



Bramhope & Carlton

Parish Council



Miller Homes – Breary Lane East Site at Bramhope

Q & A

Why did Miller Homes decide to build on this site?

When the Leeds Unitary Development plan was adopted in 2001 the fields between Breary Lane East and the A660 were removed from the green belt to become a protected area of search – land that could be used for housing in the future if the need arose. In 2013 Leeds City Council proposed, via their draft Site Allocation Plan that the site could be eventually allocated for housing.

Are any parts of the site still in the green belt?

Spring Wood and the fields to the north and south of the wood remain in the green belt.

When did Miller Homes submit their outline planning application?

Miller Homes submitted an outline planning application to Leeds City Council, the local planning authority, in October 2013. The application was to build up to 380 dwellings and a convenience store.

Did Leeds City Council refuse planning permission?

Planning permission was refused at the meeting of Leeds City Council City Plans Panel held on 28th August 2014. In March 2015 Miller Homes appealed against this refusal and asked for a planning inquiry.

Did Miller Homes also apply for planning permission for a roundabout?

In December 2015 Miller Homes applied for planning permission for the construction of a roundabout to provide access to the site.

What was the decision regarding the roundabout?

Leeds City Council deferred making a decision on the roundabout until the outcome of the inquiry into the Miller Homes outline planning application was known. A decision has yet to be made.

When was the planning inquiry held?

The planning inquiry was held at Leeds Civic Hall in April 2016. The inspector refused to deal with the issue of the roundabout, at this inquiry, as had been requested by Miller Homes. A key issue at the inquiry was whether Leeds had a 5 year supply of housing land. Every local planning authority is required to have 5 year supply of housing land based on demographic projections.

When was the decision made?

The planning inspector's report was sent to the Secretary of State for Communities & Local Government in September 2016 a decision was due on or before 22nd December 2016. On 23rd December (a day late) the Secretary of State agreed with the planning inspector's report, and announced that Miller Homes have been granted outline planning permission for 380 dwellings and a convenience store (of up to 418 sqm).

Why was permission given to build on this green field site?

The main reason for permission being granted was that Leeds did not have a 5 year supply of housing land. This decision was made despite the lack of suitable local infrastructure, such as highways, health and education provision.

Is there any way of overturning this decision?

One can only challenge an inspectorate decision on legal grounds. I.e. The inspector made a technical error which was illegal. One cannot challenge the inspector's decision because you disagree with the outcome. A challenge would be via an application to the High Court and the loser pays all the legal costs.

Leeds City Council have a Right to Challenge that expires on 2 February but they have indicated that they will not be exercising their Right to Challenge.

The Parish Council has decided that it is pointless to mount a legal challenge as it would be hugely expensive and there is no realistic chance of success.

What is the current situation?

In summary the situation is as follows:

* Miller Homes have outline planning permission for 380 dwellings and a convenience store of up to 418 square metres.

* Miller Homes, as yet, do not have permission for a roundabout to give access to the site. A decision still has to be made by Leeds City Council.

* Planning permission has not been submitted for a new primary school in the field between Spring Wood and the A660. This field is currently in the green belt. Leeds City Council, the Local education Authority, would be responsible for the provision of any new school, not Miller Homes.

* Spring Wood and adjacent fields to the north and the south of the wood remain in the green belt.

What will happen next?

On 5th January 2017 Miller Homes held a public consultation event giving further details of their proposals for the Breary Lane East Site. Their proposal is for c. 317 homes and a convenience store.

Miller Homes is expected to submit a planning application to Leeds City Council. However, Millers will only need to submit a Full Detailed Application if they change the means of access, from the current roundabout, or make other major changes to their plans. Otherwise they may submit a

Reserved Matters Application to discharge the 33 conditions imposed by the inspector when granting the appeal.

Will the public be able to comment on the Planning Application?

This depends on whether Miller Homes submit a Full Detailed Application or a Reserved Matters Application.

A Full Detailed Application provides a period of time when the public can comment on the application. by Miller. A Reserved Matters Application can be dealt with by Leeds City Council Planning without the need for further consultation.

What is Bramhope & Carlton Parish Council doing?

The Parish Council held an extraordinary meeting on Thursday 12th January to review in detail the initial proposals put forward by Miller Homes at the consultation event on 5th January. The Council agreed:

- * to submit a detailed response to the proposals, identifying actions to improve the visual and environmental impact of the screen and expressing particular concerns over the proposed roundabout
- * to seek advice from our professional advisers on the scheme
- * to meet representatives of the Highways and Planning Departments of Leeds City Council at the earliest opportunity
- * to seek an early meeting with Miller Homes and their local representatives to ensure that Miller Homes recognise the importance of engaging with the Parish Council to address local issues

Where can I find more information? The details of the Miller Homes scheme can be found at <http://www.millerhomesbramhope.co.uk/>

The Parish Council will provide further information on this website when it becomes available.