designed into the masterplan options and will be delivered both on-site and off-site (on the wider Parlington Estate within the ownership of M&G).

**Flood risk & drainage** - the site is entirely in Flood Zone 1 and therefore at the lowest level of flood risk in the Environment Agency classification. In terms of surface water management, the underlying limestone geology will support natural infiltration and the wider land ownership of M&G provides opportunities for further mitigation measures should this be needed.

**Utility infrastructure** - there is no underground or overhead utility infrastructure affecting development within the land proposed for allocation. A number of options exist to ensure that gas, electricity, and potable water can be supplied to the site.

**KEY**

- Ownership Boundary
- Site Boundary
- Existing woodlands and trees (to be retained)
- Proposed tree planting
- Country Park
- Development blocks
- Listed buildings
- Non-designated heritage buildings
- Schools
- Primary routes
- Vehicular access points
- Private footpath and cycleway



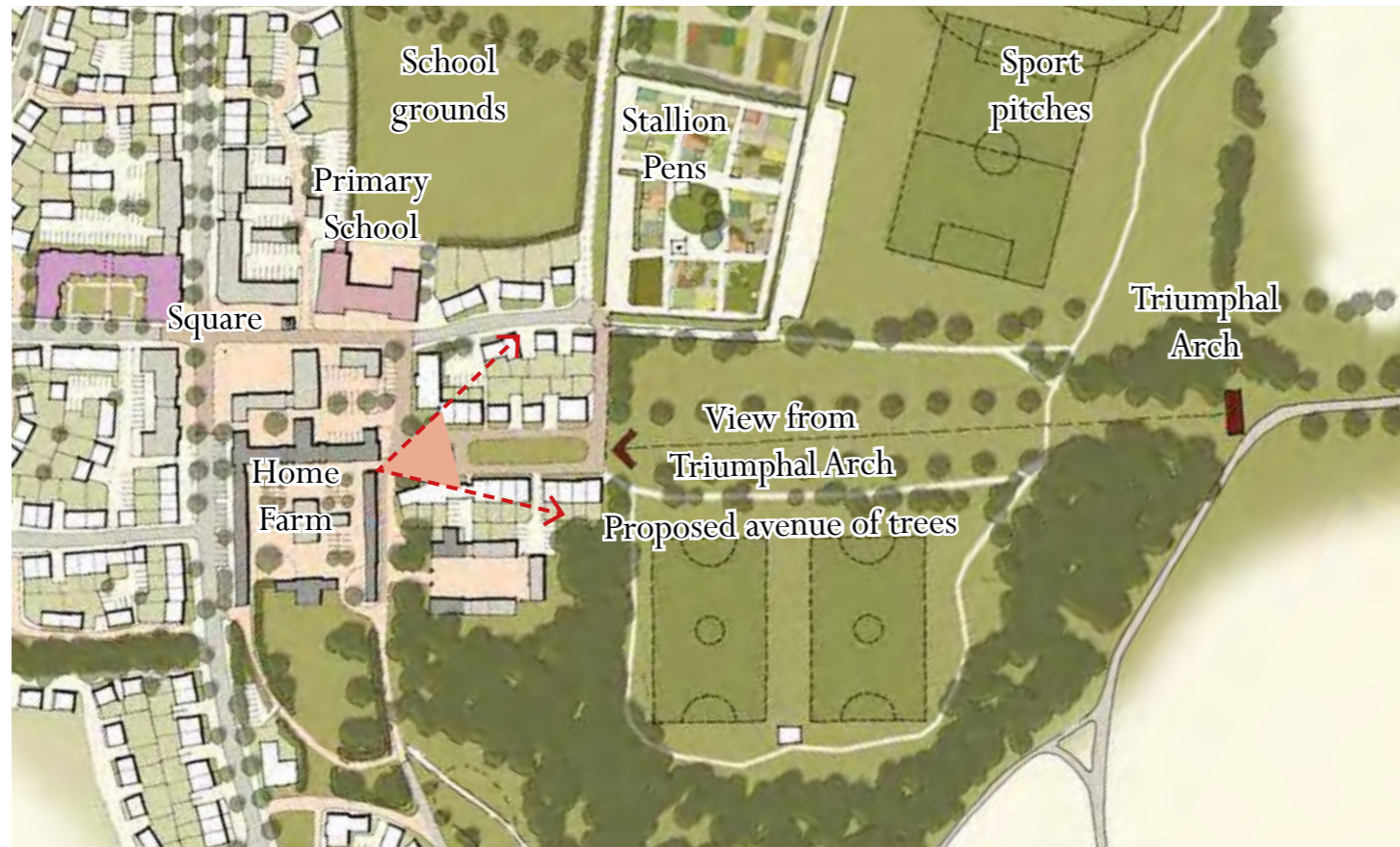
Illustrative plan showing how the MX2-39 and Broad Location requirements could be met at Parlington



Illustrative view towards Home Farm



Illustrative view along rural edge



Illustrative plan showing the sensitive reuse of heritage assets at Home Farm and the stallion pens



Illustrative view towards Triumphal Arch from Home farm



Illustrative view from Village Centre looking east

## Delivery

The site is in the single ownership of M&G Real Estate, who also own a much wider land area. This means that there is no landownership impediment to delivery and M&G is able to deliver mitigation and wider community benefits beyond the site boundary.

Parlington is a unique site within the Site Allocations Plan. Its desirable location, accessibility, and the overall quality that will be delivered through the appropriate application of Garden Village principles, controlled through the use of appropriate contractual mechanisms (such as through the use of Design Codes), together with the architectural qualities and experience of ADAM Architecture.

The characteristics of the site are such that it is attractive to a full range of tenure types, modern construction methods (including modular solutions), private for sale housing, retirement and extra care housing, affordable housing and build to rent housing which can be delivered in accordance with Leeds Core Strategy requirements. This means that Parlington will deliver the required number of houses within the plan period. This is based upon the advice provided by JLL and, more latterly, Knight Frank which has informed M&G's response to the Matters and Issues.

JLL's advice relating to the allocation of 1,850 units identified that Parlington could support at least four different private housebuilders/products, with pricing broadly aligned (but not restricted to) the residential localities of Aberford, Barwick in Elmet, Garforth and the Leeds average. This is reflected in the response to Matters 2 (forming part of the Inspector's Matters and Issues), which states that '...JLL consider that the Parlington site could deliver in between 160 – 240 dwellings per annum, along with up to 50 build to rent dpa and c. 100 affordable dwellings...' (para 2.5).

Updated commercial property advice has been received from Knight Frank in relation to the initial phase of 792 units which reveals that a delivery of 160 to 240 dwellings, including affordable and the private rental sector, can be sustained.

Given M&G's position as land owner and investor, it can facilitate the delivery of housing through investment alongside development partners and through forward funding agreements with Registered Providers and build-to-rent housing providers. M&G can therefore help mitigate delivery risk at Parlington.

The Masterplanning work undertaken to support the Site Allocations Plan demonstrates that the first phase of Parlington can be delivered without prejudicing the longer term delivery of a larger community of c. 1,850 homes if this is required by a future review of the Local Plan.

## Working together

M&G and the Council are committed to working positively and proactively together, including with other statutory agencies, stakeholder groups and local people to design and deliver an exemplar new community at Parlington.

This Draft Masterplan Report has been prepared to support the Statement of Common Ground between the City Council and M&G Real Estate as part of the Examination of the Site Allocations Plan. Following feedback and discussions after initial Public Exhibition in 2016 and the changes to the Site Allocations process since then it demonstrates how a sustainable new Garden Village community could be developed but it does not seek to prescribe this in detail. It represents the start of a wider process of community and stakeholder engagement that will broaden the vision and refine the key development principles.

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# 1. Introduction

## 1.1 Introduction

The proposed allocation at Parlington (MX2-39) forms part of land owned by M&G Real Estate. This single ownership is a significant advantage in that it allows the roles of owner, promoter and lead developer to be combined, thereby avoiding the difficulties, uncertainties and delays associated with multiple ownership and land assembly. The site proposed for allocation has an area of 52ha. The combined areas designated as MX2-39 and Broad Location for Growth (BL1-42) extend to some 114ha, with a further 585ha surrounding that combined area also being within the same ownership; illustrating a high degree of flexibility and control of development and related infrastructure that is not available at many other sites.

M&G Real Estate believe that the Parlington site has tremendous potential to become a high quality and sustainable, residential-led community set within an attractive wooded landscape, drawing upon its various heritage and green infrastructure assets. The site presents significant opportunities for both existing residents in the nearby settlements and for new residents.

This Draft Masterplan Report is being submitted to support a Statement of Common Ground and is largely based upon material in earlier submissions made by M&G Real Estate in November 2016, March 2017, and February 2018. It is important to note here that this is an initial draft as the main masterplanning of the site will take place post-allocation of the site and will reflect further engagement with the Council, the general public, and other stakeholders.

## 1.2 Background to the Proposals

The proposed allocation of Parlington for the development of a sustainable new community responds directly to established national planning policy and is an approach which the Government has been seeking to encourage and support since the National Planning Policy Framework (NPPF) re-introduced the concept in 2012 (paragraph 52).

The Housing White Paper (February 2017) sets out a commitment to a new generation of new communities noting that “Well-planned, well-designed, new communities have an important part to play in meeting our long term housing needs” (paragraph 1.35). The White Paper goes on to set out the Government’s commitment “To support the delivery of existing and any future garden communities” (paragraph A57). The specific commitments include:

- Ensuring that decisions on infrastructure investment take better account of the opportunities to support new and existing garden communities;
- Legislating to enable the creation of locally accountable New Town Development Corporations; and
- Amending the NPPF “to encourage a more proactive approach by authorities to bringing forward new settlements in their plans” (paragraph A57).

It is clear from this brief review that the development of new Garden Village communities like Parlington is an established part of national planning policy and that Government is strongly committed to supporting their delivery to address current housing requirements and to promote a more stable pipeline of longer term housing supply.

AECOM submitted a report to the Council on behalf of M&G Real Estate in March 2016 proposing that Parlington become a strategic allocation as part of the Council’s emerging Site Allocations Plan. The proposition followed the withdrawal of Headley Hall by its landowners from the Site Allocations Plan process in September 2015, leaving a significant shortfall of housing land within the Outer North East Housing Market Characteristic Area (“HMCA”) of Leeds.

In addition to Parlington, a report for an alternative strategic allocation was made on behalf of Hallam Land Management in June 2016 on land at Becca Hall Farm, located approximately 500m north of the Parlington site.

The Council considered Parlington and Becca Hall Farm, together with Thorp Arch Trading Estate, as potential settlement options in its report to the Council’s Development Plans Panel of 19th July 2016. The Panel report concludes that Parlington “...is considered to be a sustainable housing site subject to further masterplanning work which addresses the site requirements in Appendix 4” (paragraph 3.25).

The Panel recommended that Parlington be identified as a strategic allocation (subject to increasing the delivery of units from 1,750 to 1,850 within the plan period) prior to the revisions being subject to a period of 6 weeks public consultation. The recommendation of the Panel was subsequently agreed by the Council’s Executive Board on 21st September 2016.

AECOM submitted a second report to the Council in November 2016 as part of the six week public consultation into the revised Outer North East HMCA Publication Draft chapter of the Site Allocation Plan which ran between 26th September and 7th November 2016. The main reasons for that submission were to present further detail relating to the progression of a masterplan for the site and to respond to the Council’s site requirements.

In addition to the Council’s six week consultation, M&G Real Estate’s project team held two exhibitions in order to explain and discuss the initial ideas and approach to the Parlington Village development proposals directly with the local community. The exhibitions were held at Aberford Village Hall on 7th October 2016 and the John Rylie Centre, Barwick in Elmet on 14th October 2016. The exhibition panels summarised the submission report in an accessible manner and the project team were available to answer questions. Both events were well attended by members of the public. The initial feedback received from the two exhibitions was considered in arriving at the content of the November report.

A report to the Council’s Development Plans Panel on 10th January 2017 considered responses to representations made to the revised Outer North East publication draft chapters and proposed pre-submission changes for the Outer North East. Following recommendation by the Panel, the pre-submission changes were agreed by the Council’s Executive Board on 8th February 2017 and would be subject of public consultation prior to submission to the Secretary of State for examination. Both the Development Plans Panel and Executive Board recommended the reduction of the Parlington allocation (from 3,000 to 1,850 dwellings) and associated removal of land from the Green Belt; officers had previously discussed and agreed this proposed reduction with the Parlington team.

AECOM submitted a representation in March 2017 in response to the public consultation pre submissions changes to the Site Allocations Plan. The main change relating to Parlington was the reduction in the allocation boundary. The representation reaffirmed M&G’s commitment to the site and demonstrated that, even with a reduced allocation, it remained a viable scheme and was capable of delivering a high quality sustainable community.

In September 2017, Historic England added Parlington Estate to the Register of Parks and Gardens of Special Historic Interest in England at Grade II.

As a result of the Government’s ‘Right Homes in the Right Places’ consultation which identified a reduction in housing needs for Leeds, the City Council proposed to amend the Site Allocation Plan in January 2018. In Parlington, this translates into a revised allocation with a reduced capacity for 792 units, with the remainder of the previous allocation being identified as a Broad Location for Growth (see Fig. 1.1).

### 1.3 Site Requirements for Parlington

The emerging proposals as set out in this report seek to meet the site requirements as set out in the Council's Revised Submission Draft Plan (Outer North East, January 2018) for Parlington MX2-39 are as follows:

1. An area of land for a new sustainable settlement has been identified at Parlington - see plan edged in orange providing for up to 5,000 homes. Within the plan period, that part of the site edged red (MX2-39) is allocated for the first phase of the new sustainable settlement (792 dwellings) and 5ha of general employment land. A wider area of land surrounding the allocation (outlined in blue) has been designated as a Broad Location for Growth (BL1-42) and will potentially supplement the initial allocation subject to a further review of the Plan.
2. Land for subsequent phases of the new sustainable settlement remains in the Green Belt unless and until a future review of the plan provides for its release.
3. The planning application for the development of the first phase of the new sustainable settlement will be accompanied by:
  - a. A comprehensive development brief and concept masterplan, providing the detailed guidance for phase one, together with,
  - b. The context of the comprehensive development of the Broad Location of Growth designation (BL1-42) and the land within the wider land edged in orange.

To be approved by the local planning authority as part of this application process.
4. Such application shall also be accompanied by:
  - a. A masterplan;
  - b. An outline design code; and,
  - c. An infrastructure delivery plan in respect to Phase 1.

These documents will address the site requirements identified for MX2-39 below:

5. Subsequent planning applications (including reserved matters), in relation to Phase 1, shall be informed by:
  - a. The documents approved as part of the planning application for Phase 1.
  - b. Detailed design codes will be prepared as necessary for detailed applications /reserved matters.

Phase 1 of the new sustainable settlement should successfully combine the built environment and the natural environments and develop a high quality of place in line with Garden Village principles. Provision for a school, new centre (delivered in accordance with Policy P7 of the Core Strategy), offering a range of supporting retail and commercial uses/services (in line with Policy P2), new community green spaces, enhanced public transport and footpath and cycle links and appropriate supporting infrastructure and services should all be integral to Phase 1.

In accordance with Core Strategy Spatial Policy SP9 and Policy E1, provision of approximately 5ha of general employment land is anticipated to support Phase 1.

- **Highway access to Phase 1** – Two points of access should be provided, with the primary access being from Aberford Road.
- **Local highway network** – Impacts are predicted on strategic and local road networks. A comprehensive masterplanning and transport planning exercise will be needed to confirm the details of the road network and public transport enhancements needed. Mitigation works should be carried out in accordance with the findings of the assessment work.
- **Public transport access** – The site layout should enable public transport services to be diverted through the Phase 1. The development should provide improved links to Garforth train station(s). This includes enhanced cycle links and a frequent shuttle bus service (to meet Core Strategy accessibility standards).

- **Ecology** – Ecological impacts of the development will require appropriate mitigation, and an ecological assessment will be required. Biodiversity buffers (not private garden space) may be required along the boundaries of the site as a result of the assessment. The existing areas of trees and woodland along the site boundaries should be maintained as far as possible and enhanced where necessary to screen the development and integrate it into the surrounding landscape.
- **Green space** – Provision of a wide range of new community green spaces/typologies will be provided on the site. These green spaces are to be identified through a comprehensive development brief and masterplan for Phase 1.
- **Listed buildings** – Parts of Phase 1 are in the setting of listed building(s). Any development in those parts should preserve the special architectural or historic interest of listed buildings and their setting. Whilst lying outside of the site boundary, the rural character of the approach towards the Grade II\* Triumphal Arch is important to its setting and will need to be respected as part of any development proposals. The setting of Park House Farm House, and the woodland setting to Gardens House, are also important to their significance and will need to be responded to through measures to be incorporated in the development brief and masterplan relating to Phase 1.
- **Conservation Area** – Parts of Phase 1 may affect the setting of the Aberford Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. Separation must be maintained between Phase 1 and the Conservation Area to maintain its special linear character and rural setting.
- **Education provision** – School provision will need to be provided on site at an early stage of the development to be approved by the Local Planning Authority as part of the Infrastructure Delivery Plan supporting Phase 1.

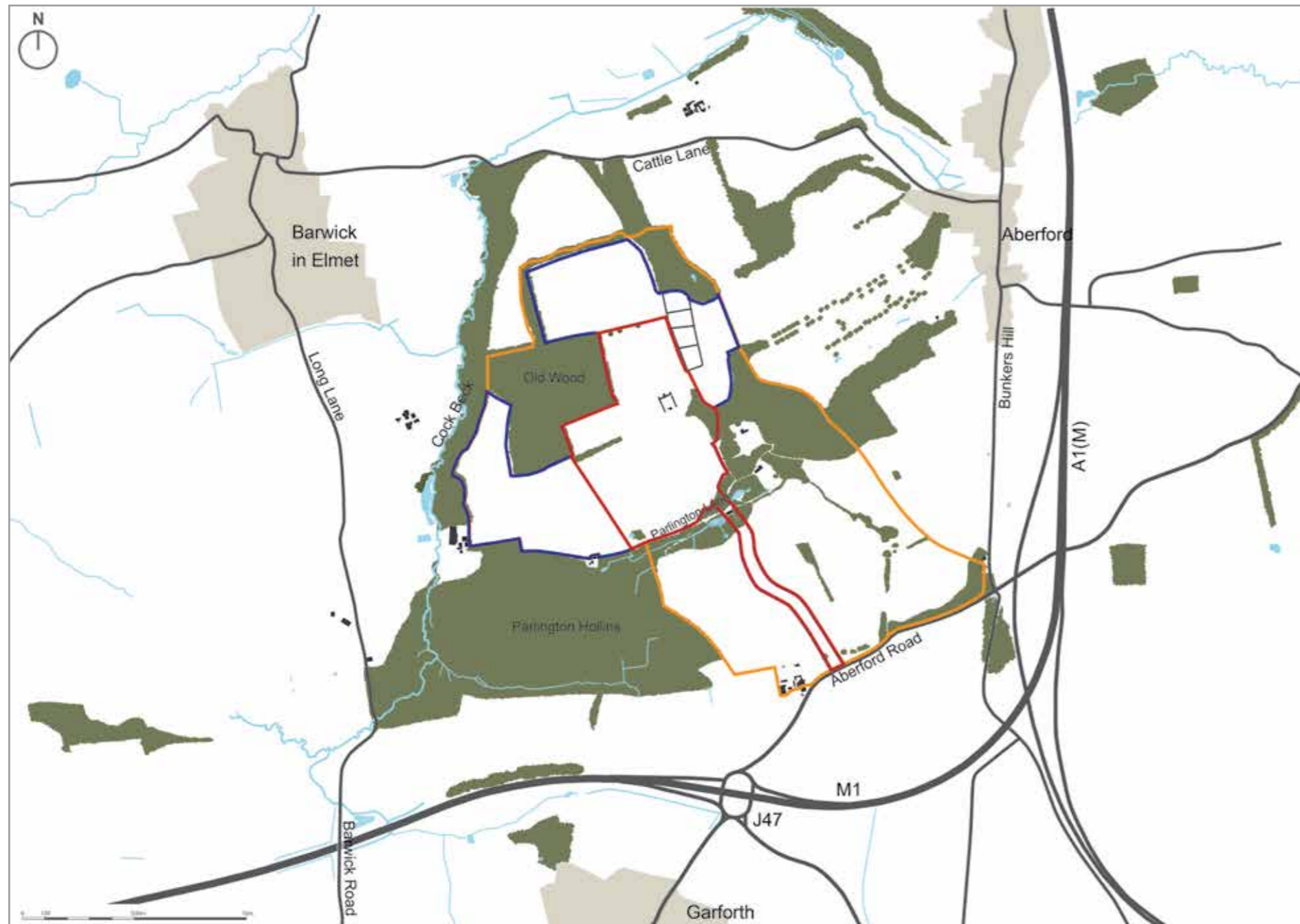





Fig. 1.1 - Plan based on LCC Revised Site Allocation Plan showing the area of land for the new settlement

#### KEY

	MX2-39 Allocation boundary		Built Environment		Land Appraisal		Accessibility
	BL1-42 Broad location		Urban settlement		Existing trees and woodland		Main road network
	Location of new settlement		Existing buildings		Water body		

## 1.4 Structure of Draft Masterplan Report

The structure of this Draft Masterplan Report is as follows:

- **Chapter 1: Introduction and Background** – establishes the context and purpose of this report;
- **Chapter 2: Analysis** – provides an overview of the site analysis and technical work that underpins the emerging masterplan, identifies the site's key constraints and opportunities;
- **Chapter 3: Garden Village & Urban Design Principles and Sustainability** - Provides an overview of Garden Village Principles and their relevance to Parlington alongside a commentary on best practice urban design approaches and planning for sustainability.
- **Chapter 4: Masterplan Options** – describes the masterplan options and the content and rationale behind the preferred draft masterplan option;
- **Chapter 5: Illustrative Masterplan** - showing how the design principles could be applied at Parlington to meet the site requirements and create an high quality and sustainable new community;
- **Chapter 6: Development Framework** - setting out the strategies for land use, transport, heritage, landscape and ecology that support the draft masterplan;
- **Chapter 7: Delivery Options & Conclusion** - summarises the options for delivery and sets out the overall conclusions of the masterplanning work.

As previously mentioned, this is a Draft Masterplan Report with the more detailed masterplanning set to take place after the site has been allocated. That process will involve further engagement with key stakeholders, including the Council and neighbouring communities.





## 2. Analysis

## 2.1 Introduction

Technical analysis has been undertaken on a wide range of topics and builds upon our earlier submissions to the Leeds Site Allocations Plans in November 2016, March 2017, and February 2018.

This section begins with a description of the location of the site and surrounding context. It then provides an overview of the detailed technical work that has been undertaken in relation to the site, the estate and the surrounding areas. This includes the following key topics:

- Access and movement;
- Landscape and arboriculture;
- Ecology;
- Built heritage;
- Water management and drainage;
- Minerals and ground conditions;
- Air quality and noise;
- Community infrastructure;
- Archaeology; and,
- Utilities.

The section then concludes with a summary of the composite constraints and opportunities.

The work to support this submission has included:

- Technical team site visits to develop a shared understanding of the site and surrounding area prior to detailed topic inspections.
- Synthesis workshops to draw together the baseline analysis and define the key constraints and opportunities influencing development at Parlington.
- Preparation of initial masterplan options exploring alternative approaches to the development of a new community at Parlington.
- Options workshops including the main technical specialists to assess the alternative options and agree the elements of a preferred option.
- Development of the preferred Illustrative Masterplan option.

Following that submission, the team has undertaken:

- Further consultation with the Council planners.
- Refinement of the red line site boundary.
- Development of options relating to the new site boundary, examining alternative options for the school site and employment area.
- Development of the preferred Illustrative Masterplan option in relation to the new site boundary.

These technical assessments have fed into the development of the Illustrative Masterplan using AECOM's Masterplanning<sup>ie</sup> methodology. Masterplanning<sup>ie</sup> is an Integrated and Evidence-led approach that seeks to ensure the development and evaluation of masterplan options is based on a holistic understanding of all the technical issues relating to the site and surrounding area.

## 2.2 Context Analysis

### 2.2.1 Location and Surrounding Context

The site is bordered by woodlands and countryside to the north, east, south and west. The Estate itself is located between the settlements of Barwick in Elmet, Aberford and Garforth, and is located approximately 12km to the east of Leeds City Centre. The Estate has always had a close historic relationship with Barwick in Elmet and Aberford in the east and this is still evident today. The Estate covers a large area of land immediately to the south-east and south-west of Barwick in Elmet and Aberford respectively, with the three areas forming a triangular cluster.

Parlington will be developed in a number of phases over time. This is recognised in the Site Allocations Plan (SAP) which defines a number of different areas as shown in Figure 1.1 above. The areas shown in this Masterplan Report and in Figure 2.2 opposite are consistent with the SAP and include:

- An **orange line** which denotes the area identified by LCC as the location of a sustainable new community of up to 5,000 homes;
- A **red line** which denotes the land allocated within this wider area to accommodate the first phase of 792 homes within the plan period;
- The **blue line** areas as identified as Broad Locations to accommodate future phases.
- In addition to these Local Plan areas, the masterplanning work has regard to a wider area denoted with a **pink line**, which captures the landownership of M&G.

This approach ensures that the important heritage, landscape and ecological features that exist beyond the red and blue line areas are fully taken into account so that the appropriate mitigation and enhancement strategies can be incorporated into the planning of the community as a whole.

The approach taken in this Masterplan report therefore looks at both the land for allocation (red line) and Broad Locations (blue line) together. For clarity and to aid the legibility of the various plans and diagrams this combined area is defined by a **purple line**.

