



Report of the Chief Planning Officer

PLANS PANEL NORTH AND EAST

Date: 30th March 2017

SITE-SPECIFIC REPORT: East Leeds Brownfield Land Programme

Site E: 49 dwellings, new public open space and associated highway improvements at Seacroft Crescent, Seacroft, Leeds (Application 16/07382/FU)

APPLICANT

Keepmoat Homes Ltd

DATE VALID

30th November 2016

TARGET DATE

24th April 2017 (extension of time agreed with developer)

Electoral Wards Affected:

Killingbeck and Seacroft

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

DEFER and DELEGATE approval to the Chief Planning officer subject to the conditions specified (and any others which he might consider appropriate) and the completion of a legal agreement within 3 months from the date of resolution unless otherwise agreed in writing by the Chief Planning Officer, to include the following obligations;

- 1. Affordable housing – 2 units on site;**
- 2. Commuted sum *in lieu* of on-site greenspace – £94,357**
- 3. Local employment**

1. Time limit – 8 years.
2. Development to be carried out in accordance with approved plans.
3. Section 106 agreement.
4. Wall and roofing materials.
5. Levels and retaining walls.
6. Landscaping (including surfacing and boundary treatments).
7. Method statement for protection of retained trees during construction

8. Landscape management plan to cover maintenance of all new landscaping for the first 5 years, and the management of on-site open space and areas of landscaping not within individual plots for the lifetime of the development.
9. Restrictions on vegetation clearance during bird nesting season.
10. Plan for bat and bird roosting/nesting features to be incorporated within the scheme.
11. Vehicle areas to be laid out prior to occupation.
12. Construction management plan/statement.
13. Cycle parking to be provided.
14. Electric vehicle charging points to be provided.
15. Off-site highway works (to include the provision of a crossing facility on Seacroft Crescent)
16. Development to be carried out in accordance with submitted sustainability statement.
17. Water efficiency – to comply with optional Building Regulations requirement of 110 litres per person per day.
18. Drainage details.
19. Submission of remediation statement.
20. Amended remediation statement if unexpected contamination is encountered.
21. Verification report following remediation.
22. Removal of permitted development rights for extensions and outbuildings.
23. Removal of permitted development rights for new openings in the northern elevation of plot 24.
24. Side bathroom window to the northern elevation of plot 24 to be obscure glazed.

E.1.0 INTRODUCTION

E.1.1 This application is one of eight submitted as part of the Leeds City Council Brownfield Land Programme for sites in Seacroft, Halton Moor and Osmondthorpe. This report set out details of the proposals, site details and planning history for Site E: Seacroft Crescent, Seacroft, and assesses the site-specific planning matters relating to this site and application. This report should be read in conjunction with the Introductory Report elsewhere on the agenda, which provides details of the overall programme and considers the planning matters which are relevant across the Programme as a whole.

E.2.0 PROPOSAL:

- E.2.1 49 houses are proposed (17 x 2-bed and 32 x 3-bed), including 2 affordable houses (both 3-bed) in accordance with Core Strategy policy H5.
- E.2.2 Six of the houses would take access directly from Brooklands Avenue to the south. The remainder would all be served from a single access point from Seacroft Crescent, with a central access road serving a series of smaller courtyards and cul-de-sacs within the site. The access road would curve downhill through the site from east to west, forming a central area of open space, which would be fronted by new housing to all sides. All of the houses would have two open off-street parking spaces, most of which would be provided on drives to the side or rear.
- E.2.3 All of the houses would be two storey in design. A line of houses through the central part of the site are proposed to be built in buff brick, with the remaining units proposed in red brick.
- E.2.4 As area of open space is proposed in the central part of the site, and the existing Public Right of Way running east-west across the site is proposed to be diverted to run through this new area of open space. The remainder of the Greenspace requirement for the development is proposed to be provided in the form of a

commuted sum *in lieu* of on-site provision, as outlined in the Programme Overview Report. A sum of £94,357 has been calculated based on the number of dwellings and taking account of the area of public open space that is proposed on site.

- E.2.5 Most of the trees within the site are located around the boundaries and the majority of these are proposed to be retained as part of the proposals. A small number of boundary trees and a handful of smaller trees within the site are proposed for removal, but new tree planting is proposed as part of the new development.

E.3.0 SITE AND SURROUNDINGS:

- E.3.1 The application relates to an area of land between Seacroft Crescent to the east and Baileys Lane to the west. The southern part of the site was formerly occupied by a care home, which has recently been demolished. The remainder of the site to the north is undeveloped.