#### KEY

-  Land ownership boundary
-  MX2-39 Allocation boundary
-  BL1-42 Broad Location
-  Location of new settlement
-  Road
-  Railway

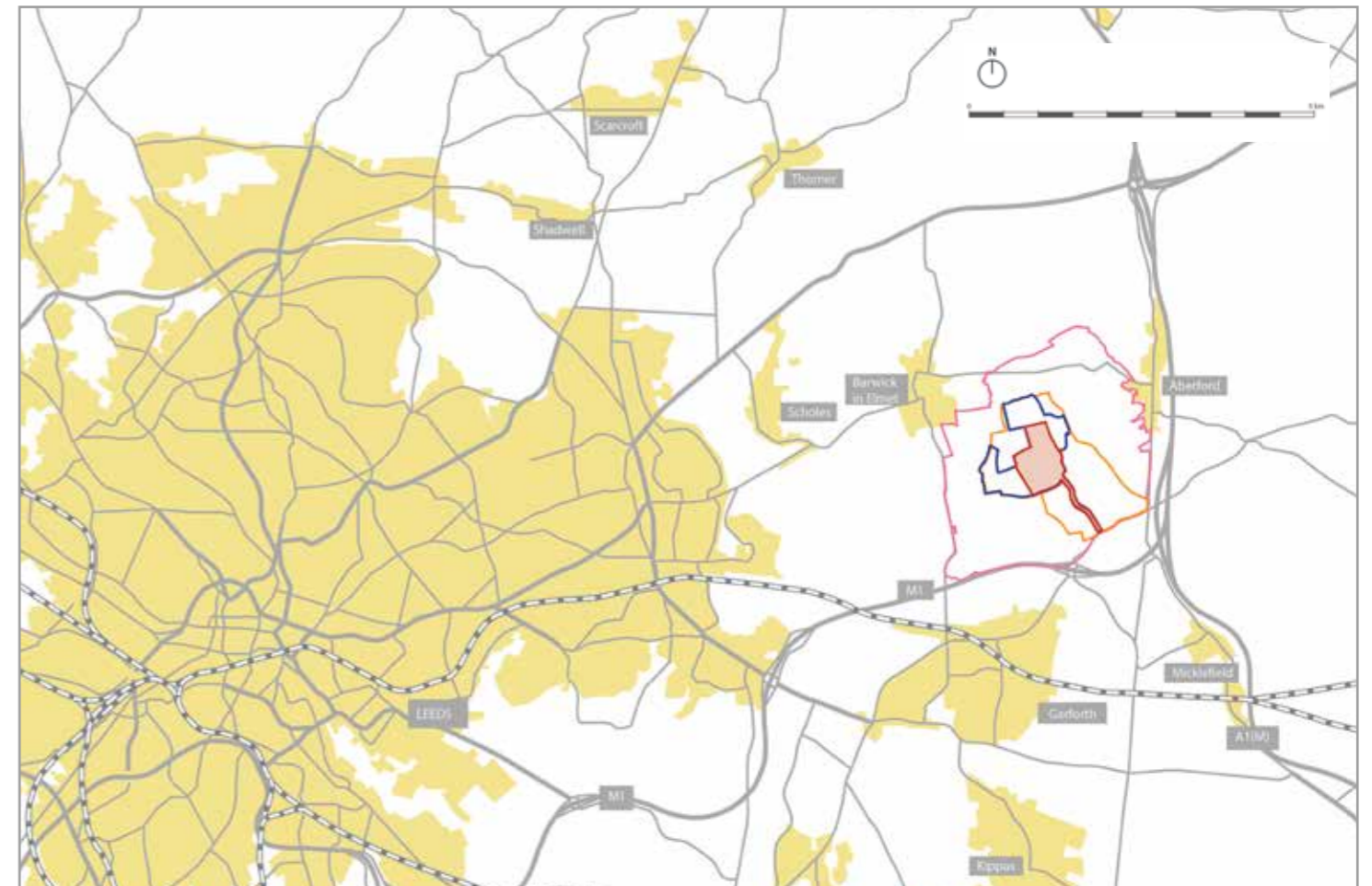


Fig. 2.2 - Location and Surrounding Context map

### 2.2.2 Character of Surrounding Villages

M&G Real Estate is keen to respect the rich architectural heritage of Parlington and the surrounding villages and has spent considerable time researching how the area has grown; the patterns of settlement; the character of individual villages and the character and detail of buildings.

The culmination of this research is the Pattern Book by ADAM Architecture. The primary objective of the Pattern Book is to provide a framework to guide any future masterplan for the Estate. The Pattern book is included as an appendix to this Masterplan Report.

#### Existing Development Pattern

- **Settlement Pattern** - When studying the pattern of villages surrounding the Estate, it is evident that clustering of settlements is a character trait in this part of Yorkshire. Equally the close relationship between each, with prominent green gaps, are features that distinguish the settlements from other patterns.
- **Green Settlement Divisions** - The gaps between villages are sometimes extensive, emphasised by topography or a natural feature such as a river. In other cases, the settlement gap is no more than the width of a small paddock. However small the gap, the clusters refuse coalescence by maintaining greenery between each village. These gaps also perform a greater role by aiding the retention of local distinctiveness of each village and creates a sense of identity that plays down the overall scale of the combined settlements.
- **Local and wider Connecting Roads** - A pattern of hierarchy emerges where the larger of the clustered settlements is more closely linked with both local and regional connections while smaller villages rely on local connections.
- **Local Centre and High Street Locations** - The villages generally have a defined local centre, this may be defined by a small group of retail buildings, a community facility or simply a public space. It is only in the larger settlements, such as Boston Spa, that this translates as a High Street.

#### Boston Spa



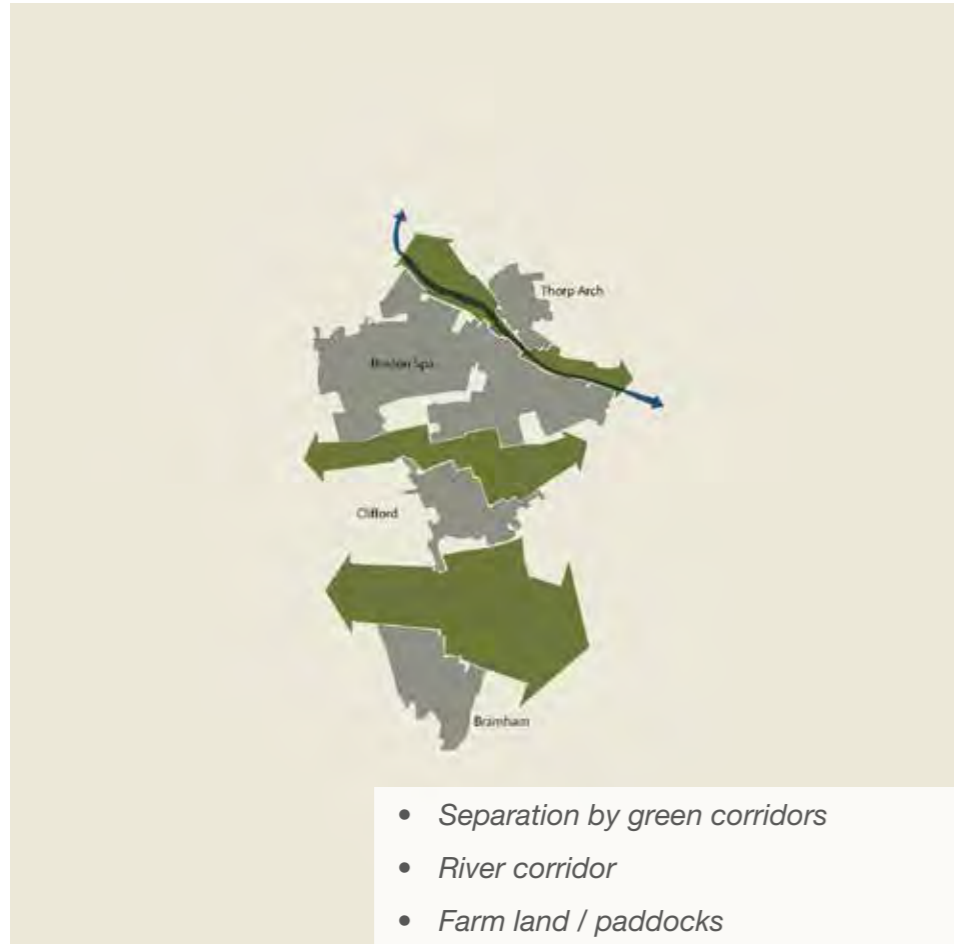
- Boston Spa - main village with High Street
- Close together but distinct separation

#### Parlington



- Two villages near Parlington
- Barwick in Elmet & Aberford

1. Close, but distinctly separate settlements



- Separation by green corridors
- River corridor
- Farm land / paddocks



- Local Connections: Minor routes, local street network, country road
- Connections with wider road network: Nearby villages, Leeds, M1, A1(M)



- A connected village gives opportunity for High Street



- Separation by green corridors
- Cock Beck watercourse
- Aberford
- Parlington Hollins & Plantation, & Old Wood



- Local Connections: Village Main Street, Country road
- Connections with wider road network: Nearby villages, Leeds, M1, A1(M)



- Local centres

2. Green settlement divisions

3. Local and wider connecting roads

4. Local centre and high street locations

### 2.2.3 Townscape Character

This section describes the villages surrounding Parlington and provides a summary analysis in terms of their layout, urban form, and building character based on the Pattern Book. The places that were studied are shown in Figures 3.2.3.1-7 and include:

1. Aberford;
2. Barwick in Elmet;
3. Boston Spa;
4. Thorp Arch;
5. Bramham;
6. Clifford; and
7. Thorner.

#### 1. Aberford

##### Layout and urban form:

Aberford developed as a linear settlement, built upon either side of the wide Main Street, with a small nucleated area around the village green. The broad main street, a remnant of the droving lanes, is characterised by the width of the road and wide paths with deep verges.

**Building character:** Many (largely magnesian limestone) buildings date from either the 18th or 19th nineteenth centuries. Buildings generally face the street, with many located directly on the back of pavement.



#### 2. Barwick in Elmet

**Layout and urban form:** Barwick in Elmet developed around major Iron Age and Norman earthworks in the centre. The centre of the village is focused on The Cross, a short wide street between the castle site and the church, which contains the village cross and a tall maypole.

**Building character:** Mostly modest, two-bay, two-storey dwellings. More traditional, agricultural buildings are scattered amidst the housing. Significant amounts of late-20th century housing lie to the south of the historic village. Most dwellings in the centre are set hard onto the pavement or behind small front gardens.



#### 3. Boston Spa

**Layout and urban form:** A linear village laid out along a High Street; developed rapidly as a spa in the mid-19th century. Bridge Road leads north to Thorp Arch Bridge which marks the centre.

**Building character:** Due to its popularity as a spa, there are many refined Georgian houses. It has a more urban feel with a wider variety of shops compared to other settlements. Buildings are mostly two storeys with grander three storeys in the core.



#### 4. Thorp Arch

##### Layout and urban form:

Developed as an estate village with a medieval plan form, still evident today with a main street terminated by a village green, edged with cottages. Thorp Arch Bridge was built in 1770 to link it to Boston Spa.

**Building character:** Many cottages are simple vernacular types with simple detailing, but also many paired estate cottages with decorative chimneys. The village is closely connected to Boston Spa but has a different and unique character.



#### 5. Bramham

**Layout and urban form:** A distinct radial village form with houses laid out in a linear pattern along its main roads, most of which lead to a central, open core. Many dwellings sit directly on the pavement edge.

**Building character:** Several grand-houses lie within its boundaries as it was an important staging post along the Great North Road in the 18th century. Buildings are constructed from locally quarried magnesian limestone, giving the settlement a sense of unity. Terraced cottages are dominant.



**6. Clifford**

**Layout and urban form:** Linear street village with regular sized plots running back from a central High Street. Village terminates in a village green.

**Building character:** Originally a farming community, the vernacular cottages are built out of local limestone. Retains its unique character, separate to Boston Spa to the north and Bramham to the south.



**7. Thorner**

**Layout and urban form:** Originally a rural farming settlement with a nucleated centre which is still evident today with Main Street leading off it. This provides the backbone of Thorner with properties forming a distinct corridor through it. Main Street is flanked either side by parallel 'back lanes'.

**Building character:** Vernacular housing in local sandstone developed as Thorner became a textile producing area in the 18th and 19th centuries.



Street alignment shifted around protruding corner building



Pronunciation with architectural detail in view



Building use/focal points provide focus, not prominence. Vegetation also acts as a backdrop.



Curvature of street closes views



Building changes direction or alignment of the street



Town scale termination of vista



Incline of hill frames the vista, without enclosure.



Accidental enclosure of street, no one building in focus.



Building changes direction or alignment of the street



Intimate street enclosure by relatively little change in scale



Incline of hill frames the vista, without enclosure.

Fig. 3.1.2 - Examples of vista closure

### 2.2.4 The Local Vernacular

Whilst each of the villages retains its own local distinctiveness and identity there are some broad characteristics in terms of form and detailing. There is a tradition of strong boundary treatments, particularly in stone walling, helping to create a sense of enclosure and an attractive edge to public spaces and private land. Materials are also quite consistent, with the locally quarried magnesian limestone seen across many different types and scales of buildings. This gives a sense of unity to the broader area and ensures that different styles of building can happily sit side by side. Differences are created in the way the material is treated, usually according to the status of each property.

Much of the local housing was constructed to support local industries and rural trades such as farming, textiles and mining. There is a strong tradition of simple, vernacular cottages, usually built in robust local stone with very little detailing or ornamentation. Amidst this vernacular architecture there is also a strong use of the classical style of architecture, with minimal detailing and decoration.

Many villages were historically built along major regional routes, and these settlements tend to maintain strong and consistent building lines. These tend to have a strong tradition of carriage arches between buildings, serving the horses, carts and coaches running through the area. Pavements are well distinguished, often via walls or buildings to one side, or in some cases raised above street level. Open spaces tend to be small and informal, often limited to village greens. These distinct features and wider characteristics are explored in more detail in the Pattern Book.



Fig. 3.1.3 - Distinctive Urban Pattern Elements



Fig. 3.1.2 - Architectural Styles - The Cottage Vernacular



Fig. 3.1.3 - Architectural Styles - Georgian Classicism

## 2.3 Access and Movement

Work has been undertaken by AECOM to identify the transport baseline conditions in the vicinity of the site and to provide an understanding of the transport characteristics that are likely to result from this development. Alongside this, a mobility strategy has been prepared by Vectos which focuses on promoting active travel and public transport, both within Parlington and making connections to surrounding settlements. This work has been discussed with Leeds City Council (LCC) and Highways England.

One of the main elements of the Core Strategy is to build sustainable development in locations supported by local facilities and services and accessible by a range of transport modes. Parlington has been identified by the Council as a sustainable location, capable of being developed in such a way to meet mobility and environmental objectives.

Mobility is an important part of placemaking. At Parlington there is the opportunity to design and build the infrastructure required to create a community which is walkable and accessible by the public transport. This approach makes those types of movement choices more convenient than use of a private car. Changing land-use patterns coupled with emerging trends such as working from home, reduced car ownership amongst under 30's and new technologies such as driverless pods and electric bikes will all assist in changing the currently accepted transport baseline and patterns of movement.

### Public transport provision

Parlington will improve the existing public transport provision. Garforth, southwest of Parlington, provides access to rail services with two stations (Garforth and Garforth East), approximately 2.5km from the centre of our site. A new station has also been proposed at Thorpe Park. There are also three bus routes running through Garforth connecting it to Micklefield, South Milford and East Garforth, and a bus route north of Parlington, connecting it to Leeds City Centre.

Bus stops would become transport nodes, readily accessible by active travel means (walking and cycling) and provide comfortable, secure and weather protected waiting facilities. This would increase the public transport options for nearby communities as well.

### Walking and cycling

Parlington benefits from direct access to National Cycle Route 66, which runs along Parlington Lane, connecting central Manchester in the west via Leeds to Spurn Head in the east. There are also existing public rights of ways through and around Parlington, providing access to the surrounding countryside and to nearby settlements. There is an opportunity to connect the site to Garforth railway station via the Fly Line, a former railway alignment which routes beneath the M1, and also to Thorpe Park and the proposed railway station.

One of the objectives for Parlington is to build the community at pedestrian scale, with day to day facilities linked by attractive and safe walking and cycling routes through the village.. Good design and masterplanning is the fundamental structure for this transport approach.

### Strategic road network

Parlington is close to the Junction 47 of the M1 and the strategic accessibility that this provides, connecting Leeds to London. Current operating conditions on the M1 between Junction 47 and Leeds City Centre junctions are relatively free flowing. Observations have shown that the motorway is generally free flow at all times in the vicinity of Junction 47 in each direction (excluding the slip roads). Congestion is noted where the M1 and A1(M) merge east of Aberford, but only in the Friday PM Peak period. Also, the M1 Junction 47 experiences congestion on the eastbound off-slip during the Weekday PM peak period. It is also possible that slip road improvements and roundabout circulatory flow improvements will be required during Phase 1.

Improvements to the strategic road network are currently being worked up by Highways England to improve capacity at M1 Junctions 46 and 45 which will also help to accommodate additional traffic associated with population and employment allocations in the emerging Leeds Site Allocations Plan.

### Local road network

The local highway network adjacent to Parlington comprises Long Lane / Barwick Road which connects Garforth with Barwick in Elmet running north-south west of the site. To the north of the site is Cattle Lane which runs east-west and connects Barwick in Elmet

and Aberford. To the east of the site is Bunkers Hill and Main Street running north-south through Aberford and to the south of the site is the B1217 Aberford Road (formerly A642) which links with junction 47 of the M1.

Approximately 2.5 km to the west of the Parlington site is the proposed East Leeds Orbital Route which will link M1 Junction 46 to the A1620 Leeds Outer Ring Road (ELOR). The constructor for the southern section of the route is on site now and is due to open in 2018. This will be routed through the East Leeds Extension which is identified by the Leeds Site Allocations Plan to deliver 4,446 houses.

### Constraints

- 1 M1 Junction 47 experiences congestion on the eastbound off-slip during the Weekday PM peak period.
- 2 M1/A1(M) northbound merge between Junctions 47 and 48 experiences congestion during the Friday PM Peak period.
- 3 Localised congestion in Barwick in Elmet during the AM Peak period.
- 4 Limited public transport provision currently serving the immediate vicinity of the site.

### Opportunities

- 1 Proximity to Garforth which is an established public transport hub where access to the rail network is achieved and where a network of bus services are located.
- 2 The ability to establish new public transport connectivity to Garforth that can also improve the accessibility and connectivity of Aberford and Barwick in Elmet.
- 3 Land in highways authority/ client ownership allows the necessary highway improvements to be implemented without 3rd party land requirement.
- 4 Proximity to strategic road network at M1 Junction 47.
- 5 Planned improvement of capacity on strategic road network at M1 Junctions 45 and 46 will accommodate forecast traffic generation from this site allocation.
- 6 Potential for innovative transport links between the site and existing and proposed public transport hubs.



Fig. 2.3 - Access and Movements Constraints map

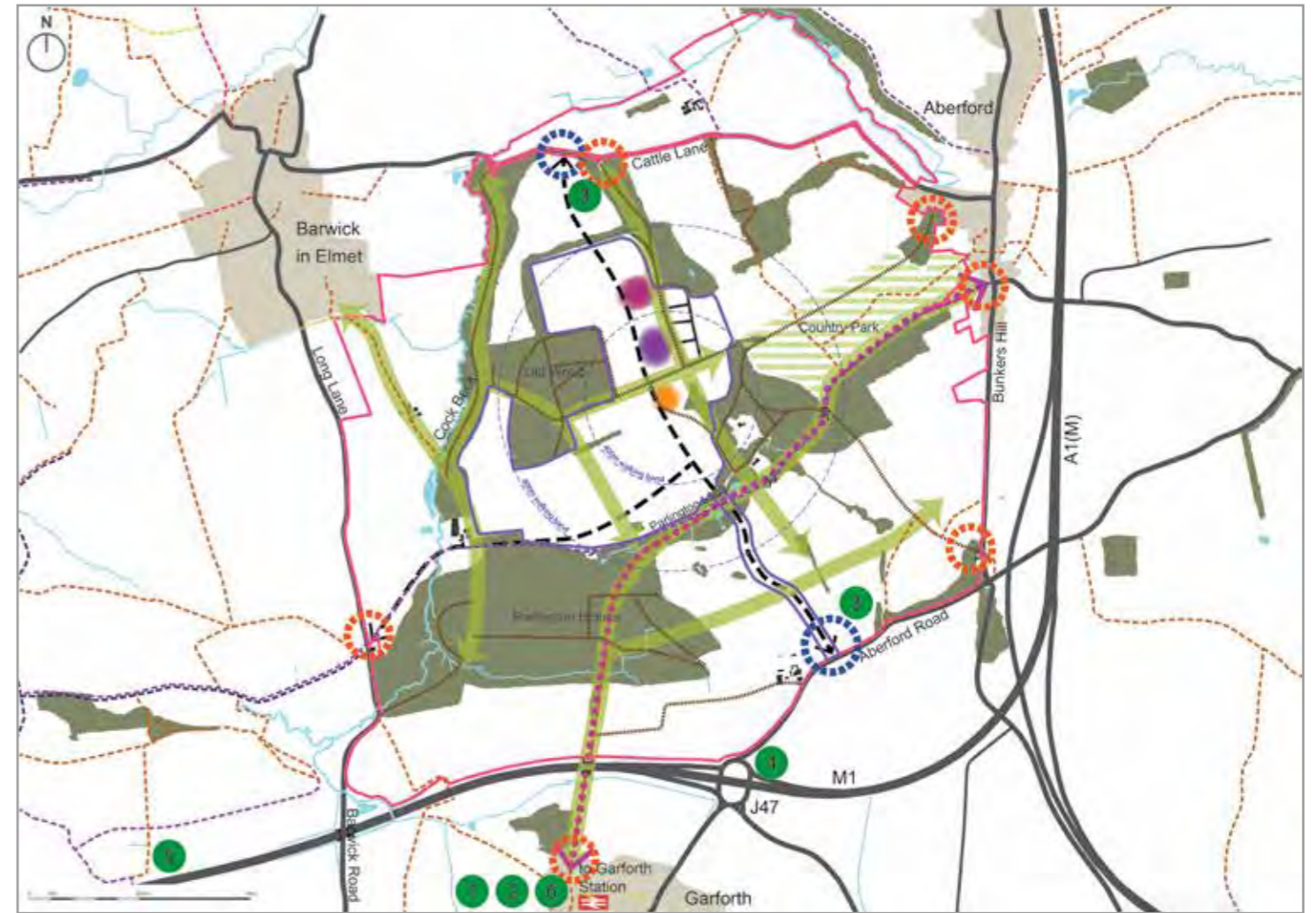


Fig. 2.4 - Access and Movement Opportunities map

KEY

- |                          |                             |  |
|--------------------------|-----------------------------|--|
| Site area                | <b>Land Appraisal</b>       | <b>Accessibility</b>                                       |
| Land ownership boundary  | Existing trees and woodland | Main road network  |
| <b>Built Environment</b> | Water body                  | Bridge   |
| Urban settlement         |                             | Tunnel   |
| Existing buildings       |                             | Private internal access tracks/pedestrian and cycle routes |

KEY

- |                                 |   |                         |
|---------------------------------|---|-------------------------|
| Site area                       | Potential primary route                         | Non-definitive byway    |
| Land ownership boundary         | Fly Line - strategic pedestrian and cycle route | Non-definitive footpath |
| Potential neighbourhood centre  | Potential vehicular access                      | Definitive footpath     |
| Potential primary school        | Potential pedestrian and cycle access           | Main road network       |
| Potential secondary school      | Access tracks                                   | Urban settlement        |
| Existing buildings / structures | Recreational footpath/bridleway                 | Water body              |
| Existing landscape features     | Definitive bridleway                            |                         |
| Potential green corridors       | Non-definitive bridleway                        |                         |
| Potential country park          |   |                         |

## 2.4 Landscape and Arboriculture

### Context

The site is located within an area surrounded by countryside comprising arable farmland, small to medium sized settlements, mature amenity and plantation woodland plus occasional areas of land developed for recreation (golf courses) and horticulture. The landscape surrounding the site is characterised by a rolling landform with occasional development along the ridges and high points and a relatively high level of woodland cover. The site is located within National Character Area 30 (Southern Magnesian Limestone).

### The site

The site has a rolling topography, which creates an undulating landscape of wooded hills and valleys interspersed with areas of rolling farmland. This results in large 'enclosed' areas of landscape which are surrounded by large blocks of mature woodland that restrict views from outside the site. Outward views from within the site are largely restricted to two main areas: an area of elevated land north of Parlington Lane and north-west of Throstle Nest Farm; and the southern section of the access road to the north west of Wakefield Lodge.

The wider study area contains no nationally or regionally designated landscape areas, but forms the southern part of an expansive Special Landscape Area (SLA) designated locally by Leeds City Council through 'saved' Policy N37 of the Leeds UDP, which seeks to protect the designated areas from serious harm to its character and appearance.

The visibility of the site within the surrounding landscape is largely limited by the rolling landform and screening elements such as the well-established hedgerows, woodland blocks and linear tree belts. The site itself is screened by well-established mature woodland along large parts of its boundaries, thus significantly limiting areas of the site that are visible from the surrounding landscape.

The Site of Ecological and Geological Importance (SEGI) cuts through the central part of the site and requires a sensitive approach based upon National Character Area 30 (NCA 30).

Trees on the site are predominantly moderate to low quality (category 'B' and 'C' as classified by BS5837:2012 Tree in relation to design, demolition and construction – Recommendations.) It is generally accepted that the loss of category 'C' trees can be mitigated with replacement planting. Whilst the mitigation of 'B' category trees is possible, their retention should be given consideration at the design stage where feasible. Tree condition within the woodlands is generally good to fair and, as collectives, provide amenity to the wider environment.

There are two 'A' category trees within the site, both of which are located in the garden of Home Farm. It is recommended that these trees are retained and incorporated into the Masterplan. There are also 'A' category trees in the garden of Parlington Hall, but they are outside of the site.

### Constraints

- 1 The Site of Ecological and Geological Importance (SEGI) cuts through the central part of the site and requires a sensitive approach based upon National Character Area 30 (NCA 30).
- 2 Woodland areas around the site are restricting the development capacity
- 3 Existing trees with high landscape value.
- 4 Zone of Theoretical Visibility (ZTV) illustrates that buffering is required to mitigate areas which are visible from surrounding areas.

### Opportunities

- 1 Use of natural topography and existing mature woodland to screen development and minimise visual intrusion into surrounding landscape.
- 2 Protection and enhancement of mature trees and established woodland framework to provide landscape, arboricultural and amenity benefits.
- 3 Provision of new woodland and tree networks to link existing woodlands and provide additional screening.
- 4 Provision of additional landscape and tree planting to provide greater age diversity within the site, therefore ensuring tree and woodland provision for future generations.
- 5 Provision of amenity access to surrounding woodland.
- 6 Incorporation of existing mature trees into key spaces and/or site features.
- 7 New and existing planting will provide further barrier to protect visual and physical coalescence with adjacent settlements of Aberford and Barwick in Elmet.
- 8 Connecting and preserving existing woodlands, hedgerows, and greenways aids the visual containment of the new community from the surrounding settlements. The following principles should guide the green infrastructure strategy:
  - All dwellings within 200m of the Green Infrastructure network.
  - Open space to meet the needs of the population.
  - Provide a hierarchy of green spaces.
  - Responsive to the existing features of the landscape.
  - Must be accessible to all.
  - Protect and improve biodiversity.
  - Connect with its surroundings through a green linkages network.
- 9 Overall development will result in a significant net gain in tree coverage.



Fig. 2.5 - Landscape and Arboriculture Constraints map



Fig. 2.6- Landscape and Arboriculture Opportunities map

KEY

- |                          |  |                      |
|--------------------------|--|----------------------|
| Site area                | <b>Land Appraisal</b>                    | <b>Accessibility</b> |
| Land ownership boundary  | Ancient replanted woodland               | Main road network    |
| <b>Built Environment</b> | Hedgerows                                |                      |
| Urban settlement         | Existing trees and woodland              |                      |
| Existing buildings       | Site of ecological/geological importance |                      |
|                          | Extent of visible area                   |                      |
|                          | View towards visible area                |                      |
|                          | Trees with high landscape value          |                      |
|                          | Water body                               |                      |

KEY

- |                                 |                         |                  |
|---------------------------------|-------------------------|------------------|
| Site area                       | Existing hedgerows      | Urban settlement |
| Land ownership boundary         | Potential country park  | Water body       |
| Existing buildings / structures | Areas hidden from view  |                  |
| Existing trees and woodland     | Potential primary route |                  |
| Potential green corridors       | Main road network       |                  |

## 2.5 Ecology

The site, the Estate, and the wider study area are home to a number of ecological habitats and species.

### Habitats

- **Woodland of Parlington Hollins Site of Ecological and Geological Importance (SEGI)** – this area of woodland immediately to the south of the site stretches between Aberford in the east to Long Lane in the west, acting as a southern boundary to the site. Part of the area of the woodland immediately south-west of the site is classified as ‘ancient re-planted woodland’ on the Ancient Woodland Inventory (AWI). While all of the broad-leaved woodland present has been disturbed and managed for forestry, much of the resource present is considered semi-natural because of its diversity.
- **Woodland of Barwick Bank SEGI** – this is a narrow band of broad-leaved semi-natural and mixed plantation woodland on a steep west-facing bank above Cock Beck, west of the site.
- **Other woodland** – a number of other broad-leaved woodlands are located around the site including Old Wood, Throstlenest Plantation, The Wilderness and Barwick Lodge Plantation. As with Parlington Hollins, these woodlands have been modified by plantation and forestry management.
- **Arable farmland** – this is extensive within the site and appears to be mostly used for intensive agriculture.
- **Grassland** – this is only locally distributed and is concentrated as pasture and hay fields adjacent to Parlington Drive and close to Home Farm, Park House Farm, Highfield Farm and to the north of Cattle Lane.
- **Hedgerows** – many of the arable and grassland field boundaries in the site and wider study area are defined by hedgerows, most of which are actively managed and intact. Some hedgerows appear long-standing, are relatively species-rich and support mature and semi-mature trees, particularly certain sections along Parlington Lane. Others appear to be more recently planted (20 to 30 years old) and are generally species-poor.

- **Watercourses** – there are three watercourses in the wider study area, Cock Beck, Longlane Beck, and the River Crow. Cock Beck flows south to north through the western edge of Parlington Hollins and then follows the alignment of Barwick Beck northwards and is up to 5 metres wide in places. Longlane Beck is a tributary of Cock Beck, a small tree-lined watercourse that flows along the southern boundary of Barwick in Elmet to join Cock Beck north of Highfield Farm. The River Crow flows eastwards within the wider study area, through Aberford before joining the Cock Beck.

### Protected species

A number of protected species have been identified as either present, or very likely to be present in the wider study area:

- **Badgers** – these are widespread and extensive throughout the wider study area, typically foraging within woodland and field margins around the site. The masterplan will avoid direct impacts on any setts as the woodland areas will be retained. Sensitive landscape design and the incorporation of appropriate undeveloped buffer zones will ensure that the badger clans retain access to foraging areas so the potential for adverse effects is low.
- **Bats** – the study area is likely to be of high value for foraging/commuting and potentially roosting bats, including hibernating bats. The vast majority of the highest value foraging habitats for bats -associated with the woodlands, woodland edges and rides/glades will be retained. Sensitive lighting design and undeveloped buffer zones along the woodland edges will minimise adverse effects on this species.
- **Great Crested Newts (GCN)** – this species is known to be present beyond, but close to the study area. No ponds are found within the site itself, but if this species is present in any of the ponds identified within 250m of the site boundary, then it may require alterations to the design of part of the site.
- **Breeding birds** – given the abundance of suitable nesting habitat within the Study Area, it is reasonable to assume that there will be a relatively high diversity of nesting bird species on the site. The majority of the woodland, which provides the highest value areas for nesting birds, will be retained within the development footprint. There are also opportunities to enhance the woodland for nesting birds, as well as creating woodland, scrub and hedgerows as part of the landscaping within the site boundary.

### Constraints

- 1 There is one statutory designated site, the Hook Moor Site of Special Scientific Interest (SSSI), approximately 50m east of the study area and 1500m south east of Home Farm. There are also two non-statutory designated sites for nature conservation within the Estate – Parlington Hollins Site of Ecological and Geological Importance (SEGI) and Barwick Banks SEGI both of which may be directly or indirectly affected by the proposed development.
- 2 Areas of ecological value are associated with the extensive plantation woodlands (some of which have ground flora indicative of ancient origin, although most were re-stocked with mixed conifers in the 1960s and 1970s), mature hedgerows and trees, small wooded copses, ponds and the riparian habitat associated with Cock Beck.
- 3 These habitats support badgers, bats and breeding birds and may support other species such as great crested newt.
- 4 There may be some relict Magnesian limestone grassland habitats of high local value.

### Opportunities

- 1 Retention and enhancement of the areas of ecological value across the site to protect the integrity of existing ecological networks and wildlife corridors, including Parlington Hollins SEGI and Barwick Banks SEGI.
- 2 Creation of new habitats for wildlife through design of landscaping and public open space areas, new hedgerow and woodland planting.
- 3 Expansion of existing green network of footpaths and bridleways, opportunities to create outdoor and woodland class rooms associated with the new schools, creation of a forest school and other ecological resources to engage and connect local communities.
- 4 Avoidance of badger setts to retain populations on site, and appropriate design of layout to ensure continued habitat connectivity for foraging.
- 5 Opportunity to minimise the impact of crossing Parlington Hollins SEGI with a garden bridge.

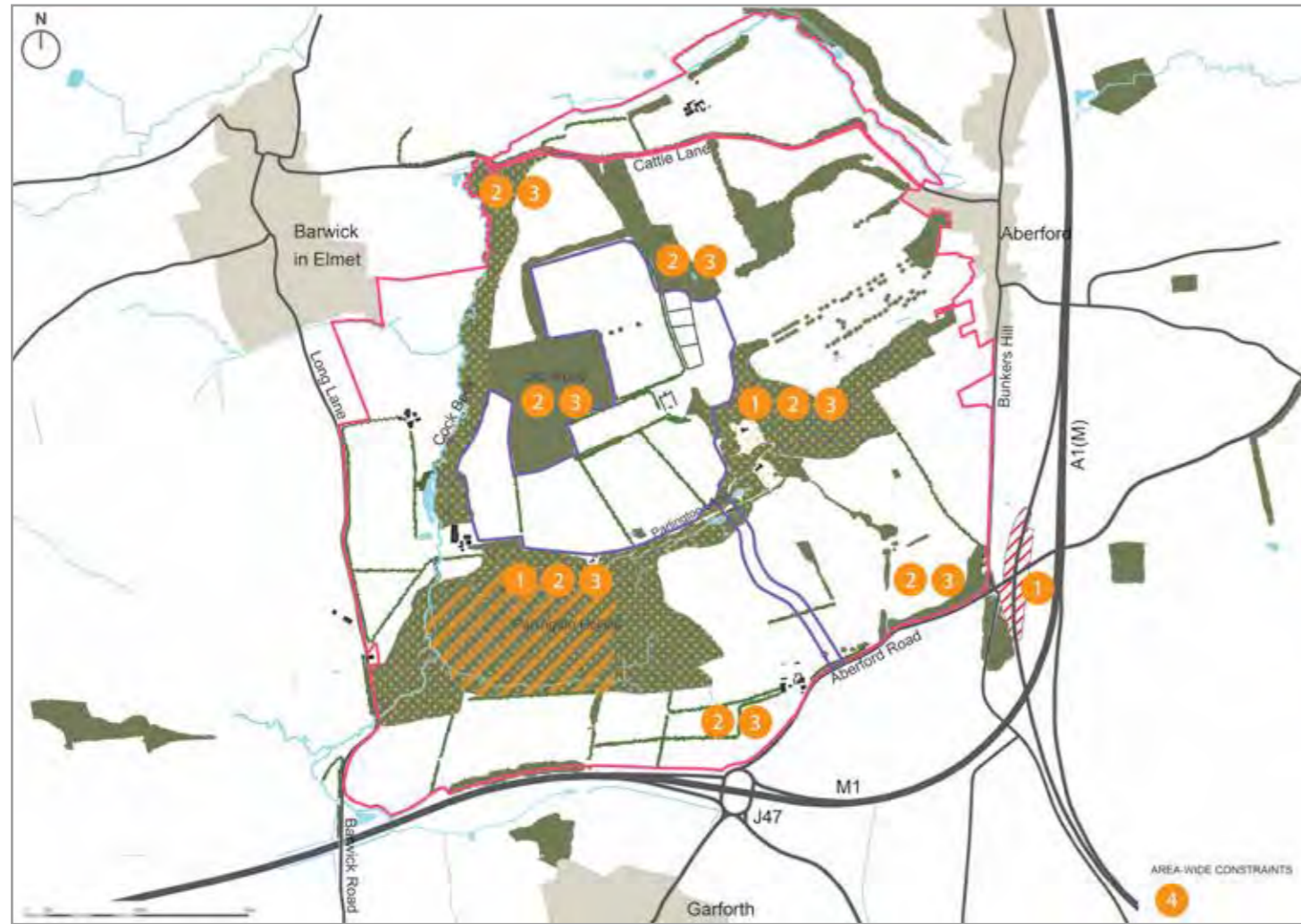


Fig. 2.7 - Ecology Constraints map

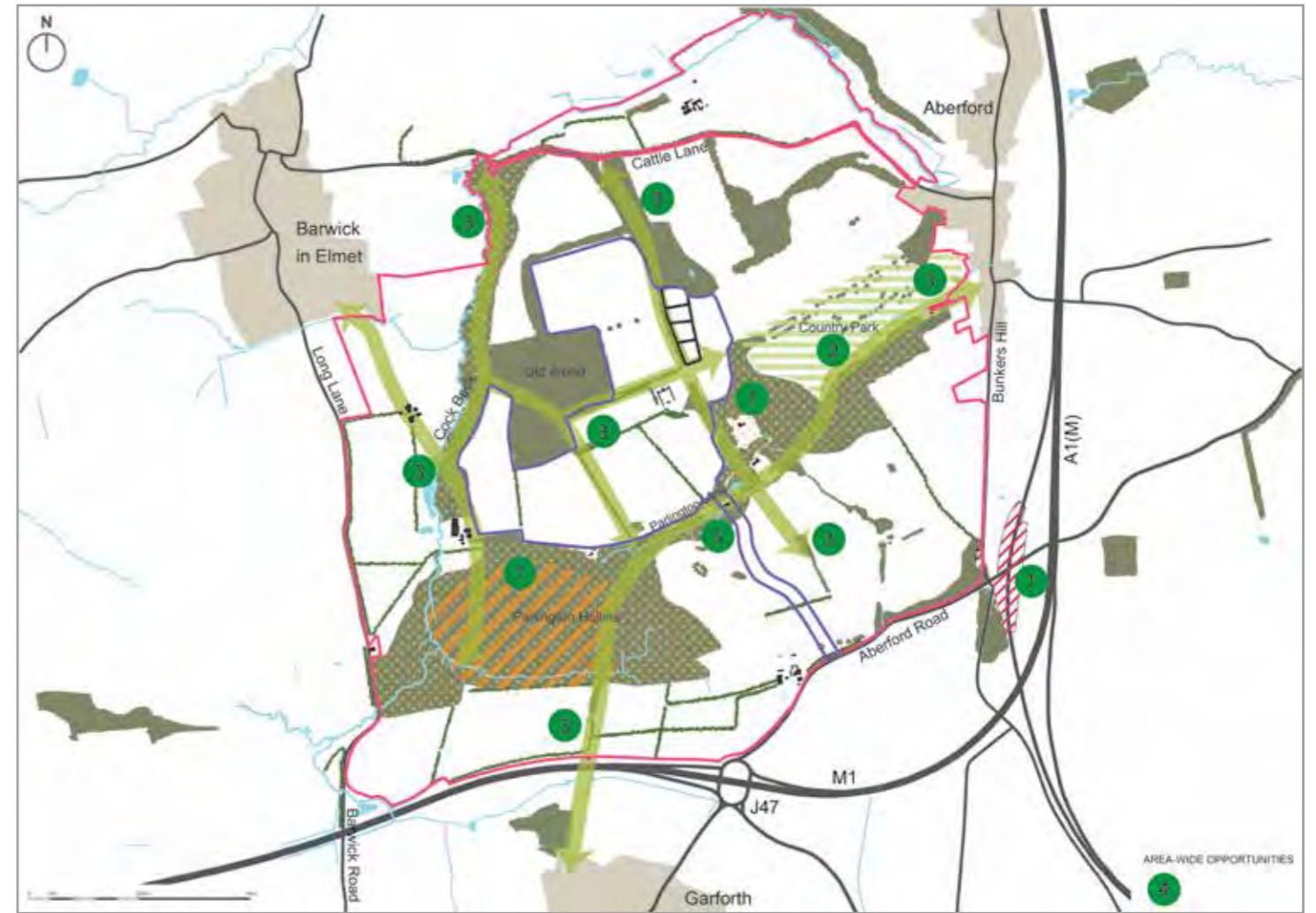


Fig. 2.8 - Ecology Opportunities map

KEY

- |                          |   |                      |
|--------------------------|---|----------------------|
| Site area                | <b>Land Appraisal</b>                       | <b>Accessibility</b> |
| Land ownership boundary  | Sites of Special Scientific Interest (SSSI) | Main road network    |
| <b>Built Environment</b> | Ancient replanted woodland                  |                      |
| Urban settlement         | Hedgerows                                   |                      |
| Existing buildings       | Existing trees and woodland                 |                      |
|                          | Site of ecological/geological importance    |                      |
|                          | Water body                                  |                      |

KEY

- |                                 |   |                  |
|---------------------------------|---|------------------|
| Site area                       | Sites of Special Scientific Interest (SSSI) | Urban settlement |
| Land ownership boundary         | Potential country park                      | Water body       |
| Existing buildings / structures | Site of ecological/geological importance    |                  |
| Existing landscape features     | Main road network                           |                  |
| Potential green corridors       |   |                  |
| Existing hedgerows              |   |                  |

## 2.6 Built Heritage

A historic environment background paper has been prepared by Montagu Evans to supplement the earlier submissions made by M&G and in response to consultation on the proposed allocation. From the outset, M&G has recognised the heritage sensitivities on this site. The designated and non-designated assets on and near the site have been documented by AECOM and have informed the indicative masterplanning of the site. The masterplanning has also been supplemented by Adam Architecture's design analysis which looks at the pattern of traditional settlements in the area and which seeks to ensure that proposals will respect the setting of heritage assets in a way that is sensitive to their significance, and even enhances the ability to appreciate that significance.

The proposed site for allocation is part of the Parlington Estate which was owned by the Gascoigne family from 1546 to 1964. The main house, Parlington Hall, was never prominent and was demolished in the post-Second World War period. The Estate was added to the Register of Registered Parks and Gardens in September 2017.

Presently, there are eight listed buildings within the estate in M&G's ownership boundary and a Scheduled Monument, including the Triumphal Arch. There are also 14 non-designated heritage assets related to the estate's development.

The site was not designated as a Registered Park and Garden at the time of the analysis, but the value of the heritage assets was recognised and taken into account. Five of the non-designated heritage assets fall within or at the boundary of the allocation. The allocation land does not comprise any Conservation Areas but the Aberford and Barwick in Elmet Conservation Areas are close to the boundary of the Estate.

Within and adjacent to the area proposed for allocation are Grade II Listed Buildings at Home Farm and the Stallion Pens. In addition, there are a number of buildings and structures that are of some

interest within the Estate, both individually and as a group, but these lie largely outside the allocation area, and in most cases, their settings will not be harmed because of separating distance, topography, landscape features and orientation.

It is important to note that many of the opportunities that the site presents will only become evident at the detailed design stage. In addition, there are a number of assets in and around the Estate that are not currently accessible to the public but could be made so consequent to the proposed development.

### Constraints

- 1 There are three Listed Buildings within the wider land ownership and a further five beyond but in close proximity to the ownership boundary. The Conservation Areas of Barwick in Elmet and Aberford are located to the North West and North East respectively.
- 2 The area proposed for allocation includes two listed buildings and designated heritage assets in terms of both archaeology and built heritage.
- 3 The Parlington Estate is identified by the Council within the Heritage Background Paper as a non-designated heritage asset in its own right.
- 4 Parlington Estate displays some characteristics of an 18th century designed landscape, but there was not a holistic approach to the estate. Development of the estate was undertaken pragmatically by the various Gascoignes who inherited the land. Some of the buildings, particularly the Listed Buildings, date from the 18th century period.
- 5 The setting of the heritage assets is linked to the estate.
- 6 The former deer park was designed and established in the 18th century. Park House Farm House is believed to be the lodge to the deer park and acted as an eye catcher or folly within the landscape.
- 7 Parlington Estate is a Grade II Registered Park and Garden.

### Opportunities

- 1 Introduction of estate vernacular.
- 2 Restoration and refurbishment of Home Farm and Stallion Pens which could include reintroducing symmetry and the principle of the former model farm. Further research could reveal how this could be undertaken.
- 3 Maintenance of the approach to the Triumphal Arch in its idealised natural manner.
- 4 Repair and management of woodland to articulate the historic planting where it remains.
- 5 Emphasise views and vistas based on historic landscape design principles that highlight and make features of the existing heritage assets on site.
- 6 Re-establish the series of walks and rides through the 'wilderness' to reintroduce nature as part of the experience of the estate. This could also include additional structures, clearings and walks that surprise visitors and encourage further exploration of the landscape.
- 7 Restoration of the Gardens House parterre to show the formality of garden designs that once existed within the estate.
- 8 North and west of Home Farm do not appear to have been so obviously designed and therefore offers opportunities for a different design approach.
- 9 Restoration of the Lake's features for enjoyment and leisure.
- 10 Establish a landscape and planting plan based on historic maps (for example at Park House Farm that has had its planting removed from the northern side).
- 11 Repair and replacement of estate fencing to highlight the estate feel.
- 12 Provide interpretation on site to explain the interventions that have been made into the landscape in the past.



Fig. 2.9 - Built Heritage Constraints map

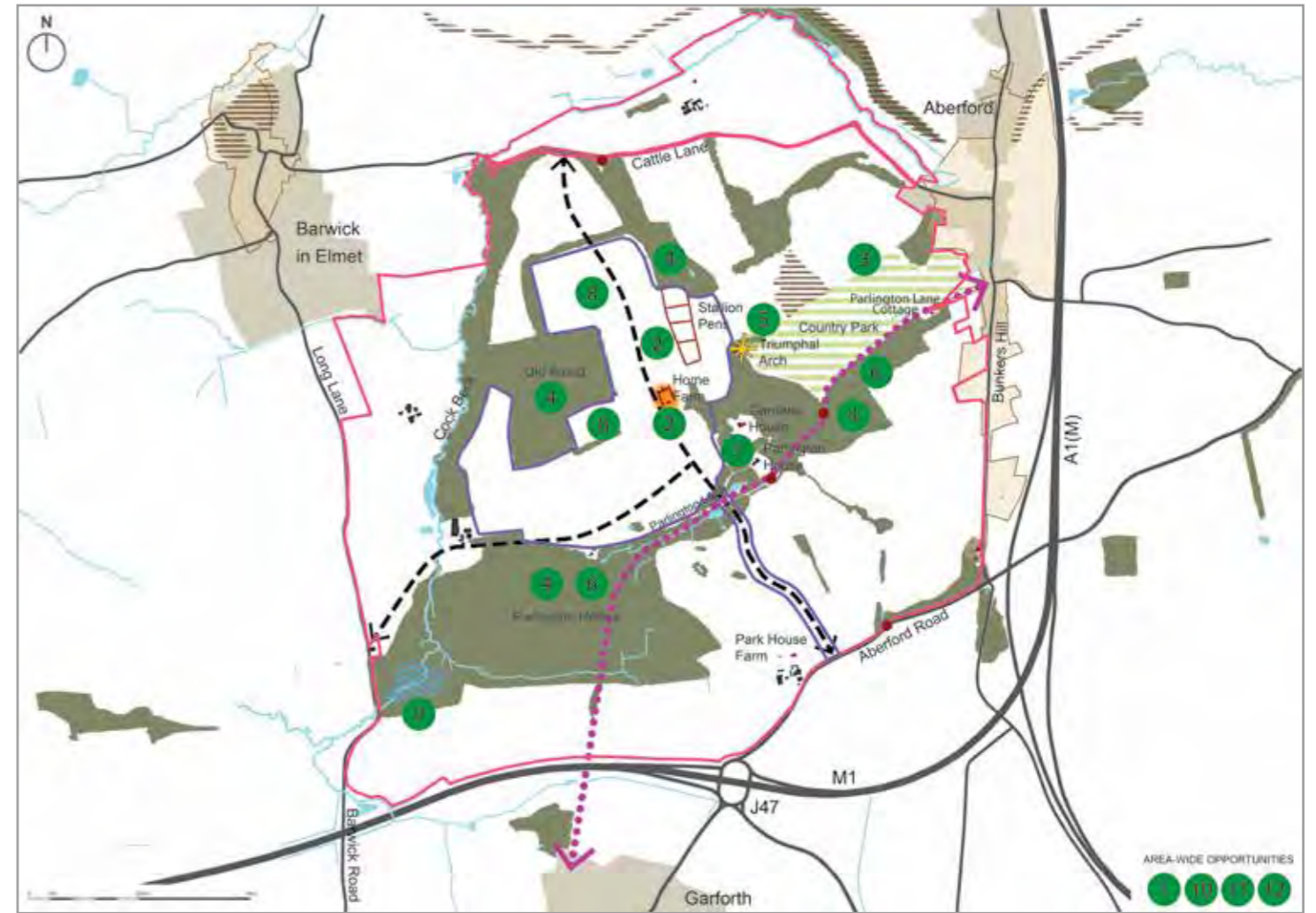


Fig. 2.10 - Built Heritage Opportunities map

KEY

- |                         |                                      |                             |
|-------------------------|--------------------------------------|-----------------------------|
| Site area               | <b>Built Environment</b>             | <b>Land Appraisal</b>       |
| Land ownership boundary | Urban settlement                     | Existing trees and woodland |
|                         | Existing buildings                   | Water body                  |
|                         | Grade II listed building footprint   | <b>Accessibility</b>        |
|                         | Grade II listed buildings (off site) | Bridleway                   |
|                         | Triumphal arch - grade II* listed    | Footpath                    |
|                         | Conservation area                    | Main road network           |
|                         | Scheduled monument                   |                             |
|                         | Grade II Registered Park and Garden  |                             |

KEY

- |                                 |   |                  |
|---------------------------------|---|------------------|
| Site area                       | Scheduled monument                              | Urban settlement |
| Land ownership boundary         | Existing hedgerows                              | Water body       |
| Potential neighbourhood centre  | Potential country park                          |                  |
| Triumphal Arch                  | Former lake                                     |                  |
| Existing buildings / structures | Potential primary route                         |                  |
| Grade II listed buildings       | Fly Line - strategic pedestrian and cycle route |                  |
| Existing landscape features     | Main road network                               |                  |
| Conservation areas              |   |                  |

## 2.7 Archaeology

The baseline archaeological assessment builds upon initial desk-based studies undertaken in 1992 by WYAS and 2017 by AECOM and is informed by site visits made during the autumn of 2016 to assess the current ground conditions and archaeological and historical potential.

A number of non-designated assets including find spots, known archaeological areas and sites of former structures have been identified within the wider study area, with no Class I (statutory sites of special archaeological value) or Class II assets (non-statutory sites, yet considered to be of special archaeological value) within the site itself.

The site contains seven cropmarks of Class III category – sites of known local archaeological value, yet not statutorily protected – which may require more detailed evaluation. In addition, modern agricultural activities may have impacted upon the condition and survival of any archaeological features and deposits.

Overall, the work to date has not identified any items of such significance as to limit the potential for the allocation's delivery in line with national planning policy objectives and the site's scale would provide phasing flexibility in the event that finds are recorded.

### Constraints

- 1 Archaeology within the Parlington Estate has been changing continually over a period of c.2500 years.
- 2 During the Iron Age period the landscape is shown to have been settled and farmed. This is indicated by cropmarks that are identified as non-designated and non-statutory, Class III sites of local archaeological value.

### Opportunities

- 1 The archaeological investigations could provide an opportunity in community archaeology. Community archaeology involves communities "in the planning and carrying out of research projects that are of direct interest to them". Study of the past has become an increasingly popular and diverse activity enjoyed by people of all ages. All places have a history and it is the way that we explore our past that brings it to life. The aim is to stimulate enquiry and promote active discovery through the partnership and participation, widening access to and appreciation of our heritage.
- 2 The archaeological works could further the understanding of archaeological knowledge within the region especially in regards to settlement activity during the later prehistoric period and Romano-British period.

## 2.8 Community Infrastructure

An analysis of the existing community infrastructure provision within and around the site has been undertaken, looking at education, health, community and indoor sports, alongside calculations of the demographic impact of the proposed development. This represents the main driver in gauging the level of community infrastructure demand generated by the residential development and helps us to understand what impact the development will have on existing provision, and how the masterplan will need to address a shortfall in provision.

The main findings from the baseline suggest:

- A deficit in total place capacity across the existing primary schools in the immediate and wider area surrounding the site so a new primary school will need to be provided on-site;
- Whilst there is some capacity in secondary school provision, demand generated by the proposals at Parlington could exceed this capacity and, therefore, on- or off-site provision may be required to meet this demand;
- Primary health care and social care needs could be met on-site or off site through use of existing facilities within the area of influence, whilst hospital provision could be met off-site;
- Potential for a community hub facility to deliver a range of services including shared community space, library services and other services (e.g. community policing touch down points), indoor sport halls, art and cultural spaces; and,
- Indoor sports provision could also be provided on- or off site through the use of existing facilities.

### Constraints

- 1 There is an existing constraint upon primary school provision in the surrounding area and so it is unlikely existing provision will be capable of accommodating additional demand.
- 2 The closest hospitals with Accident & Emergency departments are located in east Leeds and Pontefract. The development will need to consider the additional demand it will place on these facilities.
- 3 The demand for secondary education arising from the development is unlikely to be catered for by existing facilities.

### Opportunities

- 1 The delivery of one new primary schools and one reserve site for a secondary school may help to alleviate wider primary and secondary provision constraints.
- 2 Delivery of a multi-use community/facility on-site could provide a combination of; library space, community space, place of worship, indoor sports provision, council services.
- 3 Delivery of an on-site primary care facility reduces the need to travel to other nearby service centres, particularly for the elderly.
- 4 Providing extended access for recreational purposes through, for example, a future Country Park, including associated educational provision (e.g. information boards, interactive areas, outdoor classrooms etc.) to engage local communities and inform them of the cultural and historic context of the Estate.

## 2.9 Water Management and Drainage

### Existing drainage

The majority of the site drains to the south west, through Parlington Hollins and into Cock Beck, eventually draining into River Wharfe near Tadcaster. Cock Beck is located beyond (but generally runs in parallel to) the western boundary of the site and flows in a northerly direction, before turning east and flowing through Aberford. The River Crow, a smaller tributary of Cock Beck, flows in an easterly direction through Aberford close to the village hall. Outside of rainfall events this river is usually dry. The development is not anticipated to unduly impact on this tributary or the Cock Beck.

### Flood risk

According to the Environment Agency (EA) maps, the site is situated entirely within Flood Zone 1 (i.e. low risk, with less than 1 in 1000 annual probability of river or sea flooding). The only Flood Zones 2 and 3 (> 1:1000 and >1:100) are immediately adjacent to the Cock Beck, which are outside the western and northern boundary of the Site. The Cock Beck then passes through Aberford, finally discharging to the River Wharfe immediately south, and downstream of Tadcaster.

The EA Surface Water flood map indicates that there may be small areas that are at (mostly low) risk of flooding, but these are predominantly restricted to the banks of minor watercourses located outside of the site.

A large residential development will introduce large impermeable areas, reducing the greenfield areas that currently permit rainwater to infiltrate into the ground. This will increase rainfall runoff from the site, which will need to be attenuated.

### Managing flood risk

As three quarters of the site has an underlying geology of limestone, permeability could be expected to be reasonably high, which is beneficial in managing and reducing site runoff. The EA website confirms that the site does not lie within a Groundwater protection zone and therefore surface water could be allowed to infiltrate into the ground to reduce any requirement for rainwater attenuation storage requirement. This means that balancing, detention or retention ponds should not need a liner; water can be allowed to infiltrate.

The former lake to the south-western corner of the Estate could potentially be de-silted and provide some balancing of surface water runoff, subject to geological and permeability investigations. It also has potential to assist in the control/attenuation of the flows in Cock Beck which discharge into the River Wharfe, with consequential wider public benefits in terms of water management and flood risk.

### Constraints

- 1 The site is currently predominantly greenfield, with limited installed drainage.
- 2 The site drains mostly to the south west into Cock Beck – eventually outfalling into the River Wharf.
- 3 All stormwater leaving the site is proposed to be restricted to greenfield run off rate to comply with the requirements of PPG25. This has been calculated at 3.89l/s/Ha. Attenuation will be required to meet this standard under a 1 in 100 year event plus a potential increase in rainfall intensity of 30% over the lifetime of the development, to accommodate climate change.

### Opportunities

- 1 The existing watercourse provides an available outfall location for the surface water drainage system.
- 2 Attenuation can be provided in a range of ways with particular emphasis on Sustainable Drainage System (SuDS) solutions such as swales, attenuation ponds, semi-permeable driveways or alternatively underground tanks can be utilised. These can be incorporated into landscape features which will enhance the quality of the development, and the wider estate ownership also provides opportunities for such features as well, should these be required.
- 3 Volumes of attenuation will be reduced in areas where infiltration is possible. Investigation will confirm infiltration rates across the site.
- 4 The existing ponds and watercourses can be incorporated into the drainage system where appropriate.
- 5 Additional attenuation features could be accommodated if required.



Fig. 2.11 - Water Management and Drainage Constraints map

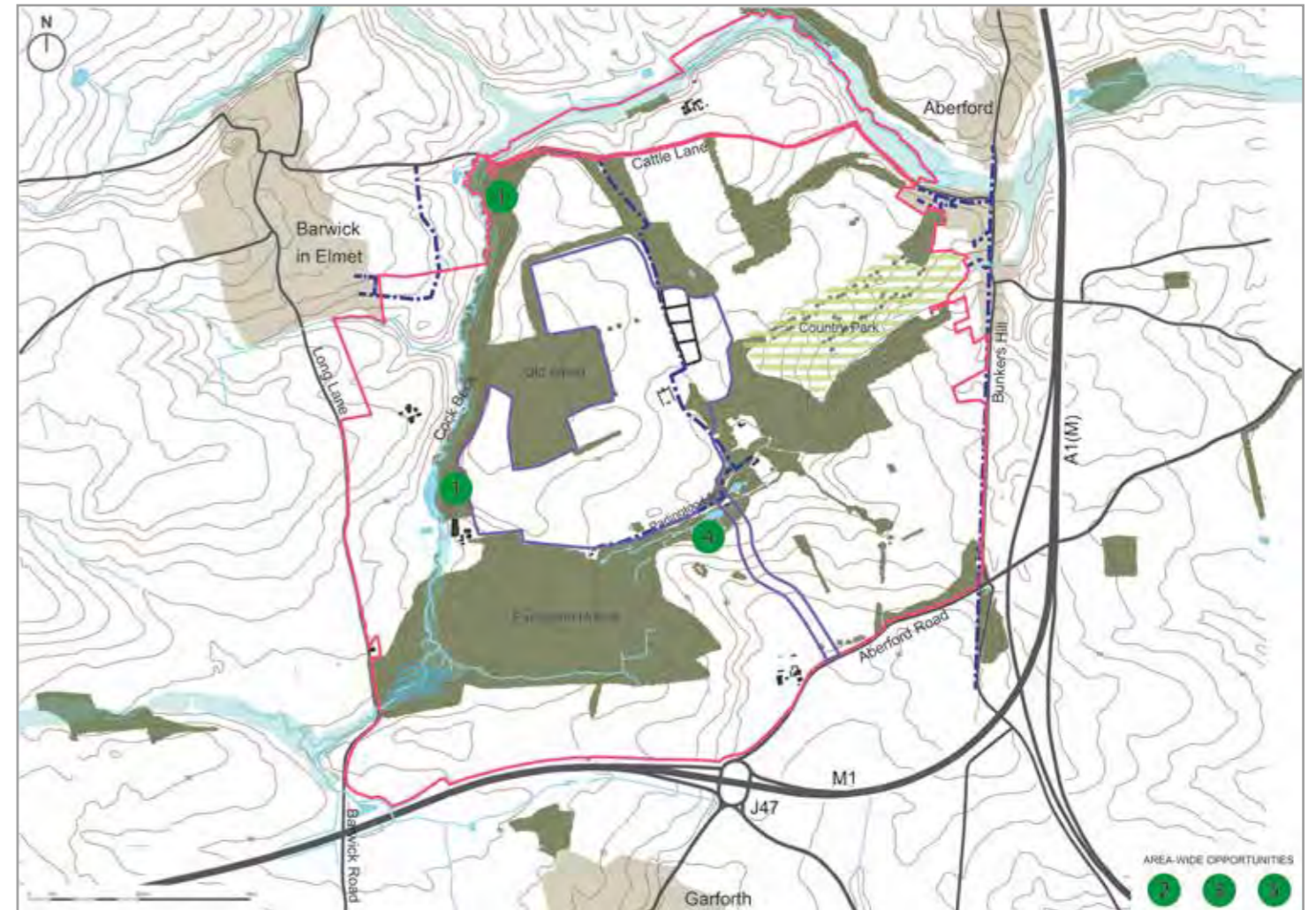


Fig. 2.12 - Water Management and Drainage Opportunities map

KEY

- |                             |                   |
|-----------------------------|-------------------|
| Site area                   | Accessibility     |
| Land ownership boundary     | Main road network |
| <b>Built Environment</b>    | Contour line      |
| Urban settlement            |                   |
| <b>Land Appraisal</b>       |                   |
| Flood risk zone 3           |                   |
| Water body                  |                   |
| Water mains                 |                   |
| Main direction of drainage  |                   |
| Existing trees and woodland |                   |

KEY

- |                                 |               |
|---------------------------------|---------------|
| Site area                       | Flood zone 3  |
| Land ownership boundary         | Water body    |
| Existing buildings / structures | Water mains   |
| Existing landscape features     | Former lake   |
| Potential country park          | Contour lines |
| Main road network               |               |
| Urban settlement                |               |

## 2.10 Minerals and Ground Conditions

### Minerals

AECOM has undertaken a desk-based study to assess the proposed impact of the development in terms of national and local mineral safeguarding planning policies. The study identified that a very small part of the site falls within the Surface Coal Mineral Safeguarding Area (MSA), shown on Minerals Map 2 in the Natural Resources and Waste DPD (NRWDPD) adopted by the Council. Accordingly, any proposal for new development within this area must be assessed in terms of NRWDPD Policy Minerals 3 where development 'must demonstrate the opportunity to recover any coal present at the site has been considered.'

Our assessment demonstrates that:

- The surface coal resource which is mapped within the Site is unlikely to contain reserves which would be economically viable to extract and any working of the surface coal resource within the Site is unlikely to be carried out in an environmentally acceptable manner;
- There is no overriding need for surface coal extraction; and
- Only a very small proportion of the Site is underlain by the surface coal resource.

Overall it therefore follows that the prior extraction of surface coal is not required in this case in order to comply with NRWDPD policy Minerals 3.

### Ground Conditions

A Phase 1 Environmental Site Assessment (ESA) was undertaken as a desk-based study looking at the likely ground conditions and any potential for ground contamination arising from historical or current on-site or off-site activities.

The main findings include:

- The geology underlying the site primarily consists of a dolostone bedrock formation (Cadeby Dolostone);
- Surface water features are located within close proximity to the site (Cock Beck), with only a culvert associated with the River Crow extending into the site at the northern section of the primary access road corridor;
- Current and historical site use has been primarily for agricultural land with some coal pits and sandstone and limestone quarries present nearby until the early 1900s;
- No previous pollution incidents on-site were identified;
- Possibility of potential (but not significant) constraints on site including potential coal mining and other mining issues, infilled ground, sloping ground, potential for shallow groundwater and aggressive ground conditions; and
- Very low potential identified for complete source-pathway-receptor pollutant linkages.

### Constraints

- 1 A small part of the site falls within the surface coal Mineral Safeguarding Area (MSA) designated in the Natural Resources and Waste Development Plan Document (NRWDPD).

### Opportunities

- 1 Potential for the prior extraction of this mineral resource, albeit there is no overriding need to extract the coal nor is it considered to be economically viable.



Fig. 2.13 - Minerals and Ground Conditions Constraints map



Fig. 2.14 - Minerals and Ground Conditions Opportunities map

KEY

- Site area
- Land ownership boundary
- Built Environment**
- Urban settlement
- Existing buildings
- Land Appraisal**
- Existing trees and woodland
- Mineral safeguarding area (MSA)
- Water body
- Accessibility**
- Main road network

KEY

- Site area
- Land ownership boundary
- Urban settlement
- Existing buildings / structures
- Existing landscape features
- Mineral safeguarding area (MSA)
- Main road network
- Water body

## 2.11 Air Quality and Noise

### Air quality

A desk-based appraisal of the local air quality constraints that could affect the proposals has been carried out by AECOM which has reviewed existing data and sources of information and the implications for air quality of the proposals for Parlington. The main issues which have been identified include:

- **Air quality monitoring** – no air quality monitoring is being undertaken in the vicinity of the site and background pollutant concentrations in the area are typical of rural locations;
- **Air pollution sources** – a number of sources are identified within 1km of the site boundary, but none are located immediately adjacent to the allocation boundary. Sources include farming practices, a Waste Water Treatment works, and vehicle emissions of oxides of nitrogen and particulate matter. Due to the distance between the site and the M1 and A1(M) motorways, these major sources of road traffic emissions are unlikely to impact on the site;
- **New emissions to air associated with construction and operation of the Parlington site** – residential properties located up to 350m beyond the site boundary may be susceptible to amenity and health impacts from dust and road traffic emissions generated during construction. A range of mitigation options are available and these can be explored further as part of further detailed assessments.

Overall, whilst the appraisal identified some air quality constraints, it has not identified anything that is likely to have a major effect on the masterplan proposals. However, measures which should be incorporated into the design include, but are not limited to, the following:

- Locating residential areas and other air quality sensitive areas away from existing or proposed sources of air pollution, including nearby public road sources, potential existing odour emissions and any energy generation; and / or,
- The consideration of measures for inclusion within a green travel plan to reduce road traffic emissions associated with the construction and operation of the proposed development on the Parlington site.

### Noise

A targeted baseline noise survey was undertaken to better understand the prevailing noise climate along the southern and eastern corners of the wider settlement boundary to determine the likely impact of noise sources upon the future development of the site.

A baseline survey was conducted at two positions along the southern boundary at the southern end of the proposed access road and in the south-eastern corner of the wider settlement boundary which identified them as either NEC Category B or C (on a range from A to D where Category A noise is unlikely to be a determining factor and Category D where development should normally be refused on noise grounds). With provisional mitigation suggestions including barriers, acoustics glazing and room orientation, these can help to reduce noise levels to NEC Category A or B. Further north and west from the noise survey positions lower noise levels would be anticipated. Overall, it is expected that the majority of the site noise levels will be within NEC Category A and B levels.

### Constraints

#### Air Quality

- 1 Road traffic emissions from the nearby public road network, including the M1 and the A1 (M), to the south and east of the Parlington site respectively.
- 2 Poultry farms are located to the west of the site, a local Wastewater Treatment Works to the north and an anaerobic digestion plant and processing farm to the south.
- 3 Proposed emissions associated with the operation of the site itself, including additional vehicle movement emissions.

#### Noise

- 4 Road traffic noise from the existing major road network surrounding the site which includes the M1, A1 (M), Aberford Road, Cattle Lane and Long Lane.
- 5 Noise from existing agricultural operations.

### Opportunities

#### Air Quality

- 1 Opportunity to create and implement a green transport plan to encourage sustainable modes of transport, including the use of electrical vehicles.
- 2 Opportunity to design a site-wide energy strategy that utilises modern technology to reduce emissions and optimise plant performance.

#### Noise

- 3 To determine the noise levels around the development to ensure the proposed residential and other noise receptors will not be exposed to unduly high noise levels.
- 4 By engineering out exposure to unduly high noise levels, promoting good health and quality of life for future occupants.



Fig. 2.15 - Air Quality and Noise Constraints map



Fig. 2.16 - Air Quality and Noise Opportunities map

KEY

- Site area
- Land ownership boundary
- Built Environment**
- Urban settlement
- Existing buildings
- Land Appraisal**
- Existing trees and woodland
- Water body
- Accessibility**
- Main road network

KEY

- Site area
- Land ownership boundary
- Existing buildings / structures
- Existing landscape features
- Potential country park
- Potential primary route
- Main road network
- Urban settlement
- Water body
- Potential green corridors

## 2.12 Utilities

Existing infrastructure plans of water, sewerage, gas and electric provision have been obtained from Northern Power Grid, Northern Gas Networks and Yorkshire Water and are shown opposite in Figure 2.17.

In order to determine the capacity of existing utility infrastructure to accommodate the anticipated level of service demand from the Parlington site, AECOM commenced consultation with the relevant network operators to identify:

- An appropriate location for connection of the proposed development to existing infrastructure;
- Whether existing infrastructure can accommodate the full proposed development and if not, what level of development could be accommodated; and
- The nature and costs of any upgrades to the existing infrastructure network that may be required to serve the proposed development.

### Gas

Following correspondence between AECOM and Northern Gas Networks in Autumn 2016, a suitable connection point for the proposed development to existing infrastructure was identified by Northern Gas Networks to the east of site, within Bunkers Hill. The recommended connection point is a 355mm Medium Pressure main. M&G Real Estate has continuous land ownership in between the site and Bunkers Hill allowing a range of routeing options for supplying the development. No abnormal/ off site costs have been identified to supply gas to the development and the specific detail and construction of the gas infrastructure can be readily accommodated into the programme to ensure first residential occupation by 2022/2023.

### Electricity

Following correspondence between AECOM and Northern Powergrid in Autumn 2016, a suitable connection strategy for the proposed development to existing infrastructure was identified by Northern Powergrid. They recommended extending the high voltage distribution system into the site where they will connect with ground mounted substation (of which three to four are expected and which can be readily accommodated by the masterplan).

The existing high voltage distribution system currently enters land surrounding the site (on land within the ownership of M&G) in at least five different locations and enters the site at two locations. Therefore, a wide range of connection and routeing options are available on land within the control of M&G, together with primary substation improvements that are within the control of Northern Powergrid. No abnormal/ off site costs have been identified to supply electricity to the development and the specific detail and construction of the electricity infrastructure can be readily accommodated into the programme to ensure first residential occupation by 2022/2023.

### Sewage Treatment and Potable Water Supply

As part of the preparation of the Drainage and Utilities Strategy prepared to inform the November 2016 and March 2017 AECOM representations to the Site Allocations Plan, AECOM consulted with Yorkshire Water in 2016 regarding their ability and timescale for providing a water supply and foul sewage treatment to the proposed development. Given the lead-in times associated with Yorkshire Water's investment programme, it was agreed that AECOM, Yorkshire Water and Arup (Yorkshire Water's consultants) adopt a collaborative approach to the advancement of a Detailed Feasibility Study investigating a range of possible solutions for foul water drainage and treatment and potable water supply. Yorkshire Water regard Parlington as an opportunity to explore on site sustainable, low carbon, low cost technologies that would not be feasible on smaller sites.

The detailed report has been prepared throughout 2016 and 2017 with a draft report produced by Yorkshire Water and Arup in Autumn 2017 (date TBD). The whole basis behind the collaborative approach is to identify a range of early solutions to ensure that facilities are in place to service the expected residential occupation of Parlington by 2022/2023.

Further, In terms of opportunities, the scale of the development will be attractive to multi utility services companies (Musco's) who are interested in providing electricity, gas infrastructure and potable water to the site, with consequential benefits in reducing up front infrastructure costs.

#### Constraints

- 1 There is limited existing infrastructure within the site. The infrastructure that exists is purely to serve the very small number of largely residential properties and agricultural businesses within the site.
- 2 The surrounding area is rural in nature, and the size and capacity of existing infrastructure in the vicinity may be limited.
- 3 There is insufficient capacity in the existing water supply system to supply the development.
- 4 There is insufficient capacity within the existing foul drainage system to supply the development.

#### Opportunities

- 1 Communication from Northern Gas Networks indicates the site can be supplied from an existing 335mmPE in Bunkers Hill Road.
- 2 Initial phases of development could potentially be supplied by existing capacity in the electricity network, according to Northern Power Grid.
- 3 Foul water treatment could either be dealt with by an expanded facility off-site (with all effluent pumped to this location) or a new facility on site fed by gravity sewers.
- 4 Some capacity for the supply of clean water from nearby existing reservoirs for the early stages of development.



Fig. 2.17 - Utilities Constraints map



Fig. 2.18 - Utilities Opportunities map

KEY

- Site area
- Land ownership boundary
- Built Environment**
- Urban settlement
- Existing buildings
- Land Appraisal**
- Existing trees and woodland
- Water body
- Accessibility**
- Main road network
- Contour line
- Gas services (Northern Gas Networks)**
- Regional high pressure main
- Medium pressure main
- Low pressure main
- Electricity**
- High voltage (overhead lines)
- Low voltage
- Water (Yorkshire Water)**
- Water mains

KEY

- Site area
- Land ownership boundary
- Existing buildings / structures
- Existing landscape features
- Potential country park
- Main road network
- Urban settlement
- Water body
- Gas services (Northern Gas Networks)**
- Regional high pressure main
- Medium pressure main
- Low pressure main
- Electricity**
- High voltage (overhead lines)
- Low voltage
- Water (Yorkshire Water)**
- Water mains

## 2.13 Summary of Site Constraints and Opportunities

### Constraints

The constraints identified through the illustrative Masterplanning process include the following:

- 1 Relationship with neighbouring villages – Aberford and Barwick in Elmet are the nearest settlements. They are approximately one and half kilometres away from the centre of the site. Barwick in Elmet is located to the west and clearly separated from Parlington visually and physically by woodland at Barwick Bank and the countryside beyond. Aberford is located to the east and separated from Parlington by countryside with large pockets of woodland. Appropriate mitigation measures, particularly in respect of visual and transport related impacts, will need to be considered as part of the development.
- 2 Heritage buildings and structures – Parlington Estate is a Grade II Registered Park and Garden. There are a number of heritage buildings and structures within and adjacent to the site. These include Home Farm and the Stallion Pens (both Grade II), the Grade II\* Listed Triumphal Arch just beyond the allocation boundary, and Listed Buildings at Park House Farm and Gardens House. These assets and their settings will need to be carefully integrated into the masterplan framework.
- 3 Existing landscape features and woodlands – One of the main values of the site is the existing woodlands. While they are restricting the development capacity throughout the site they also create the skeleton of the green infrastructure. The existing hedgerows and trees with high landscape value are highlighted on the plan Figure 2.19 opposite. These should be retained and enhanced where possible.
- 4 Site of Ecological/Geological Importance (SEGI) – Parlington Hollins woodland covers a large proportion of the central section of the site, stretching between the village of Aberford to the east and Barwick Road to the west and it is designated as a SEGI by Leeds City Council. A careful approach is required in respect of the SEGI area and mitigation measures should be incorporated within the masterplan and management strategies.
- 5 Addressing visual coalescence – The site currently benefits from a high level of screening by groups of trees along almost all of its boundaries, and these should be protected and reinforced. The small number of locations where limited views of the site can be observed may benefit from new planting.
- 6 Provision of adequate community infrastructure for the residents of Parlington – Existing community infrastructure will not have the capacity to accommodate Parlington and, therefore, a sufficient amount of new facilities will be required to serve its new residents. The residents of the surrounding settlements can also benefit from these new facilities.



Fig. 2.19 - Summary of Site Constraints map

## Opportunities

With the constraints identified, the majority of the site is considered available for development to create an integrated and sustainable new community, which can provide a sufficient population to support local facilities and services.

- 1 The site benefits from an existing landscape setting which can frame and define the character of Parlington as an attractive and high quality place to live and work.
- 2 The site is surrounded by a number of attractive and characterful communities. These places have a strong sense of identity and quality and provide important clues as to how a distinctive and locally appropriate design approach might evolve at Parlington.
- 3 The site is of such size that it can provide a good range of local facilities and services. This provides for and encourages local living. It minimises travel distances and accentuates the propensity to travel by the most sustainable means of walking and cycling. Maximising walking and cycling also maximises social interaction and health, which are all benefits in the planning policy context

The surrounding communities will all benefit from the facilities, services and connections provided by development of the site. The net effect on the existing communities is easier access to day to day facilities by a choice of means of travel, improved social inclusion and a material sustainability benefit from the greater opportunity, and greater propensity, for travel distances to reduce and for a switch towards healthier, cheaper and more sustainable modes.

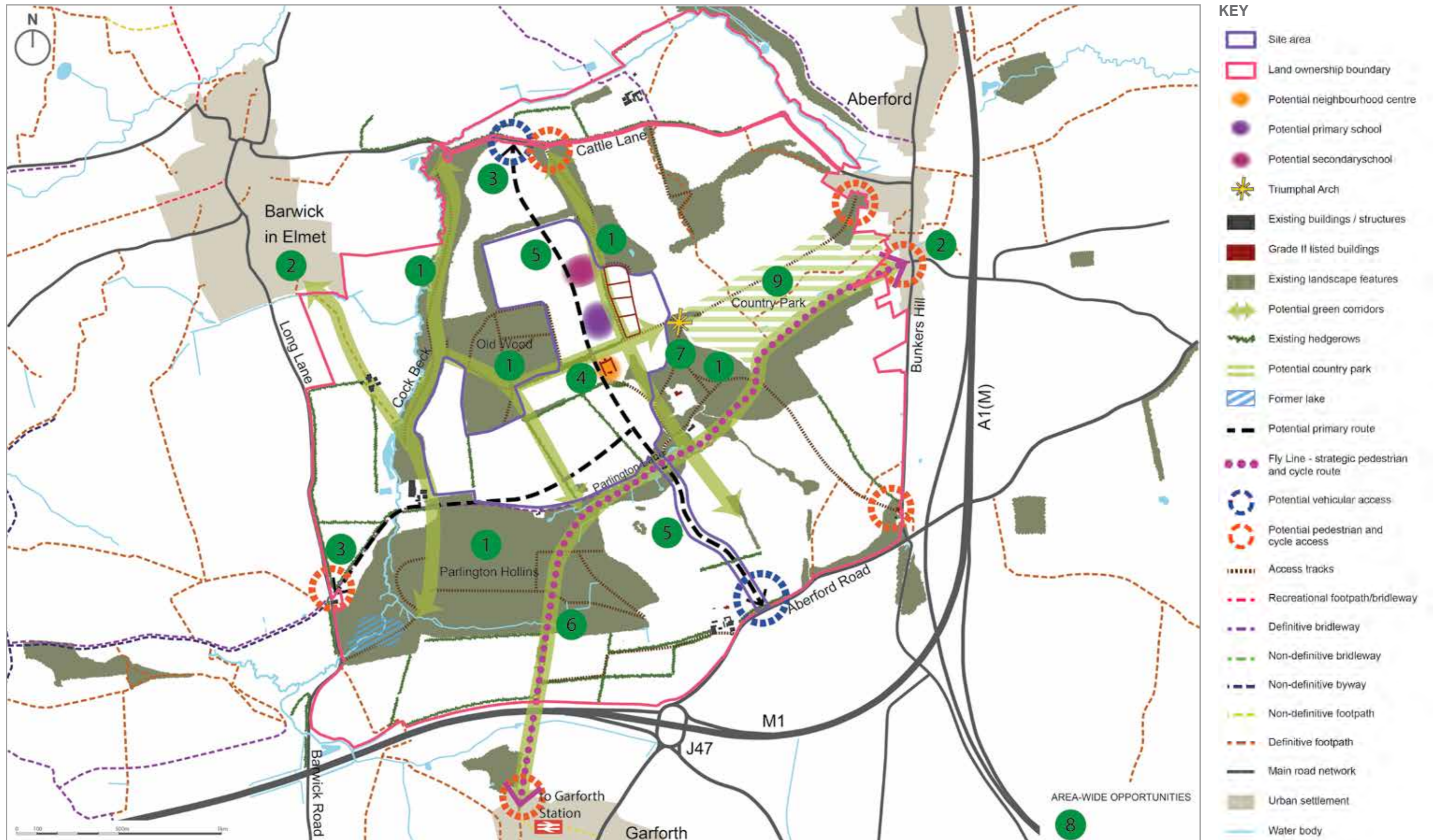
The site is in a location that can be easily and attractively connected by active travel (walking and cycling) and shared travel (including public transport) to the main urban area of Leeds, the major employment centre of Thorpe Park, the major settlement at Garforth and local villages. It will be a catalyst for reduced reliance on the private car, healthier living and more sustainable travel.

The site benefits from surrounding local and strategic movement routes. The main access into the site will be from Aberford Road in the south which is close to Junction 47 on the M1. A secondary access from Long Lane could provide connectivity to the west. There is also potential to create a further access from Cattle Lane in the north. This could enable a north-south link through the site (potentially as a one way route) and provide opportunities to strengthen local public transport services and enable new local facilities and services to be more easily accessed by surrounding communities and 'passing trade'. These vehicular accesses would be supported by a number of pedestrian and cycle accesses that would connect Parlington to Aberford, Barwick in Elmet and Garforth.

- 4 It is important to create mixed use centres within walking distance from as many homes as possible to foster a strong sense of identity and support the development of a sustainable community. Locating these mixed use centres on the main movement route will enable them to have the highest pedestrian catchment so they can thrive over the long term. A neighbourhood centre at Home Farm would achieve this objective. To maximise the synergies and to minimise trips, schools will be co-located close to this centre.

There are number of other significant opportunities:

- 5 Sustainable transport – A north-south route running through the centre of the site within a short walking distance of the majority of homes provides a great opportunity for a public transport route, connecting the new centres with the surrounding villages.
- 6 Owing to the existing footpaths and tracks the site has many pedestrian and cycle access points and a great network of routes. Together with additional new pedestrian and cycling routes, Parlington provides an opportunity to create connections between Barwick in Elmet, Aberford and Garforth. In particular, the Fly Line, - which is the former railway line linking the coal mining area in Garforth to Aberford, - is a great link and could provide the opportunity for an innovative transport solution to connect to Garforth Railway Station.
- 7 Maximising heritage assets – Parlington Estate is a Grade II Registered Park and Garden and has a number of heritage features, buildings, and structures that would benefit from a productive and sustainable use, as well as a greater appreciation through interpretation and public access. These assets will provide visual and historical interest and depth of character for the new development around it. They will be integrated into the new development with appropriate uses to protect them and enhance their historic value and recognition by visitors.
- 8 Green corridors – Parlington has a particular landscape character with large-scale woodland blocks, shelterbelts and parkland trees. The new development provides a great opportunity to make good use of these assets with a well-planned system of green corridors, protecting and enhancing the existing vegetation and biodiversity where possible, while contributing to its attractive character.
- 9 Access to the countryside - The site benefits from substantial areas of open land beyond the allocation boundary. There is an opportunity to provide an attractive additional area of open space as a new 32ha country park, east of the site. This could help to mitigate the potential impact of development on local ecology and habitats, as well as providing substantial public benefits to the proposed and existing nearby communities.



- KEY**
- Site area
  - Land ownership boundary
  - Potential neighbourhood centre
  - Potential primary school
  - Potential secondary school
  - Triumphal Arch
  - Existing buildings / structures
  - Grade II listed buildings
  - Existing landscape features
  - Potential green corridors
  - Existing hedgerows
  - Potential country park
  - Former lake
  - Potential primary route
  - Fly Line - strategic pedestrian and cycle route
  - Potential vehicular access
  - Potential pedestrian and cycle access
  - Access tracks
  - Recreational footpath/bridleway
  - Definitive bridleway
  - Non-definitive bridleway
  - Non-definitive byway
  - Non-definitive footpath
  - Definitive footpath
  - Main road network
  - Urban settlement
  - Water body

Fig. 2.20 - Summary of Site Opportunities map





### **3. Garden Village & Urban Design Principles and Sustainability**

### 3.1 Design drivers and influences

#### Introduction

An appreciation of the urban design and architectural character of surrounding villages has been an important influence on the masterplanning work to-date. This assessment is set out in full in the Pattern Book and summarised in the earlier analysis in Section 2.2 above.

Our consideration of the Parlington site has also taken place in the context of a renewed interest in Garden Cities, Towns and Villages. This is reflected in the site requirements for Parlington which state that *“Phase 1 of the new sustainable settlement should successfully combine the built environment and the natural environment and develop a high quality place in line with Garden Village principles.”*

#### Garden Village principles

Garden Village principles are derived from the various guidance documents produced by the Town and Country Planning Association (TCPA) as part of their Garden Cities campaign. Initially this focused on much larger new communities which were envisaged at a scale of 15,000 homes or more and some of the principles are articulated with that larger scale in mind. Later the Government published a Prospectus for Garden Cities, Towns and Villages which introduced the new smaller Garden Village community. Three specific criteria were identified for Garden Villages: a scale of between 1,500 and 10,000 homes; a free standing location rather than an urban extension; and locally supported by the Local Planning Authority. Taking account both the land proposed for allocation and the areas identified as Broad Locations for future development, Parlington meets these three criteria.

The principles need to be tailored to the particular opportunities presented by the site and its wider context. The process of public and stakeholder engagement that will inform the development of the masterplan for Parlington will provide an opportunity to consider how best the principles can be applied at Parlington. Against this background, this section of the Masterplan Report sets out an initial and high level commentary on Garden Village principles and how they might be developed to provide a bespoke Parlington approach.

*The Art of Building a Garden City: garden city standards for the 21st century* (TCPA 2014) sets out nine Garden City principles. The following sections consider each of the nine principles in turn, providing an initial commentary on their applicability to Parlington.

#### **1. Land value capture for the benefit of the community**

##### *Key themes*

The development model advocated by the TCPA is one that ‘captures’ the increased value of land resulting from public works and the grant of planning permission to fund infrastructure costs, repay debt interest and to create an asset base for future community benefit. The TCPA land value capture principle also highlights the opportunity for a Garden Village to generate revenue from other sources such as investment in utility infrastructure.

##### *Relevance and applicability to Parlington*

The development of Parlington will fund very significant investment in on and off site infrastructure: in new roads, utility infrastructure, new primary and secondary school provision, the creation of new parks, open spaces and sports facilities as well as health facilities, the provision of significant number of affordable homes and making good Parlington’s heritage assets. The funding of these elements will come from the uplift in land value agreed through a S106 agreement. Consideration can be given to how these assets might be managed to the benefit of the community in response to principle 3 below.

#### **2. Strong vision, leadership and community engagement**

##### *Key themes*

The TCPA guidance highlights the importance of developing a locally-led vision for the future Garden Village and building strong cross party political support at both the local and national levels to secure delivery over a number of political cycles.

##### *Relevance and applicability at Parlington*

Both M&G and LCC recognize the opportunity that exists to create a highly attractive and sustainable community at Parlington and are committed to working together to develop a vision in partnership with local communities. From the outset M&G has identified the opportunity to respond to the very strong landscape, townscape and heritage setting of Parlington to create a place that sits comfortably in its surrounding context. This vision is strongly reflected in this masterplan report and can be developed further through public and stakeholder engagement.

#### **3. Long-term stewardship**

##### *Key themes*

This principle is concerned with how the assets created by the development of the Garden Village are managed in perpetuity for the benefit of the community. This principle is therefore related to the first principle and exemplified by the approach developed at Letchworth as well as elsewhere such as the Milton Keynes Parks Trust.

*Relevance and applicability at Parlington*

Developing a long-term stewardship approach will be central to securing a lasting legacy at Parlington. The TCPA report correctly points out that thinking about long term stewardship needs to begin at the start of the design process as the mechanisms are likely to be put in place through the grant of planning permission. Parlington includes a number of important heritage buildings and structures that may well lend themselves to some form of enhanced level of stewardship and further consideration should be given to how this approach might best be taken forward as part of the more detailed design and stakeholder engagement process.

**4. Mixed-tenure homes and housing types that are genuinely affordable and meet the requirements of those most in need***Key themes*

The TCPA guidance emphasizes that ‘...Garden City principles were founded on an understanding of the importance of decent homes in high-quality environments for everyone’ (para.44). It advocates the provision of a wide range of housing tenure options as well as providing opportunities for self and custom build homes.

The TCPA suggests that at least 30% of homes in a new Garden Village should be for social rent with a further 30% of ‘sub-market housing’. However, it is recognized that ‘the nature of these [housing] needs will vary from place to place, and an up-to-date detailed analysis of not just local needs but the wider demographic, social and economic trends in the region will be required’.

*Relevance and applicability to Parlington*

M&G are committed to providing a wide range of housing opportunities at Parlington to meet local needs. Careful consideration will be given to the most appropriate mix of market, affordable, and specialist housing. This may identify particular opportunities to provide housing for older people, including supported living and specialist accommodation as well as opportunities for custom building and self-build.

**5. A wide range of local jobs in the Garden Village within easy commuting distance of home***Key themes*

This principle outlines the importance of creating a strong job offer within the Garden Village underpinned by a strong economic vision. The key points include:

- Garden Villages are not just about housing – a broad range of employment opportunities are also required if unnecessary or undesirable commuting is to be avoided;
- Sustainable transport networks should facilitate sustainable commuting where necessary, but a new Garden Village should aim to be broadly self-contained while playing a role in the sub-regional economy;
- Garden Villages should aim to provide at least one job per household.

*Relevance and applicability to Parlington*

Parlington is being planned as a mixed use community comprising employment areas, schools, local shops, community facilities, office and workspaces and opportunities for home working. This mix of uses, within walking distance of all homes, is intended to create a balanced community where people have the opportunity to work as well as live. The provision of a 5ha employment area to meet general employment (B1b, B1c, B2 and B8) uses responds to this principle and differentiates Parlington from other alternative sites that only provide housing. This employment offer could be further enhanced by providing studio, craft and other workspaces within and around Home Farm at the heart of the village.

**6. Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy, vibrant communities***Key themes*

This principle relates to the character and form of the residential offer within the Garden Village but also addresses wider masterplanning objectives and the linkages to sustainability and climate change resilience. The key considerations include:

- Garden Villages should provide beautiful homes, in attractive places that are aesthetically, culturally and environmentally rich and stimulating, and that are planned, designed, developed and managed to achieve long-term success and public appeal;
- Garden Villages should be characterized by a landscape structure of multi-functional green infrastructure. Overall (and including gardens) at least 50% of the Garden Village’s total area should be green space;
- Garden Villages should be designed to enable residents to enjoy healthy lifestyles in a high quality built environment.

The guide goes on to set out a number of over-arching urban design principles. These include:

- Integrating the Garden Village with strategic movement corridors and public transport services so that it is well connected to surrounding settlements and facilities;
- Creating a sustainable urban structure of walkable neighbourhoods based around a network of mixed use village and local centres;
- Creating spacious and well planned homes that are designed to meet the highest possible standards of building fabric efficiency;
- Fostering healthy and active communities by encouraging walking and cycling and providing a stimulating and therapeutic environment, bringing together the best of the urban and natural environments;
- Providing a multi-functional green infrastructure network.

The guide goes on to set some specific objectives in relation to planning for healthy communities. These include the need to set targets for active travel and physical activity and the provision of healthier food.

#### *Relevance and applicability to Parlington*

This principle has an analogy with the character and quality of the original Garden Cities and Suburbs, but it does not imply or require a masterplanning approach that follows that model alone. From the outset we have recognized the very strong townscape character of the surrounding villages and the opportunity to create a new place that is inspired by this and the heritage of the site itself. This approach exemplifies a commitment to create an attractive place that is aesthetically, culturally and environmentally rich.

The draft masterplan applies the over-arching urban design principles set out above and provides an integrated network of multi-functional greenspace both with and surrounding the new community. The inclusion of the Country Park (Aberford Park) linking to Aberford means that the proposals for Parlington will far exceed the LCC requirements for open space with the potential to meet TCPA standard of 50% greenspace overall.

The very generous provision of allotments and space for school and community gardening and food production at the Stallion Pens also provides the opportunity for Parlington to exemplify this Garden Village principle.

### **7. Development that enhances the natural environment, providing net biodiversity gains and using zero-carbon and energy-positive technology to ensure climate resilience**

#### *Key themes*

Ebenezer Howard, the founder of the original Garden City movement, believed that 'Human society and the beauty of nature are meant to be enjoyed together'. This principle draws upon this belief with the concept of 'town-country' seeking to combine the economic and social opportunities of urban and rural life, but also recognising the intrinsic beauty of nature and the physical and psychological benefits of experiencing the natural world.

The principle emphasizes the importance of increasing biodiversity as an important objective in its own right but also the role that this will play as part of an ecosystem services approach to managing flood risk, moderating temperatures and supporting human health and well-being. Particular importance is attached to the role of green and blue infrastructure in providing climate change resilience.

#### *Relevance and applicability at Parlington*

This principle has a resonance with the discussion above but also importantly to the strategies for energy, water and waste. The TCPA ambition for zero carbon and energy positive development sets the bar at a very high level and the issue will be how to define the most appropriate strategies for Parlington that take account of viability and long term management in areas that are evolving rapidly.

The more detailed masterplan will design in climate change mitigation in terms of flood risk and providing shade and cooling to buildings. This can be done in a number of ways including through the provision of gardens, greenspaces and street trees as well as underground drainage and storm water storage. The way in which the different models are applied is likely to vary across the site with natural systems being more widely used in lower density areas and engineered approaches more prevalent in higher more urban settings. One would expect such variation in a village and this will support diversity and choice in the housing market.

In terms of the natural environment and biodiversity one would expect the development to improve the position over the baseline given the intensively farmed nature of the area. Similarly it is likely that there will be a significant increase in overall tree cover as a result of the development.

### **8. Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable communities**

#### *Key Themes*

This principle seeks to promote Garden Villages "as places of cultural diversity and vibrancy, with design contributing to sociable neighbourhoods". It is also noted that "The creative arts cannot be perfectly planned, but they can be brilliantly enabled."

The principle indicates that Garden Villages should provide the full range of cultural, recreational, retail and commercial activities which are easily accessible for everyone. The need for provision is specifically identified in relation to: culture and the arts; sport and leisure; informal playspace; retail; health and social care; and education.

#### *Relevance and applicability at Parlington*

Parlington can respond positively to this principle drawing on the heritage assets within the site such as by creating a Parlington Heritage Trail. Opening up a new country park at Aberford Park will also significantly add to the recreational opportunities available to existing and new residents and enhance the opportunities for people to experience the heritage assets such as the Triumphal Arch and the Stallion Pens. The Home Farm complex (and possibly other places) could provide studio/gallery space and/or space for performance or rehearsal.

The draft masterplan includes the provision for sport and leisure, informal playspace, local shopping, health care and education. This mix of uses alongside the proposed employment provision is appropriate to the village scale of Parlington and can be refined further through the more detailed masterplanning and stakeholder engagement process.

Drawing inspiration from the surrounding villages is also important as a strong cultural response which will exemplify how an established building and place-making tradition can be re-discovered for the 21st Century.

**9. Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport**

*Key Themes*

This principle emphasizes the importance of ensuring that neighbourhoods in new Garden Villages are walkable, offer easy access to a safe and convenient cycle network and are also linked into affordable and low carbon public transport. Walking, cycling and low-carbon public transport should be the most convenient modes of transport with public transport and neighbourhood facilities within a short walking distance of home and linked by a network of safe and attractive footpaths and cycleways.

Garden Villages should embrace low carbon technologies and aim to be free of polluting vehicles as soon as possible and within 20 years. This requires a transport framework that can accommodate future transport planning.

*Relevance and applicability at Parlington*

The draft masterplan illustrates how a mixed use and walkable community can be achieved at Parlington with homes within convenient walking and cycling distance of local facilities and services and with good quality public transport services linking Parlington to more distant destinations. The draft mobility strategy places the emphasis on active travel both within Parlington and for trips to adjacent settlements and facilities and this will be enabled through the provision of high quality footpaths and cycleways. Through the more detailed design stage consideration can be given to the provision of neighbourhood car clubs, electric charging facilities as well as to how autonomous vehicles can be accommodated.

**Conclusion**

Parlington has the ability to deliver Garden Village principles in a locally specific way. In particular, it offers a number of opportunities to:

- Celebrate the heritage assets;
- Make generous provision of open space;
- Provide a wide range of housing opportunities;
- Provide a significant amount of affordable housing; and
- Promote active forms of transport by the creation of walkable neighbourhoods.

All of these and other opportunities will be considered further in the more detailed design and stakeholder engagement processes.

**3.2 Urban Design Principles**

In addition to the Garden Village principles set out above the design for Parlington will be rooted in the strong settlement pattern, townscape and architectural traditions and character of the surrounding villages, as well as the rich natural and built heritage of the site itself. The character of these are explained in detail in ADAM Architecture's Pattern Book. The team have translated these into a series of urban design and sustainability best practice principles to inform the overall design approach. The urban design principles are as follows:

**Heritage**

- Respond positively to and respect all designated and non-designated heritage assets including their setting and the Grade II Park and Garden designation.

**Character and Identity**

- Respond to and reinforce local distinctive patterns of development, landscape and culture, whilst generating a unique sense of place;
- Create a series of linked and distinctive urban spaces;
- Ensure that the scale and mass of the built form makes best use of the land and is in harmony with the surrounding residential character.

**Continuity and Enclosure**

- Promote the continuity of street frontages and enclosure of space by development which clearly defines public and private areas;
- Ensure that all public space is overlooked by buildings to provide a safe and secure environment.

**Quality of the Public Realm**

- Develop all spaces and routes with a high quality hard and soft landscape and ensure that these are attractive, safe and work effectively for all sectors of the community.

**Ease of Movement**

- Promote accessibility and local permeability by making places that connect with each other and are easy to move through, putting people before traffic;
- Reduce the dominance of the car through the provision of a mixed parking strategy;
- Provide calming measures and reduce vehicle speeds within the development.

**Legibility**

- Promote legibility through the provision of recognisable routes, intersections and landmarks to help people find their way around;
- Achieve a hierarchy of spaces each with their own distinctive character.

**Adaptability**

- To provide housing that is robust and adaptable to changing requirements.

**Diversity**

- Provide a wide variety of dwelling types, including mix of tenure to provide a mixed and balanced community.

**Sustainability**

- Encourage sustainable living through the layout of the scheme in terms of transport, energy use, water use and use of materials;
- Enhance the overall value of the development and create positive social, economic and environmental benefits.

**3.3 Sustainability**

As well as being influenced by Garden Village principles (as articulated for the 21st century), the local vernacular and the site's context – particularly its green infrastructure assets – the approach to the new community at Parlington will also be based on the cross-cutting theme of sustainability. This includes:

- Promoting sustainable forms of transport - encouraging walking, cycle and public transport within, and to/from the development, connecting the new centres with the surrounding villages, but also ensuring that homes are within easy walking distance of green space and local facilities.
- Enhancing biodiversity - drawing upon Parlington's particular landscape character to create a well-planned system of green corridors, protecting and enhancing the existing vegetation and biodiversity where possible, while contributing to its attractive character.
- Building in resilience - using the green corridors, new open spaces, tree-lined streets and front and back gardens (all part of Garden Village principles) to ensure Parlington is a resilient development and capable of adapting to an ever-changing climate. Green spaces and trees within the development can help to play an important role in helping to reduce urban heat islands, as well as reduce pollution, flooding and noise.
- Supporting healthy, active lifestyles – by creating attractive parks and recreational areas, and providing better access to surrounding green assets, there will be opportunities for residents to participate in informal and formal sports, to exercise, enjoy and relax in as part of an integrated green network. This includes the creation of a tree-lined street network which will encourage people to walk and cycle, taking advantage of direct, safe and convenient routes to the new centres. Provision for opportunities to grow food will also help to encourage gardening and healthier eating.
- Supporting residents' mental well-being – the provision of safe green spaces is considered to be beneficial to people's feeling of well-being and to reduce levels of stress.

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## 4. Masterplan Options

#### 4.1 Design Assumption - Pattern of Development

The proposed new village at Parlington responds to the broad characteristic of 'clustered' villages that is a common typology found to the east of Leeds. Examples of this include Boston Spa, Thorp Arch, Clifford and Bramham, which are described in greater detail in the Pattern Book. Parlington sits in a gap between Aberford to the east and Barwick in Elmet to the west. The natural attributes of the site create broad bands of structural planting, providing strong green separating features. These act as the enclosing framework for the new village, and also form the gaps between the settlements. These gaps will enable Parlington village to develop as a distinctive place with its own character whilst respecting the local distinctiveness and individuality of Aberford and Barwick in Elmet. The potential to connect Parlington with these villages reinforces the historic close relationship with the estate.





## 4.2 Option Development

### 4.2.1. Schools

The location of school sites is an important consideration and a number of options exploring the potential locations of the schools were generated, looking at either co-locating or separating out the primary and second provision.

**Option Ed1** - The primary and secondary schools are located adjacent to each other and the centre so they can benefit from linked trips.

**Option Ed2** - The primary school is located in the centre, but slightly closer to Home Farm, while the secondary school is located close to the southern boundary, just to the east of the main access into the site from the south.

**Option Ed3** - The secondary school is located in the centre, but slightly closer to Home Farm, while the primary school is located close to the southern boundary, just to the east of the main access into the site from the south.

**Option Ed4** - In this option, the primary and secondary schools are located adjacent to each other and the centre so they can benefit from linked trips, but this time the primary school is located to the south of the secondary school, closer to Home Farm.



Fig. 4.2.1 - Schools Option Ed1



Fig. 4.2.2 - Schools Option Ed2



Fig. 4.2.3 - Schools Option Ed3



Fig. 4.2.4 - Schools Option Ed4

#### KEY

##### Development Proposals

- Secondary school
- Primary school

#### 4.2.2. Employment

Four options were generated for the site which focus on variations in the employment provision and are described below. In each of the options, the following assumptions are made:

- The mixed use community centre is located close to Home Farm to optimise its accessibility.
- The primary and secondary schools are located adjacent to each other and Home Farm so they can benefit from linked trips.
- School/community sports pitches are located adjacent to the Triumphal Arch in the east to protect their setting.
- A country park is introduced in the east, beyond the allocation boundary but still within the Estate ownership, to provide safe access to the countryside.
- Two linked access points into the site from the west and south off Aberford Road.

**Option Emp1** - The employment area is located close to Parlington Lane at the site's southern boundary, with frontage onto secondary roads, but also onto green infrastructure along the southern boundary.

**Option Emp2** - The employment area is located close to Parlington Lane at the site's southern boundary, but this time with a residential buffer to the south, fronting onto the strategic open space and frontage onto the secondary road network.

**Option Emp3** - The employment area is located close to Parlington Lane, on the southern edge, with residential development to the north and no direct frontage onto primary or secondary road networks.

**Option Emp4** - This option seeks to provide a more dispersed approach towards employment provision. Rather than creating an employment zone, there are two areas of employment land. It also enables the creation of larger parcels of land for residential development on the southern side of the western access road.



Fig. 4.2.5 - Employment Option Emp1



Fig. 4.2.6 - Employment Option Emp2



Fig. 4.2.7 - Employment Option Emp3



Fig. 4.2.8 - Employment Option Emp4

#### KEY

- Development Proposals
- Employment

## 4.2 Preferred Option and Rationale

Drawing on our analysis of constraints and opportunities and taking account of the different options considered, Figure 4.2.9 shows a draft masterplan framework. This illustrates one way in which the site requirements for Parlington could be achieved to create an attractive and sustainable community.

The masterplan diagram shows how the new community would be contained by the existing mature woodland blocks that surround the site. These woodland blocks would be retained to screen views of the new community from the wider landscape and to provide enhanced opportunities for recreation whilst conserving the ecology of the area.

Parlington would be linked to surrounding settlements by a number of attractive and convenient pedestrian and cycle routes. These would utilise important existing assets such as the 'fly line' which is part of the National Cycle Network linking Parlington and Aberford to Garforth and providing access to the national rail network.

Existing recreational routes would be maintained within a landscaped setting and new routes created within the development. Together a comprehensive network of pedestrian and cycle routes would make walking and cycling a preferred way of travelling to surrounding destinations.

The masterplan diagram shows a principal vehicular access from Aberford Road running through the centre of the site to Home Farm. The indicative alignment of this main route would enable the majority of new homes to be within a short walking distance of high quality bus services. These services would run through the new community and provide convenient links to and from the City Centre, Garforth Railway Station, Barwick, Aberford and other local destinations.

A number of options would be considered to provide secondary vehicular and public transport access. These could potentially provide connections to Long Lane and/or Cattle Lane.

The existing farm buildings at Home Farm are an important asset and have the potential to be converted to local shops, small scale employment and workspaces and other community uses. This would provide a highly attractive village centre for Parlington at the heart of the community and within convenient walking distance of most homes.

A Primary School is shown alongside the Village Centre to reinforce its role as a focus of community life and to enable 'shared trips' to school, the shops and leisure opportunities thus reducing the need to make multiple trips to different destinations.

A reserve site for a potential future Secondary School is shown alongside the Primary School. This could provide the opportunity for the development of a 'through School' combining primary and secondary education in a new integrated school campus.

To the east of the Village Centre and school campus is an extensive area of outdoor playing fields. These would meet community needs for outdoor sports and could be a shared facility with the adjacent schools.

Alongside the sports pitches there is the opportunity to make imaginative use of the former Stallion Pens. These could provide opportunities for allotment gardens, a community orchard or an outdoor class room or environmental area associated with the school campus.

The employment opportunities in the Village Centre and associated community facilities would be supplemented by the provision of further employment space within Parlington. This could be provided in a number of different ways to meet local needs for a range of different sizes and types of employment space. The masterplan diagram shows a single employment area of 5ha, but equally the employment uses could be provided in a more fine grained manner and we would expect to consider this in more detail through the more detailed masterplanning process.

A defining feature of the new community will be the provision of a range of attractive parks, open spaces and green ways. These will complement the surrounding woodland blocks and form a comprehensive network of multi-functional green infrastructure that will support human health and well-being, promote biodiversity and build in climate change resilience. The green spaces will also enhance the setting of Parlington Estate as a Grade II Registered Park and Garden. The level of open space provision shown in the draft masterplan is significantly in excess of the standards set in the Leeds Core Strategy and includes a new 32ha Country Park.

Parlington will provide a wide range of housing opportunities including a substantial number of affordable homes to meet a range of local needs. The new community will be made up of a number of residential neighbourhoods, each of which would have a distinct character drawing on the landscape, topographical and other assets of the site.

KEY

- Site area including both proposed allocation and Broad Location
- Land ownership boundary
- Existing and Retained Features
- Urban settlement
- Existing buildings
- Existing trees and woodland to be retained
- Water body
- Accessibility
- Bridleway
- Footpath
- Main road network
- Private internal access tracks/pedestrian and cycle routes

- Development Proposals
- Primary road network
  - Residential
  - Employment
  - Secondary school
  - Primary school
  - Mixed use - centre
  - Parks
  - Sport fields
  - Amenity green spaces
  - Allotments
  - Natural green spaces



Fig. 4.2.9 - Emerging preferred masterplan option





# 5. Illustrative Masterplan

## 5.1 Illustrative Masterplan

The Illustrative Masterplan has been prepared following the evolution of a number of initial options and taking into consideration the input of technical disciplines in terms of urban design, transport, ecology, green infrastructure, archaeology and built heritage, and utilities. A review of viability and capacity has also been undertaken to contribute towards shaping the masterplan. It also reflects feedback from stakeholder engagement.

### Features of the Illustrative Masterplan

Urban design and planning principles underpinning the Illustrative Plan include:

- Provide a benchmark for housing design in the outlying areas of Leeds by creating a new sustainable, distinctive and connected new village, which maintains and reinforces the distinctive local architectural character;
- A masterplan design that takes account of best practice principles in Urban Design that respects the Estates natural and heritage assets;
- A layout that reflects the Site's relationship to the neighbouring villages of Aberford and Barwick in Elmet;
- The provision of 1,850 new homes including a range of housing types and tenures that meet local housing needs and support a diverse, inclusive and sustainable community;
- The provision of a mixed use centre, with Home Farm at its heart, providing an opportunity to for a rich variety of uses which may include a farm shop, café, small craft workshops, and studios;

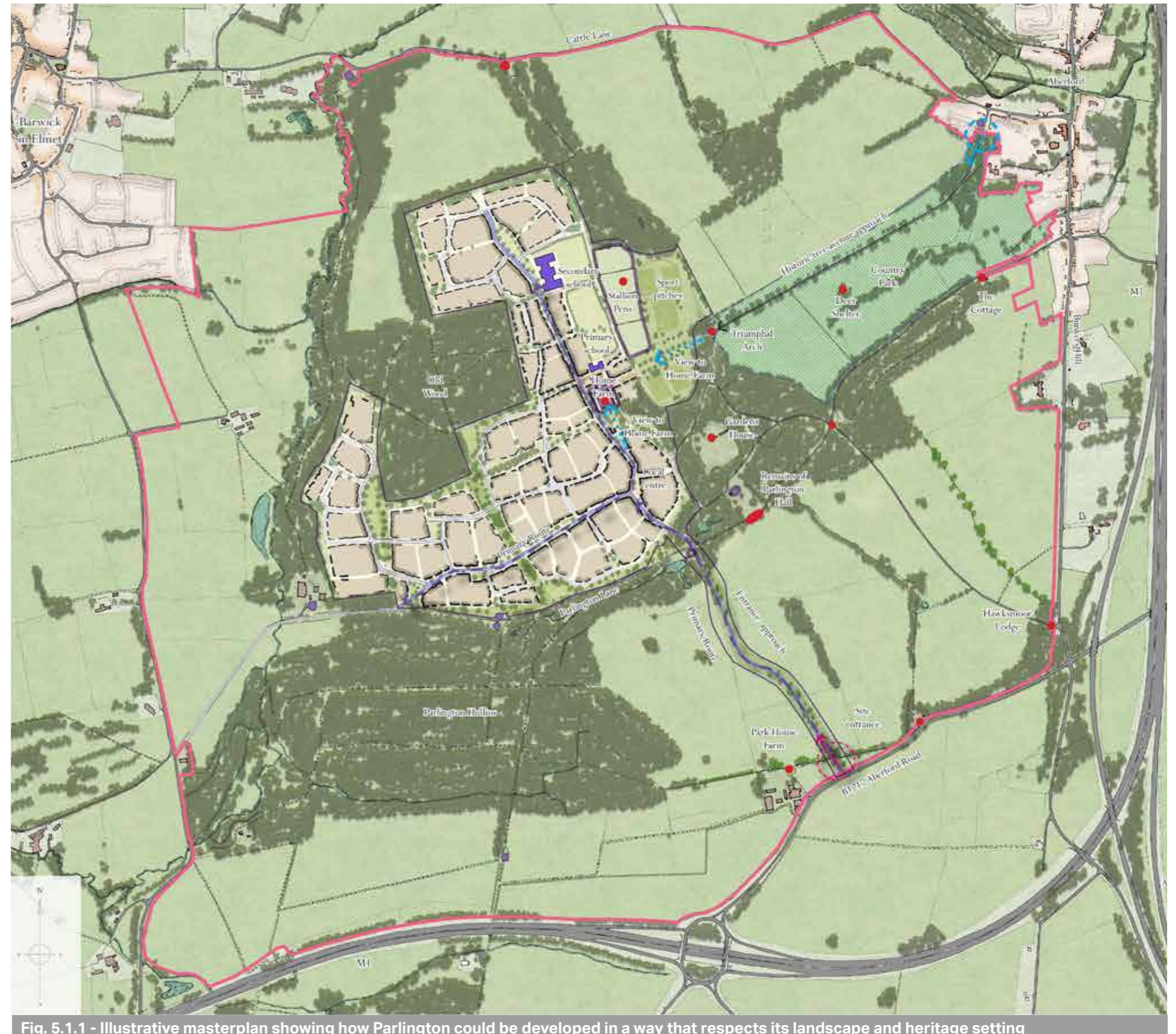














Fig. 5.1.1 - Illustrative masterplan showing how Parlington could be developed in a way that respects its landscape and heritage setting

#### KEY

 Ownership Boundary	 Listed buildings
 Site Boundary	 Non-designated heritage buildings
 Existing woodlands and trees (to be retained)	 Schools
 Proposed tree planting	 Primary routes
 Country Park	 Vehicular access points
 Development blocks	 Private footpath and cycleway

- The provision of a new primary school and safeguarded site for a secondary school and the village centre;
- The provision of general employment to support a mixed use village character;
- Proposals that make effective use of the site through appropriate densities in terms of scale, height and massing, and its relationship to its built heritage and landscape environment;
- A new built form that creates a strong and distinctive sense of place informed by the local character of the neighbouring villages;
- A layout that reduces the need for car use by encouraging sustainable modes of transport linking to off-site networks;
- A street network that creates a series of safe pedestrian and cycle routes throughout the development;
- A street pattern and layout informed by the gently undulating land form;
- The retention and replenishment of existing woodland, trees and hedgerows of quality as part of the site wide landscape strategy;
- An integrated network of landscape amenities and accessible public spaces for residents and the wider community, include the provision of a Country Park;
- An integrated SuDS network to mitigate flood risk and ensure that the development is resilient to the potential impacts of climate change.



Fig. 5.1.2 - Key plan for the illustrative masterplan



Fig. 5.1.3 - Illustrative plan showing how the MX2-39 site requirements could be met at Parlington

## 5.2 Character Areas

A hierarchy of spaces, each with its own defined character, will be developed to provide distinctive areas within the development and to enhance the overall sense of place. These character areas form a series of linked and distinctive spaces including streets, urban squares and greens. Their character is derived both from the natural, heritage and non-heritage attributes of each part of the site, and also from the vision to create a coherent place which responds to the surrounding context. The following pages illustrate how key study areas within some of the character areas might be developed.

### KEY

- Ownership Boundary
- Site Boundary
- Entrance Approach from Aberford Road
- Southern Square
- Home Farm
- Palladian Front Home Farm
- Rural Edge



Fig. 5.2.1 - Plan showing the different character areas for Parlington

**Entrance approach from Aberford Road**

A new entrance to the site will be provided off the Aberford Road to the east of Park House Farm. Here the existing estate stone boundary leaves Aberford Road and connects to Park House Farm. This provides an opportunity to create a new estate entrance with a gate house marking the point of entry echoing the existing gate houses to Parlington. The new north-south route will be designed as an estate road. At its entrance, the estate road will be lined with a formal arrangement of trees which becomes more informal before breaking to allow views across the arable land to the existing woodland areas, before continuing in an informal manner before the road crosses into the woodland gap. The trees would be set in a board verge with an estate fence beyond giving the feel of an estate entrance.

Additional tree planting will be reinstated either side of Park House Farm to enhance its setting in the landscape.



Fig. 5.2.2 - Key plan for the approach from Aberford Road

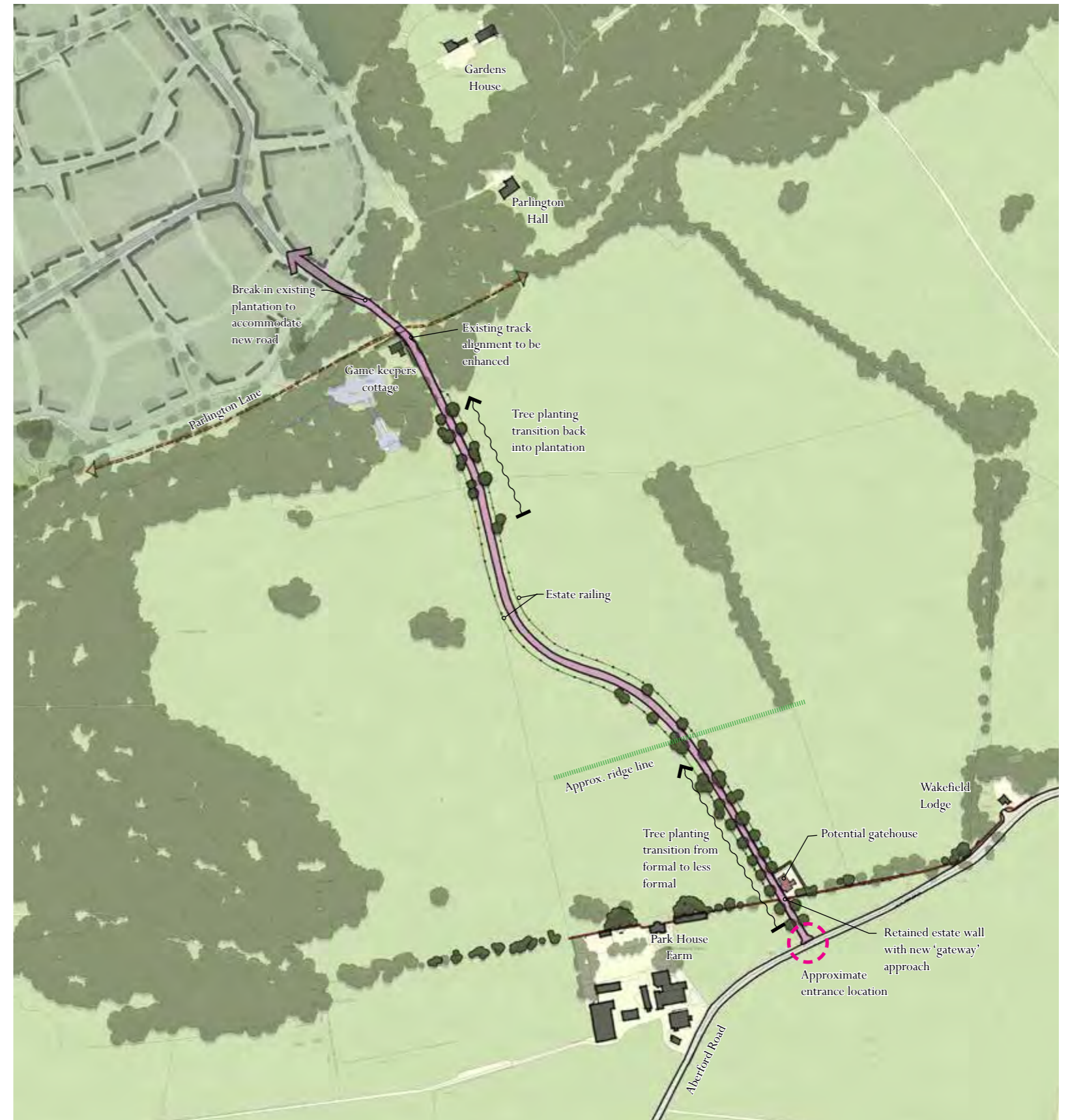


Fig. 5.2.3 - Plan showing the approach from Aberford Road

**Home Farm - Illustrative Plan**

The existing model farmstead will form the new heart to Parlington Village. The farm buildings will be retained and refurbished as a mixed-use centre providing an opportunity to for a rich variety of uses which may include a farm shop, café, small craft workshops, and studios. The square to the north could include a regular open market, with the new employment buildings including small enterprise units, which could include traditional office space and workshops with possibly a business hub to provide shared facilities, as well as small retail, restaurants, and a pub.

Larger uses would generally be accommodated in the Local Centre employment area to the south, around the square and off the primary street, and the west towards Throstle Nest Farm.



Fig. 5.2.4 - Key plan for Home Farm illustrative plan



Fig. 5.2.5 - Home farm illustrative plan



Fig. 5.2.6 - Aerial View of Home Farm at the heart of Parlington Village

The proposed primary school and the safeguarded site for the secondary school will be co-located to the north of Home Farm.

The grounds to the primary school and secondary school to west and the sport pitches to the east provide sensitive soft edge to the Stallion Pens. These facilities will also be available to the wider community. The Stallion Pens could provide community gardens and orchards as well as gardens for the school.

To the west of the Triumphal Arch the existing planting sets up a view corridor towards Home Farm, although any view of it is obscured by the roofs of the existing modern agricultural buildings to the east. These buildings will be removed as part of the proposals affording the opportunity to provide a visual relationship between the Arch and Home Farm. It is proposed to extend the existing corridor of planting to form a formal avenue of trees as far as the western edge of the Stallion Pens with a square enclosed by buildings beyond to strengthen the view line. Informal tree planting would further restrict any peripheral views and screen the sports pitches either side.



Fig. 5.2.7 - Square and employment at centre



Fig. 5.2.8 - Home Farm - mixed uses, farm shop, craft workshops, community space, and pub with garden.



Fig. 5.2.9 - Linear green with visual connection to Triumphal Arch



Fig. 5.2.10- Neighbourhood green along primary street



Fig. 5.2.11 - Green corridor connection Home Farm to existing wood



Fig. 5.2.12 - Primary school and safeguarded site for the secondary school with associated grounds



Fig. 5.2.13 - A mix of housing types surrounding a community green



Fig. 5.2.14 - Stallion Pens with school & community gardens and orchards and sport pitches beyond

*Home Farm - Employment Square  
Vignettes & Farm shop Precedents*



Fig. 5.2.16 - View 1

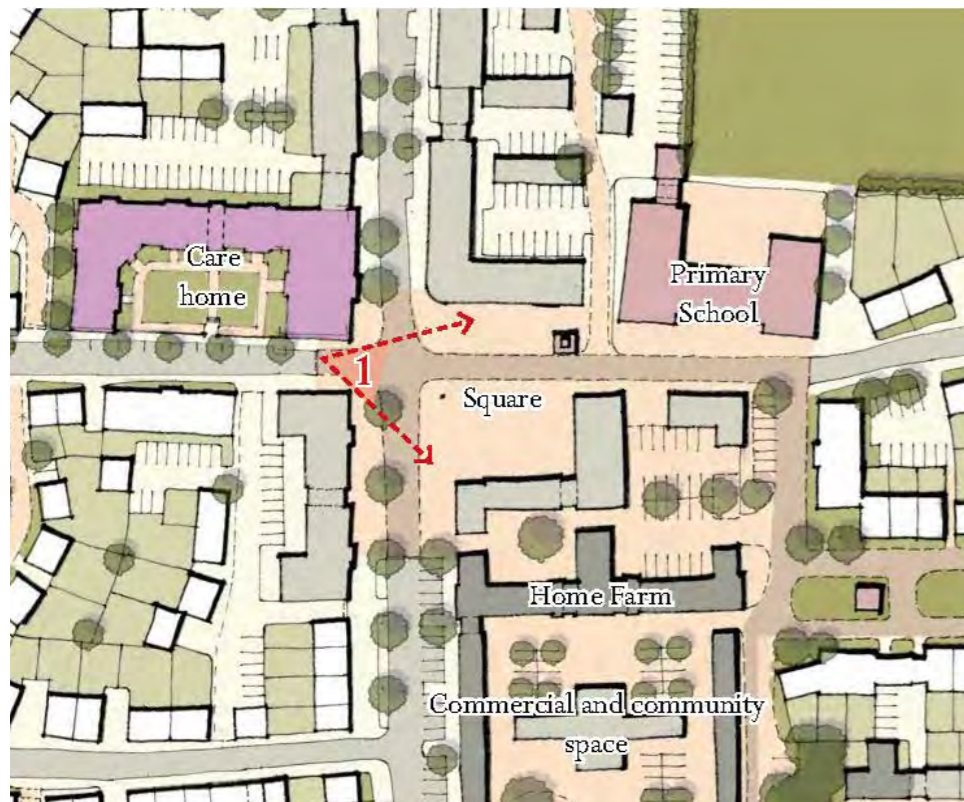


Fig. 5.2.15 - Key plan for Home Farm employment square (view 1)



Fig. 5.2.17 - Farm shop precedents



Fig. 5.2.18- Farm shop precedents

*Home Farm - Employment Square  
Vignettes & Farm shop Precedents*



Fig. 5.2.20 - View 2

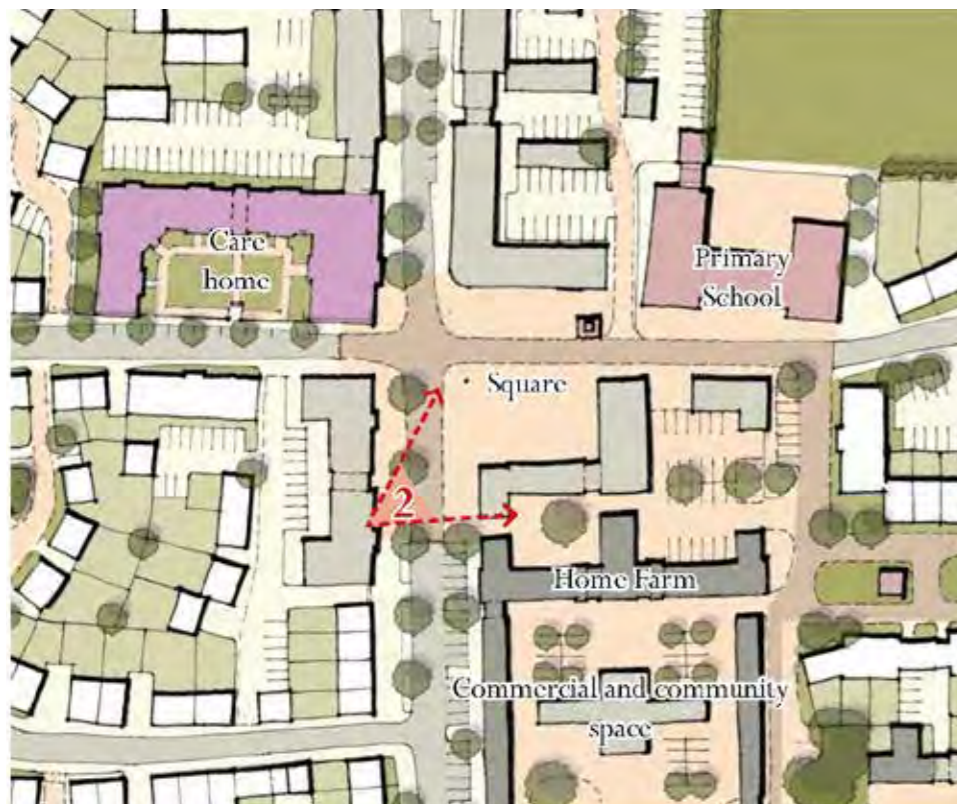


Fig. 5.2.19 - Key plan for Home Farm employment square (view 2)



Fig. 5.2.21 - Farm shop precedents



Fig. 5.2.22 - Farm shop precedent

Home Farm - Triumphal Arch Vignettes



Fig. 5.2.23 - View 3



Fig. 5.2.23- Key plan for Triumphal Arch views



Fig. 5.2.24 - View 4



Fig. 5.2.25 - Existing view

**Palladian Frontage Home Farm**

The house to the southern end of Home Farm has a fine Palladian frontage which is currently screened by an existing hedgerow and trees which enclose the garden. The selective removal of some the hedgerow could open up a view to the Palladian elevation which would reveal itself when moving north from the Southern Square. The building could potentially be refurbished as a pub.



Fig. 5.2.26 - Vignette Option 1



Fig. 5.2.27 - Key plan for Home Farm Palladian frontage



Fig. 5.2.28 - Preferred option 1

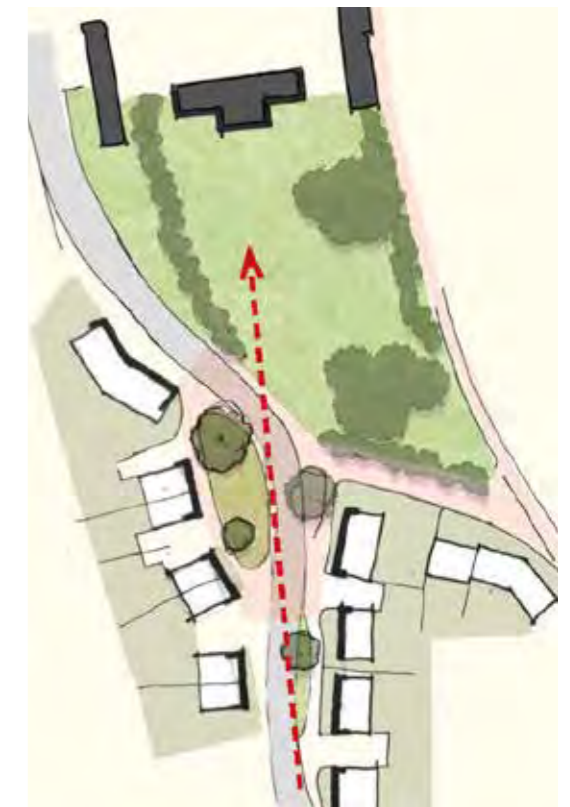


Fig. 5.2.29- Preferred option 2

### Southern Square - Local Employment Centre Study

The Southern Square lies at the intersection of the primary north-south route and the potential secondary east-west route. The square forms part of sequence of spaces along the street north to Home Farm. The Illustrative layouts and precedent images promotes a diverse employment offer that shows how units of various size and use can be integrated into a traditional street pattern, either as buildings fronting the street and/or within courtyards.



Fig. 5.2.30 - Key plan for employment centre



Fig. 5.2.31 - Option 2 showing larger employment alternative unit size



Fig. 5.2.32 - Plan for employment centre

### Southern Square - Local Employment Centre Study

#### Vignette & Precedents

The unit size can vary from small enterprise units up to larger factory or distribution units which can accommodate access for larger vehicles, as the precedent examples illustrate. These general employment uses can sit beside traditional office or research units, small scale retail and residential uses. The block structure is sufficiently robust to respond to market demand in terms of use and size and has the flexibility to ensure units can be split or combined, either vertically or horizontally, as required.



Fig. 5.2.33 - Key plan



Fig. 5.2.34 - Employment Vignette View looking south



Fig. 5.2.35 - Precedents images



Fig. 5.2.36 - Precedents images

**Southern Square – Local Centre**  
*Vignette & Precedents*



Fig. 5.2.37 - Key plan for employment centre (view looking north)



Fig. 5.2.38 - Employment Vignette - view looking North



Fig. 5.2.39 - Precedent images



Fig. 5.2.40 - Precedent images



Fig. 5.2.41 - Precedent images



Fig. 5.2.42 - Key plan



Fig. 5.2.43 - Employment Vignette - view toward Home Farm



Fig. 5.2.44 - Local precedent images - Key building terminates view



Fig. 5.2.45 - Precedent images

**Southern Square - Local Employment Centre Study**  
**Vignette & Precedents**



Fig. 5.2.46 - Key plan showing view towards square towards east



Fig. 5.2.47 - Illustrative Masterplan



Fig. 5.2.48 - Precedent images  
Dorset Cereals and Chocolate Factory, Poundbury



Fig. 5.2.49 - Precedent images  
Dorset Cereals and Chocolate Factory, Poundbury

**Rural Edge Study - East of Southern Square**

**Vignette & Precedents**

A significant area of the proposed development is enclosed by woodland which provides an attractive backdrop to the residential development. Broad greenways are proposed to these perimeters providing a soft edge.



Fig. 5.2.51 - Transition Rural Edge to Centre Vignette - West of Gardens House



Fig. 5.2.50 - Key plan showing view towards square towards west



Fig. 5.2.52 - Local precedent images



Fig. 5.2.53 - Local precedent images

### Rural Edge Study - Parlington Lane

Along Parlington Lane the greenway provides a sensitive buffer and setting to Parlington Hollins SEGI. Here the houses fronting the greenway are generally larger detached, some in substantial plots. The buildings line and setbacks are more informal than elsewhere reflecting a more open pattern of development. Boundaries are predominately native hedges.



Fig. 5.2.54 - Key plan for rural edge



Fig. 5.2.55 - Plan showing rural edge along Parlington Lane

*Rural Edge Study - Parlington Lane  
Vignette & Precedents*



Fig. 5.2.57 - Vignette along Parlington Lane



Fig. 5.2.56 - Key plan showing view of rural edge from Parlington Lane



Fig. 5.2.58 - Boston Spa Precedent image

Rural Edge Study - Parlington Lane  
Vignette & Precedents



Fig. 5.2.60 - Vignette along Parlington Lane



Fig. 5.2.59 - Key plan showing view of rural edge from Parlington Lane



Fig. 5.2.61 - Boston Spa Precedent image

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## 6. Development Framework

## 6.1 Land Use Framework and Land Use Budget

The land use framework showing where land uses are located within Parlington is illustrated in Figure 6.1 opposite. The land use budget - that is the quantum – is included in Table 6.1.

The distribution of the land uses is designed to:

- Create a high quality residential environment with neighbourhoods close to formal and informal greenspace and day-to-day facilities, easily accessible on foot or bicycle as well as public transport;
- Protect and retain existing green infrastructure such as surrounding woodlands and the SEGI whilst also benefiting from them by creating new green links between them and the development;
- Protect and enhance the setting and appreciation of the Triumphal Arch to the east of the proposed allocated site;
- Protect and enhance the setting and appreciation of designated and non-designated heritage assets in the rest of the Estate, beyond and the nearby conservation areas; and

The main features of the land use framework include:

- Residential development distributed throughout the site, except in the east of the site around Stallions Pens and close to the Triumphal Arch;
- A network of streets which provides safe and convenient walking and cycling routes to the mixed use centre at the heart of the site, as well as being designed to accommodate public transport along the main routes;
- Co-location of the primary and secondary school with the centre to create a hub for the new community and reduce trip generation;
- Provision of a range of open spaces in the eastern part of the site to protect and enhance the setting of the Triumphal Arch. This would comprise a mixture of allotments, community gardens, school and community sports pitches;
- Distribution of parks and gardens throughout the site to ensure homes are within easy distance of these as well as access to surrounding green spaces and woodland;
- Creation of a dedicated employment area, close to the junction of the two access roads; and,
- A biodiversity buffer around the entire perimeter of the site.

Land Use Budget		
Residential	60.16 Ha	
Employment	5.01 Ha	
Mixed Use	1.17 Ha	
Education	4.54 Ha	
Primary	2.53 Ha	
Secondary	2.01 Ha	
Primary Infrastructure	6.29 Ha	
Parks & Gardens	37.78 Ha	
Sports Fields	7.89 Ha	School/Community sport pitches
Amenity Green Spaces	10.06 Ha	Additional amenity spaces within residential blocks
Allotments	1.69 Ha	Allotments/Community gardens
Natural Green Space	8.90 Ha	

Table 6.1 - Land Use Budget



Fig. 6.1 - Land Use Framework

## 6.2 Movement Framework

Figure 6.2 shows the proposed movement framework through the site. The main aim of the framework is to create a sustainable new community served by safe and convenient walking and cycling routes (also known as 'active travel corridors') and public transport. Parlington will also be served by two access points linking it into the existing road network and surrounding destinations.

The Movement Framework for Parlington comprises:

- **Walk routes** - high quality walking routes between the various residential zones and with the mixed use centre, schools and recreational use. These routes will encourage a high level of active travel for internal trips within the site and provide access to key public transport routes such as bus stops.
- **Cycle routes** – this will comprise upgrades to existing routes, subject to further discussions with the Council and other stakeholders, but which could include a link to National Cycle Route 66 and a link along the A462 to the 'Fly Line' disused railway line between the site and Garforth.
- **Two new access points** – one principal new access point will be provided to the site from the south off Aberford Road (B1217) with connections southward to the M1, and options for a secondary access from Long Lane and Cattle Lane.
- **A primary road network connecting the existing road network to the mixed use centre and schools at the heart of Parlington** - the two access roads will connect to form the site's primary road network and will be designed to be wide enough to accommodate the proposed public transport.

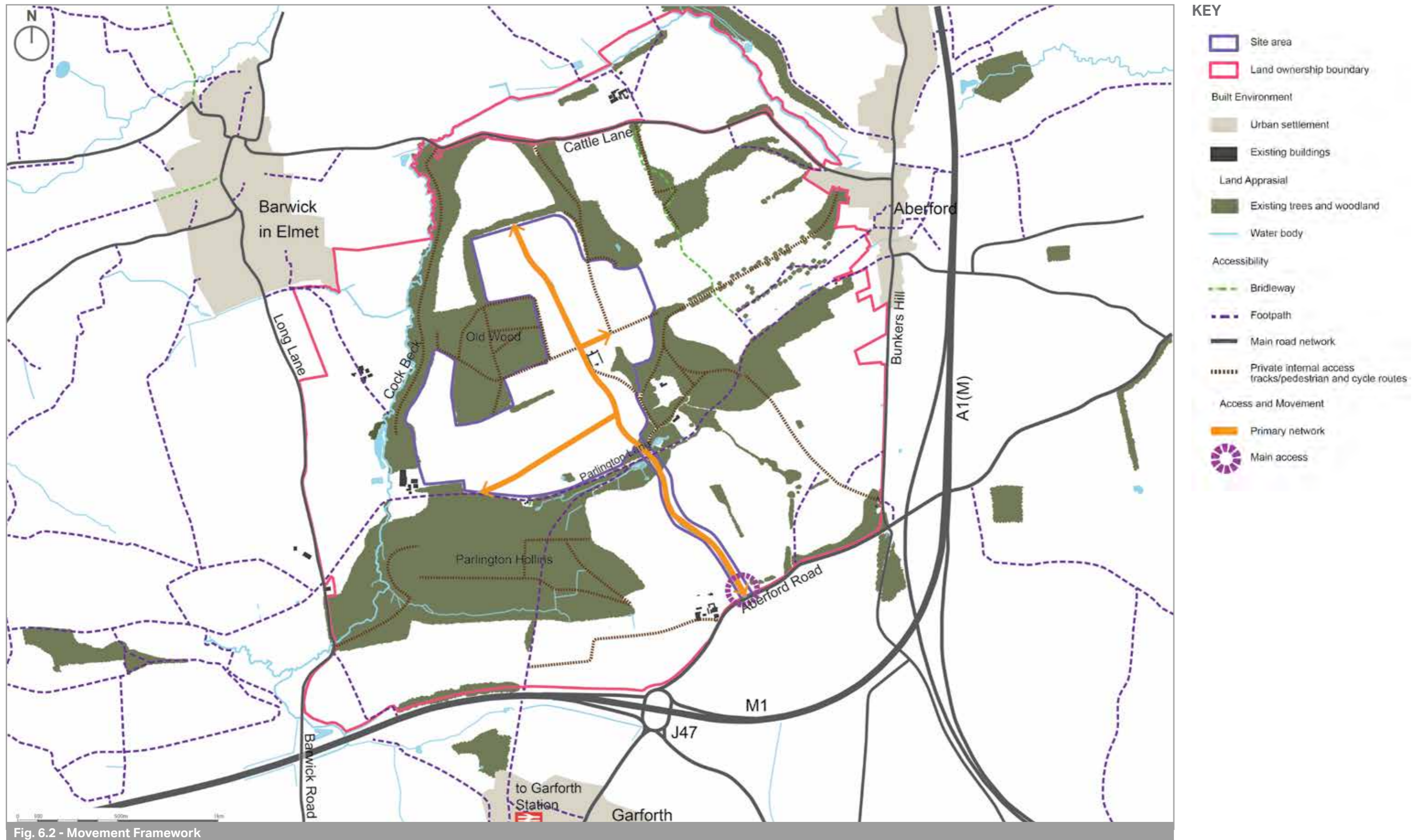


Fig. 6.2 - Movement Framework

### 6.3 Landscape and Green Infrastructure Strategy

The Green Infrastructure Strategy for Parlington is predicated on retaining connections between existing green spaces and landscape assets and linking them via a network of new spaces and green ways. These spaces and green links have both a local and a strategic function, providing doorstep access to green space for residents in the various neighbourhoods across the site, but also creating a framework of green spaces through which people can access a variety of other spaces and amenities. They are multifunctional spaces since, in addition to their amenity role, they also offer opportunities for play and local sports provision, habitat creation, drainage infrastructure and local food production.

Existing public rights of way are incorporated into the network of new paths and routes that permeates through the site via the new green links. This internal movement network provides access to the external framework of paths, bridleways and cycle routes and, from there, out into the wider landscape beyond.

The open space to the east of Home Farm provides a focus in terms of community assets, with sports pitches and allotments which then transition into the Country Park. Although situated outside the current red line, the offer of a future Country Park, with public access and a focus on natural amenity, is a major benefit in terms of both the quantum and the quality of the open space provided as part of the development.

Within the residential neighbourhoods, public squares and local parks provide a focus in terms of open space, community space and place-making.

### 6.4 Ecology Strategy

The Ecology Strategy is closely aligned with the Landscape and Green Infrastructure Strategy, using existing and proposed open spaces and green links to retain and enhance existing habitats and biodiversity. The Ecology Strategy has a number of strands:

#### Habitats

- **Retain and enhance the highest value features** - the Draft Masterplan seeks to incorporate the woodland, parkland trees and hedgerows into the development design to create an attractive setting and sense of place for the new community.
- **Mitigation measures for the southern access road** - Whilst there are already numerous tracks/ roads through the woodland, sensitive design of the new road is required to ensure that there would be no significant severance or fragmentation of the woodland. Compensation woodland planting may also be required to offset the impacts of the new access road, which can be adequately accommodated within the masterplan area. The remainder of the woodland within the Estate lies outside the site boundary.
- **Buffer zones** - these will be incorporated to protect and enhance the valuable woodland edge habitat associated with the woodland areas adjacent to the built development footprint including Parlington Hollins SEGI, Barwick Banks SEGI, Old Wood and Willowgarth Plantation. This will enable grading of the woodland margins to scrub and grassland to create a 'softer' and more natural woodland edge habitat, providing opportunities for foraging and nesting birds, foraging bats, small mammals and terrestrial invertebrates.

#### Protected species

Further survey work is necessary to determine the impacts on protected species within the site boundary and the requirement for any avoidance/mitigation/compensation. At this stage however, we have identified the following measures as important features of the Draft Masterplan with respect to protecting badgers, bats, great crested newts and breeding birds:

- **Retention of woodland, woodland edges, and field margins within the development footprint** - this will help avoid direct impacts on any badger setts and nesting birds and protect the highest value foraging habitats for both bats and badgers.

- **Incorporation of appropriate, undeveloped buffer zones and sensitive landscape design such as the creation of woodland, scrub and hedgerows** - enabling badger clans and bats to retain access to foraging areas.
- **Sensitive lighting design** - minimising adverse effects on bats.

There are also opportunities to provide terrestrial habitat compensation within the wider study area boundary if great crested newts are found within 250m of the site boundary.

#### Biodiversity enhancement

There are significant opportunities on site to create large-scale biodiversity enhancements through habitat creation and the implementation of appropriate management within the site and wider study area. These include:

- **Woodland management/ enhancement** - The baseline ecology surveys indicate that the woodland, which is currently managed plantation, would benefit from enhancement through the sensitive management of areas for the benefit of wildlife. Selective felling to open up the canopy, and the creation of new glades and rides to improve the structure and diversity of the woodland ground flora and pond creation can be incorporated into the ecological mitigation strategy.
- **Lake restoration/creation, ponds and swales** - potential to create new lakes, ponds and swales as part of the surface water attenuation strategy which would deliver significant biodiversity enhancements. There is also an opportunity to revisit the options for restoring the former lake within Parlington Hollins.
- **Green bridge/wildlife tunnels** - potential for a green bridge to maintain habitat connectivity between the two sections of Parlington Hollins SEGI that will be bisected by the access road. This could be integrated within the new footpath/ cycleway design to provide a complementary green corridor through the woodland and a safe crossing point for a range of animal species. Wildlife tunnels beneath roads and bat road 'hop overs' could also be incorporated.
- **Habitat creation/enhancement for protected species** - potential to create new habitats within the site boundary and within the wider study area such as wildflower meadows, woodland, hedgerows, habitat piles, bird/owl/bat boxes and a bat barn.



Fig. 6.3 - Landscape and Green Infrastructure

### 6.5 Heritage Strategy

Presently there are eight listed buildings within the estate, a Scheduled Monument, and the Registered Park and Garden. Of these there are two listed buildings within the boundary of the draft allocation site. These are at Home Farm and the Stallion Pens (both Grade II). There are also 14 non-designated heritage assets related to the estate.

The designation of Parlington Estate as a Grade II Registered Park and Garden was confirmed in September 2017 as this masterplan report was being finalised. However, the heritage strategy and the masterplan framework anticipated this and include a sensitive approach to these important assets.

The estate does not comprise part of a conservation area but it lies adjacent to the Aberford Conservation Area which designated to recognise the special historical and architectural interest of the village. These designated and non-designated heritage assets are explained in detail in the Historic Environment Background paper prepared by Montagu Evans.

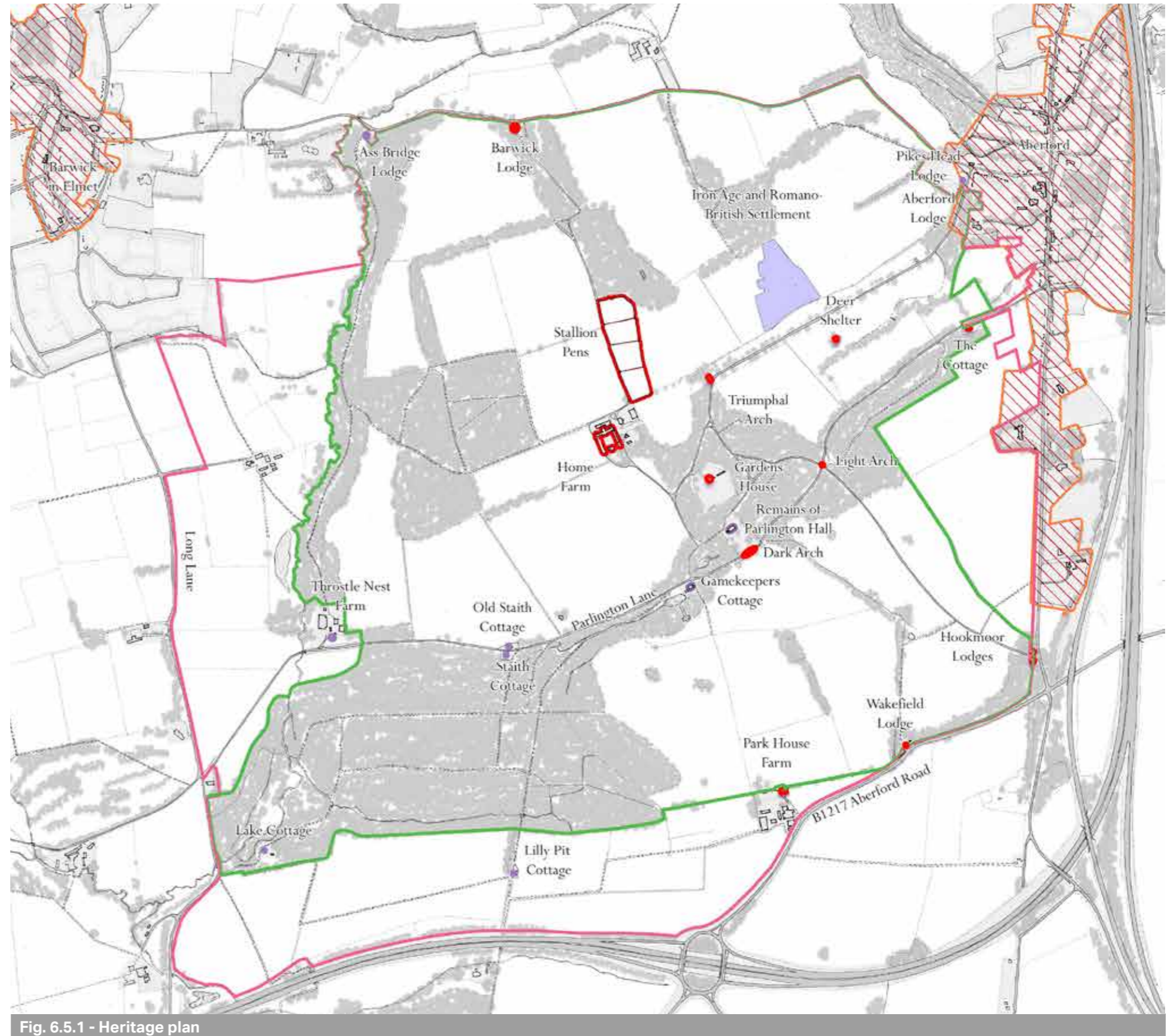


Fig. 6.5.1 - Heritage plan

**KEY**

- Registered Park & Garden
- Ownership Boundary
- Conservation area
- Listed buildings
- Scheduled monuments
- Non-designated heritage assets

**KEY**

- Ownership Boundary
- Site Boundary
- Aberford Approach
- Entrance Approach from Aberford Road
- Aberford Road Gateway
- Relation of Home Farm to Triumphal Arch
- Home Farm Stallion Pens
- Home Farm Palladian Front
- Parlington Lane

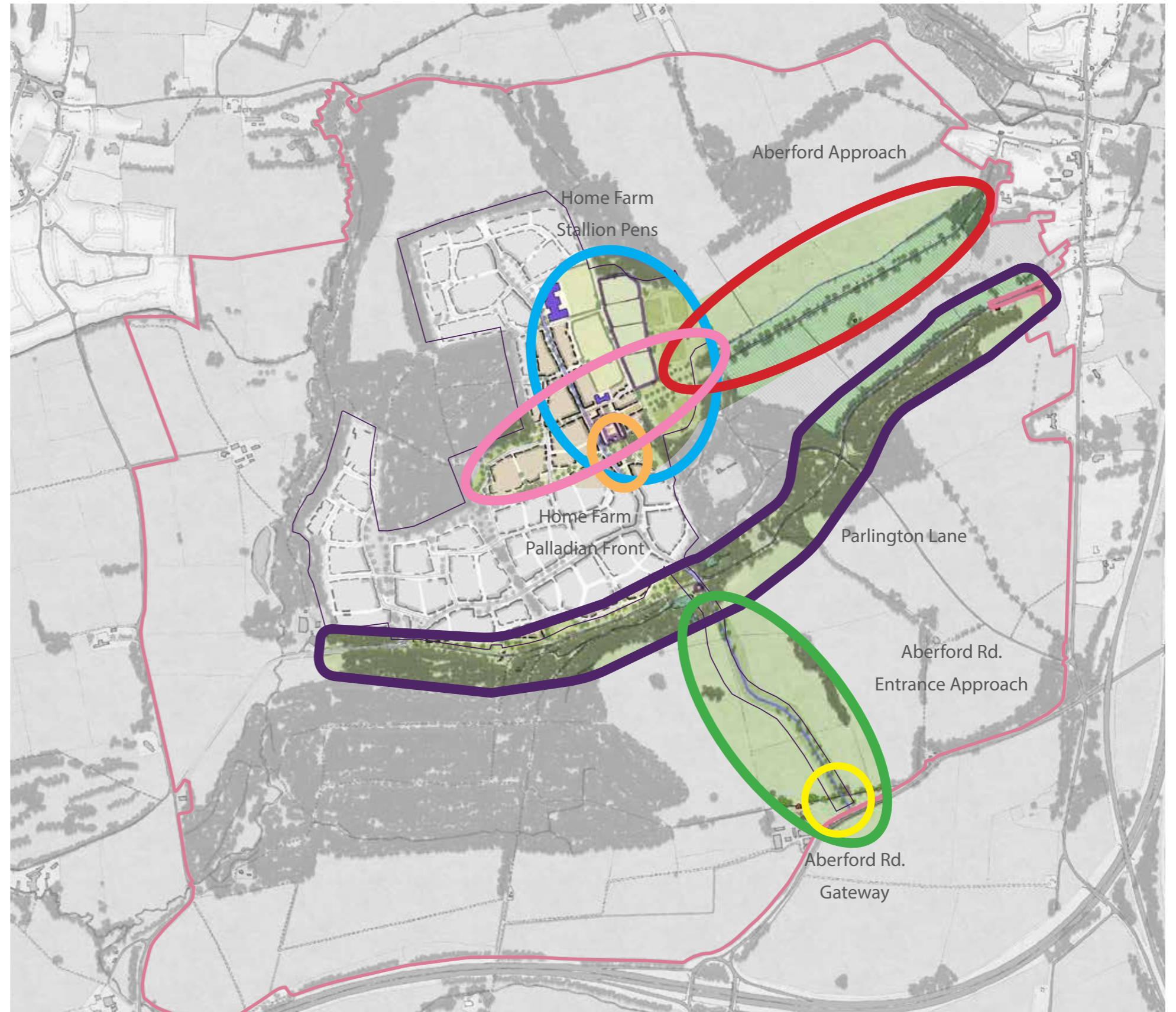


Fig. 6.5.2 - Heritage key areas

**Design Response**

**Entrance approach from Aberford**

Although the main house has now largely disappeared, the Estate continues to have a physical relationship with the surrounding villages. Parlington is directly accessed from the surrounding area via a series of historic routes, some of which are marked by lodges that survive on the outskirts of the estate. The lodges are a physical reminder of the historical connections between the estate and the local area.

The new entrance to the site off Aberford Road to the east of Park House Farm provides an opportunity to create a new estate entrance. Here the existing stone boundary wall leaves Aberford Road, and connects to Park House Farm, at this point a proposed new lodge marks the point of entry to a new north-south estate road.

The new estate road as it crosses the arable land will be lined by trees, at its entrance these will have a formal arrangement becoming more informal before breaking to allow views across to the existing woodland areas, before continuing in an informal manner before the road crosses into the woodland gap. The trees would be set in a broad verge with an estate fence beyond giving the feel of an estate drive.



Fig. 6.5.3 - Key plan

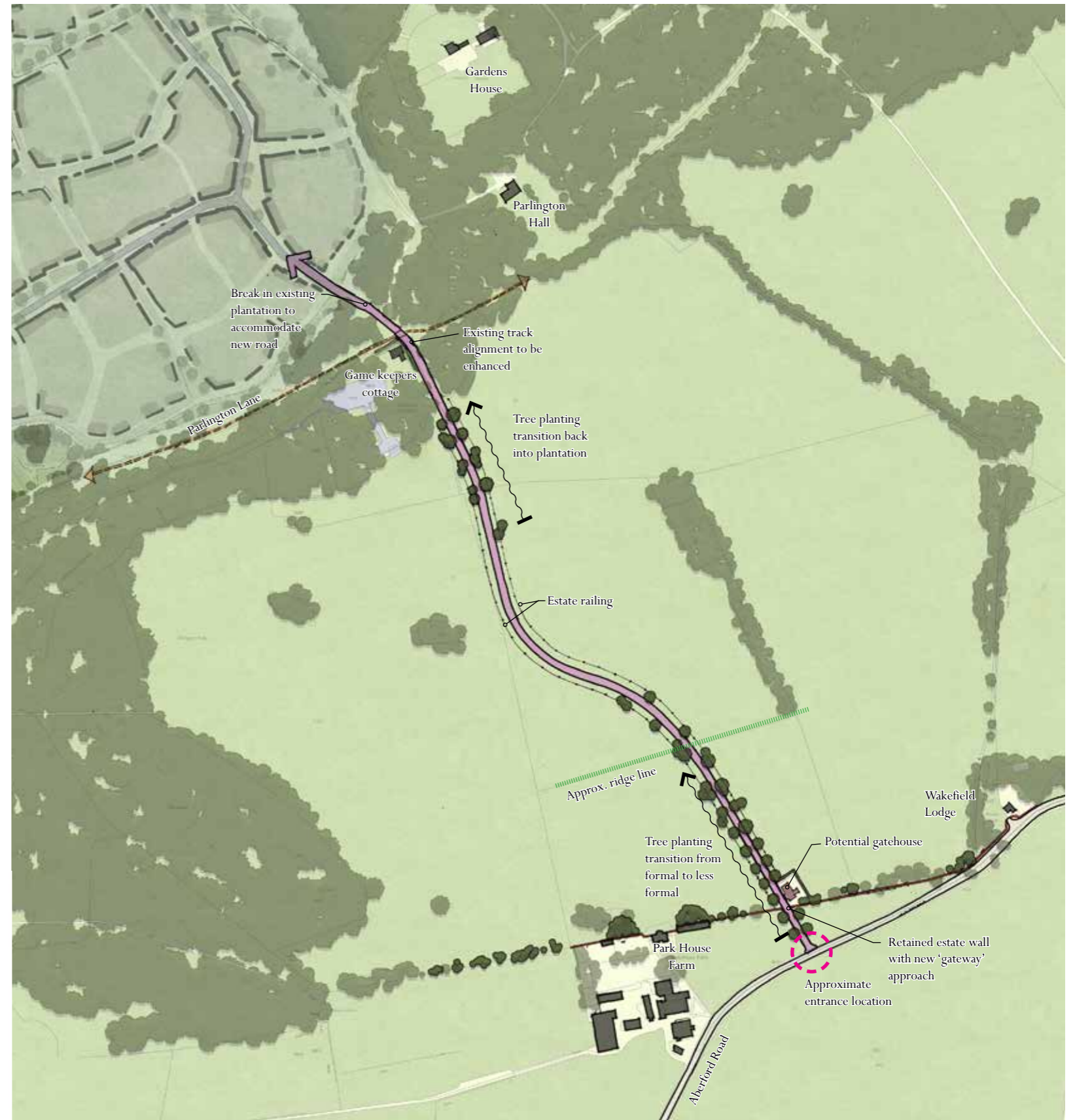


Fig. 6.5.4 - Entrance approach from Aberford Road



Additional tree planting will be reinstated either side of Park House Farm to enhance its setting in the landscape. Further tree planting in line with the historic estate plan of 1817 will be planted along the line of the stone boundary wall extending to Parlington Hollins and enhancing the field boundary to the east of Hook Moor Lodges.

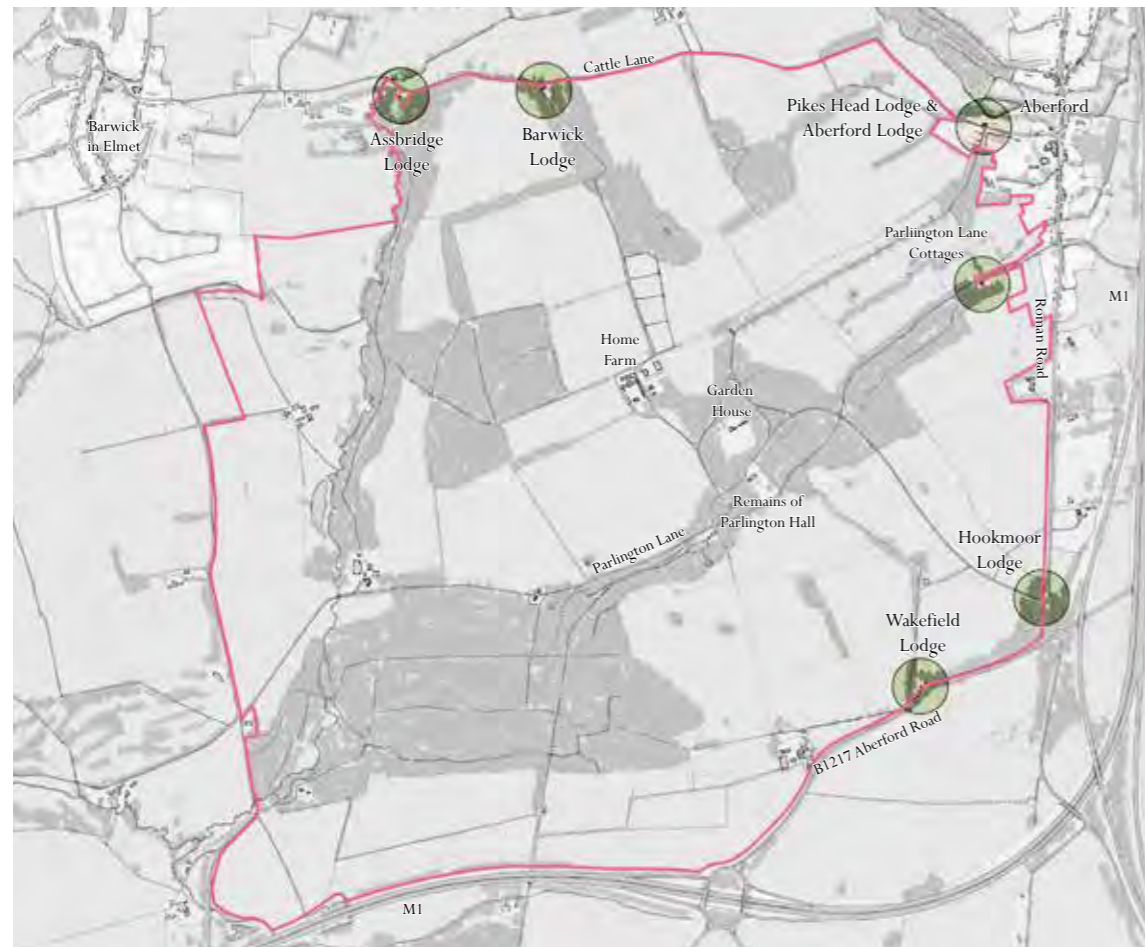


Fig. 6.5.5 - Context map historic lodge locations



Fig. 6.5.6 - Hook Moor Lodges



Fig. 6.5.7 - Wakefield Lodge



Fig. 6.5.8 - Parlington Lane Cottage

**Aberford Approach**

The drive from Aberford through the designed parkland to the Triumphal Arch is the best-preserved part of the historic landscape. The detailed site analysis of this approach, included in the Historic Environment Background paper prepared by Montague Evans, illustrates the long and gradually revealing view of the Arch from the avenue and the positive contribution and importance within the estate. It illustrates that the proposed development will not be visible and it is only from about 75m away that the Arch is revealed in its entirety and from then on dominates the view. The rising distant landscape is only just seen through the Arch at approximately 25m. Intermittent gaps in the hedgerow to the north gives a glimpsed view to the north-west and Stallion Pens, however a good view of these is only visible from off the Estate Road almost aligned with the Arch where there is an access gate to the adjacent field. Beyond the Arch the tops of the roofs to the more recent agricultural buildings come in to view, screening any view of Home Farm which sits lower in the landscape (some 11m below).

There is no public view of the Arch from the west.

The illustrate masterplan shows how the development would preserve and enhance the landscape setting of the Arch. Its relationship with Home Farm is described below.

Tree planting to the north of the Arch along the line to Willowgarth Plantation will screen glimpsed view of the Stallion Pens.

The parkland, although outside the site, will provide the opportunity for a new Country Park with public access.

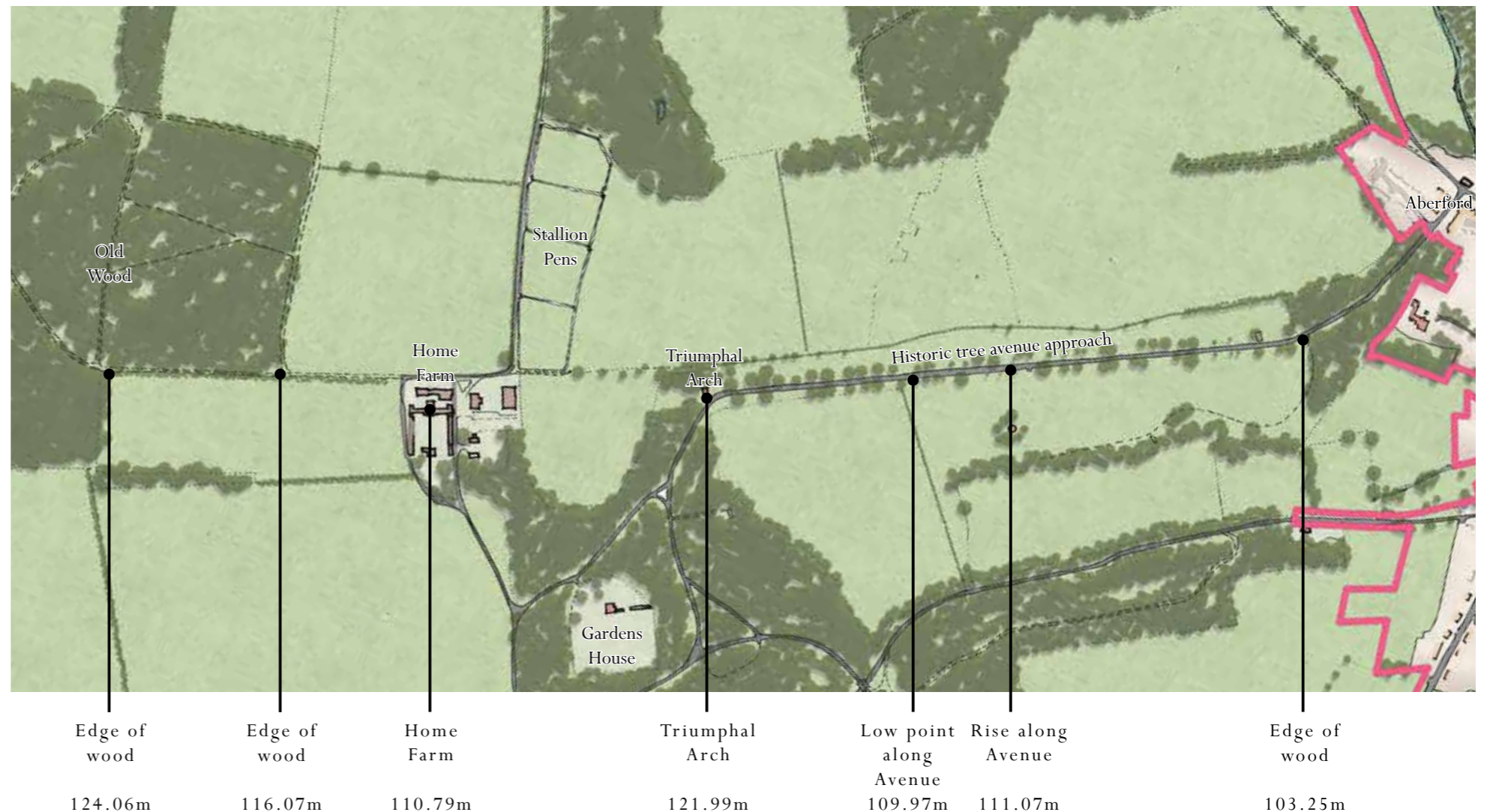


Fig. 6.5.9 - Triumphal Arch long site section



Fig. 6.5.8 - Key plan



Fig. 6.5.10 - Key plan

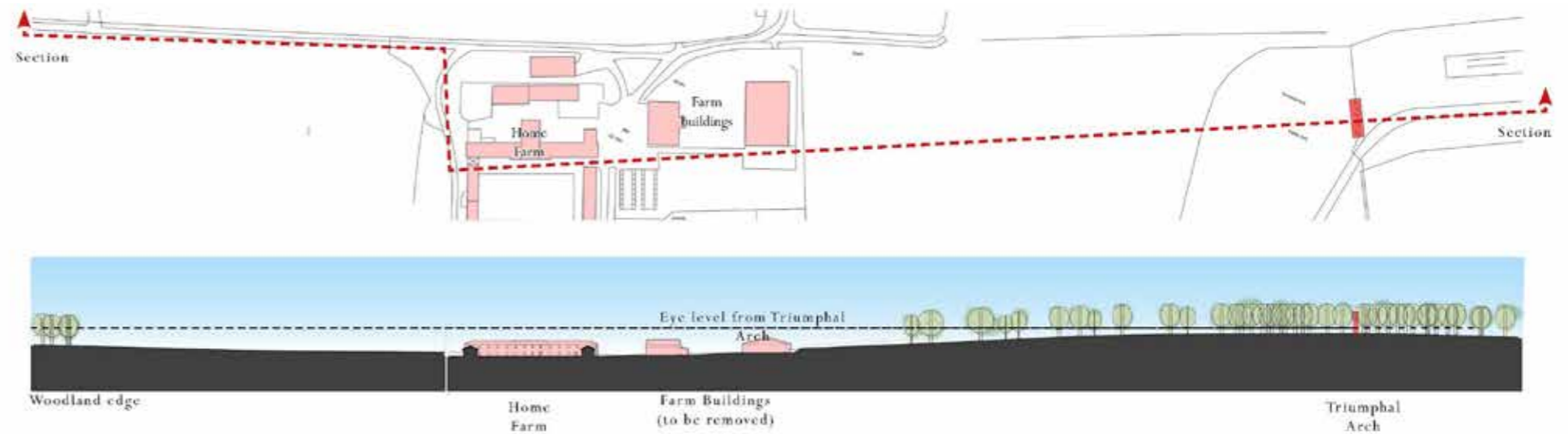


Fig. 6.X - Existing Section



Fig. 6.5.11 - Proposed Section



Fig. 6.5.12 - View from Triumphal Arch to Home Farm



Fig. 6.5.13 - Existing view



Fig. 6.5.14 - View key

**Home Farm**

A key element of the emerging design proposals for Home Farm is the opportunity to create a new visual relationship with the Triumphal Arch. The illustrative plan shows how the view line from the Arch will be established by extending the avenue planting towards Home Farm, with the view line reinforced by buildings enclosing a square with a monument to terminate the extended view with Home Farm as a backdrop. Informal tree planting will help to focus the view line, minimise any peripheral views, and screen the sports pitches either side.



Fig. 6.5.16 - Aerial perspective of proposed Stallion Pens



Fig. 6.5.15 - Key plan



Fig. 6.5.17 - Home Farm detail study



Fig. 6.5.18 - Existing photo

Beyond Home Farm, the ground rises gently and with minimal tree planting, the proposed roof scape would be concealed. When seen in the context of the analysis of the approach from Aberford, it is clear that the development will be screened by existing and proposed avenue and other structural planning.

Home Farm will be given a new life and refurbished as the mixed-use centre at the heart of the new Village. The proposals for Home Farm are described earlier in Section 5.

As described in Section 5 there is an opportunity to reveal a view of the Palladian frontage to the house at the southern end of Home Farm.



Fig. 6.5.19 - Vignette Option 1



Fig. 6.5.20- Key plan



Fig. 6.5.21 - Preferred option 1

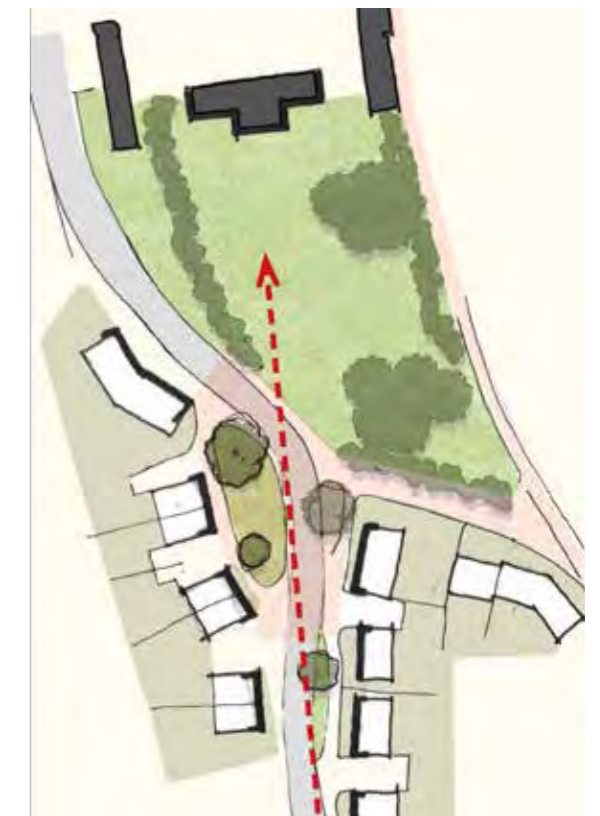


Fig. 6.5.22 - Option 2

### Parlington Lane

Parlington Lane runs along the northern edge of Parlington Hollins SEGI. From Staithe Cottage, east it formed part of the historic railway link from Garforth to Aberford although no obvious traces of the early railway can be seen today. The land and woodland enclose the proposed development and will provide an attractive backdrop for the residential development. A broad greenway is proposed to this perimeter to provide sensitive soft edge and setting. The building line and setbacks will be informal reflecting a more open pattern of development. Boundaries will be predominately native hedges.



Fig. 6.5.23 - Key plan



Fig. 6.5.24 - Plan of rural edge along Parlington Lane



Fig. 6.5.25 - Key plan



Fig. 6.5.26 - View 1 - Along Parlington Lane



Fig. 6.5.27 - Boston Spa Precedent images



Fig. 6.5.28 - Rural Edge Vignette - Along Parlington Lane



Fig. 6.5.29 - Boston Spa Precedent images

## 6.6 Water Management and Drainage Strategy

An outline water management and drainage strategy has been developed to meet all the requirements of the NPPF and includes the following components:

- **Drainage provision** - as the site does not lie within a Groundwater protection zone, surface water could be allowed to infiltrate into the ground to reduce the required rainwater attenuation. The majority of the site is underlain by Cadeby Formation - Dolostone and therefore balancing, detention or retention ponds should not need a liner; surface water can be allowed to infiltrate. Additionally, swales alongside roads will be an appropriate Sustainable Drainage System (SuDS) feature for use as part of the drainage system.
- **SuDS** - the incorporation of SuDS systems to manage runoff is particularly important for a large site like Parlington. Options include the provision of swales and balancing ponds - which will be considered at the detailed design stage within development plots - and also the use of permeable paving.
- **Petrol interceptors** - it is possible that petrol interceptors will be required on site to remove hydrocarbons prior to outfalling into the watercourse from areas such as highways and car parks, but the use of appropriate SuDS techniques may negate this need.

It is important to note here, as with the green infrastructure and ecology strategy, that the wider study area and land under control by M&G also provides additional opportunities for managing surface water which may result from development on the proposed site for allocation.

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## 7. Delivery Options & Conclusion

## 7.1 Phasing & Delivery

The characteristics of the site are such that it is attractive to a full range of tenure types, modern construction methods (including modular solutions), private for sale housing, private rental sector housing, affordable housing, build to rent housing, as well as self build and housing for the elderly.

Integral to the development of Parlington will be the provision of community infrastructure which will include providing a mix of uses at the heart of the Parlington development including employment areas, local shops, community facilities, schools, health facilities as well as green infrastructure throughout the site enabling Parlington to create a vibrant and sustainable community.

The ability to provide these elements in a co-ordinated and easily funded way through the single ownership and control of M&G differentiates the site from other residential sites within the Outer North East HMCA, which traditionally have only provided residential units with limited associated facilities/ benefits.

It is proposed that the scheme delivery is divided according to the following phasing:

- **Phase 1** – the proposed 792 unit allocation plan is focused around Home Farm and can deliver the mix of uses proposed in the allocation. The masterplan is based on perimeter urban blocks, which provides a robust structure capable of responding to any changes in market conditions in terms of unit mix and use. The open area to the east, excluded from the red line, will be brought forward in a phased manner in response to community needs for open space, sports, and recreation. The development limits of the 792 unit allocation plan are formed by natural boundaries which are expressed in the layout. The allocation area could therefore come forward as a self-contained complete settlement without prejudice to 1850 scheme which could come forward in two discrete further sub-phases.

- **Phase 2a and 2b** could come forward at the same time but equally could also be delivered separately. Phase 2a would be the logical first sub-phase in so far as it delivers the secondary access to Long Lane. Because Phase 2b includes the land set aside for the secondary school, it could be delivered as the second sub-phase. The layout is sufficiently robust that its use could change without alteration to the structure of the masterplan if the school does not come forward.
- The land to the south between Aberford Road and Parlington Lane can come forward as a third phase and could provide an alternative location for the secondary school if its delivery is delayed.

Commercial property advice provided to M&G in relation to the previous allocation of 1,850 units identified that Parlington could support at least four different private housebuilders/products, with pricing broadly aligned (but not restricted to) the residential localities of Aberford, Barwick in Elmet, Garforth and the Leeds average.

Updated commercial property advice has been received from Knight Frank in relation to the initial phase of 792 units which reveals that a delivery of 160 to 240 dwellings, including affordable and the private rental sector, can be sustained.

Given M&G's position as land owner and investor, it can facilitate the delivery of housing through investment alongside development partners and through forward funding agreements with Registered Providers and build-to-rent housing providers. M&G can therefore help mitigate delivery risk at Parlington



Fig. 7.1 - Proposed phasing

A Draft Masterplan Report for Parlington is well developed and already captures a series of linked and distinctive character spaces including streets, squares and greens; it is proposed to expand this further to identify character areas for particular residential neighbourhoods which in turn will inform phasing and delivery options with the optimum approach underpinning the Infrastructure Delivery Plan that will accompany the planning application for the first phase of development.

The designation of Broad Locations at Parlington has very little impact in terms of how the site will be built out; initial phases of development and the desire to ensure an early engagement with the opportunity to secure the future of heritage assets naturally favour the central areas around Home Farm and this will not change as a result of the Broad Locations. Community facilities will be phased and developed in such a way to allow their growth in subsequent phases; for example, the updated Community Infrastructure Strategy identifies a need for one on-site primary school, built to accommodate one form entry but within a site capable of accommodating at least two form of entries.

A similar phasing approach has been developed for all community facilities to ensure that the community is sustained by an appropriate level of services and facilities, which will be assessed against other environmental and economic drivers to ensure a co-ordinated approach to early delivery. Some of the facilities will be provided on 'day one' such as the provision of an active travel corridor between the site and Garforth via the Fly Line, an on-site Community Concierge provided in a central location and a Micro Consolidation Centre. Such measures can ensure that sustainable patterns and behaviours are established from the outset. Further, and unlike other sites being promoted in the Outer North East, Parlington accommodates 5ha of general employment land, which will help sustain the daytime economy by providing demand within walking distance of services and facilities whilst also enabling the Council to meet the overall need for employment land.

The outcome of the continuing work relating to phasing and the provision of community infrastructure will inform the scope of the planning application.

An EIA Scoping Opinion request report has already been prepared and is intended to be submitted shortly after the Examination to ensure the early preparation of the Environmental Statement. In parallel to this, further engagement with the Council, public and other stakeholders will be undertaken and feedback considered in the advancement of the scheme. To this end, whilst a substantial amount of progress and detail is evident in this Masterplan report, it represents the start of a wider process of engagement but does demonstrate one way in which Parlington could deliver a sustainable new Garden Village community.

## 7.2 Conclusion

This draft Masterplan Report has been prepared to support the agreement of a Statement of Common Ground between Leeds City Council and M&G Real Estate as part of the SAP Examination process. The work undertaken to-date has included:

- A comprehensive technical analysis of the site and surrounding area to identify the constraints and opportunities that will influence development at Parlington;
- An in-depth study of the urban design and architectural characteristics of the surrounding villages to ensure that proposals for Parlington are shaped by the local context and building traditions;
- Consideration of how Garden Village principles could be applied at Parlington in a bespoke way that reflects the particular opportunities presented by the site;
- The development of a high level vision and set of design principles to guide the draft masterplan;
- Testing of different spatial options in relation to the provision of employment and educational uses and the identification of a preferred draft masterplan; and,
- The preparation of illustrative drawings and precedent imagery to show how a high quality and distinct community could be delivered at Parlington.

This work has enabled the site requirements for Parlington to be tested against a technical evidence base and to be validated using best practice planning and urban design principles. The Masterplan Report confirms that Parlington represents an outstanding opportunity to create a sustainable new community and that the site requirements can be applied to achieve the objectives of the SAP.

The masterplanning analysis shows how:

- Parlington can be linked to neighbouring communities by a choice of travel modes and how walking, cycling and public transport can be prioritised;
- Local employment and community facilities can be delivered alongside new homes in an integrated way;
- Education needs of the wider area can be met by providing the opportunity for a 'through school' thus addressing both Primary and Secondary educational requirements;
- Heritage features can be enhanced through restoration, appropriate and productive re-use, improved access and opportunities for interpretation and appreciation; and,
- Open space and green infrastructure can be provided, significantly in excess of the Core Strategy requirements, to create a healthy and resilient community and to benefit both new and existing residents.

Above all the masterplanning work demonstrates how a contextually sensitive design approach can deliver all of these public benefits to create a highly attractive and distinctive new community which respects and enhances the heritage, landscape and ecological assets of the area.

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