- E.3.2 The site slopes downhill, relatively steeply in places, from east to west, and both northwards and southwards from the central part of the site. A Public Right of Way runs east-west across the northern part of the site. There are a small number of trees within the site, and some trees and hedges around the boundaries.

- E.3.3 The site is located adjacent to Seacroft District Centre, with the rear of the Tesco store to the east. Seacroft Green Social Club is opposite the site on Brooklands Avenue to the south. The site is surrounded by residential development to all other sides, including high rise flats on Seacroft Crescent to the south and on Baileys Lane to the south west, bungalows on Baileys Lane to the south, and semi-detached housing to the north and west.

E.4.0 RELEVANT PLANNING HISTORY

- E.4.1 All planning history relates to the former care home on the southern part of the site.

E.5.0 PUBLIC/LOCAL RESPONSE

Ward Members

- E.5.1 As discussed in the Programme Overview Report, regular monthly briefings with the Killingbeck and Seacroft Ward Members have been held throughout the course of the Brownfield Land Programme, and have continued following the submission of the applications. The Ward Members have expressed their support for the Programme as a whole, and have also reviewed and commented on the site specific proposals and advised that they are supportive of these.
- E.5.2 Councillor Hyde has referred to concerns raised by residents of the high rise building to the south of the site in relation to the new site access proposed from Seacroft Crescent and that this would result in residents, some of whom are elderly, having to cross the road close to this new junction and on a blind bend in order to reach the access ramp leading to the Tesco store opposite. Councillor Hyde has asked for this to be considered so that residents have a safe crossing point.

Other public response

- E.5.3 The application was advertised as a major development and as affecting a right of way by site notices, posted 16th December 2016, and by press notice in the Yorkshire Evening Post, published 16th December 2016.

E.5.5 Leeds Civic Trust have written in support of the Brownfield Land Programme as a whole, and provided comments on the approach taken and suggestions for optimising the development potential of brownfield sites in the city. Further details of their comments in this respect are provided in the Programme Overview Report.

E.5.6 No other public representations have been received.

E.6.0 CONSULTATION RESPONSES

Statutory

Coal Authority

E.6.1 No objection

Non-statutory

Highways

E.6.2 In terms of access to public transport and local amenities the site is suitably sustainable for the scale and type of development proposed. Based on the applicant's transport assessment, it is considered that the local highway network and junctions have sufficient capacity and that traffic generated by the development would not have a material adverse impact on the operation or safety of the local highway network.

E.6.3 Comments were made on the layout proposals as originally submitted, and were discussed as part of the design workshop with the developer in January 2017, which was attended by the highways officer.

E.6.4 Following the receipt of revised plans, highways officers have confirmed that the proposals are acceptable and that they have no objections, subject to conditions, including the provision of cycle parking and electric vehicle charging points.

Contaminated Land

E.6.5 No objection, subject to conditions.

Flood Risk Management

E.6.6 No objection, subject to condition.

Yorkshire Water

E.6.7 No objection, subject to condition.

West Yorkshire Police Architectural Liaison Officer

E.6.8 WY Police are pleased to note that the developer is seeking to achieve *Secured by Design (SBD)* accreditation for the site. Overall the proposals look well laid out and secure, all properties have defensible space and boundary treatments in line with *SBD* recommendations, and the developer has provided some excellent secure sites in the Leeds area recently, setting new standards in the reduction of crime in previously high-crime areas. Some recommendations are made regarding parking layouts, external lighting and door/window specifications.

Public Rights of Way

E.6.9 A claimed footpath runs through the site. This is proposed to be laid out on a different line on the submitted planning layout proposal, and therefore a Public Path Diversion Order, under Section 257 of the Town and Country Planning Act 1990, will be required in order to enable the development to occur. The right of way should not be altered until the PPDO has been confirmed. The developer is advised to contact the Public Rights of Way section for further information in this respect.

Travelwise

- E.6.10 In response to the application as originally submitted, which was for 50 units, comments were provided on the submitted travel plan and requests were made for a travel plan monitoring fee (£2500) and residential travel plan fund (£24,557.50).
- E.6.11 Following revisions to the scheme to address officer comments following the submission of the application, the number of units proposed has reduced to 49. As such, the proposals now fall below the 50 unit threshold for requiring a travel plan, and the plan and associated contributions are no longer required.

West Yorkshire Combined Authority

- E.6.12 Request for the provision of Residential Metrocards (or a residential travel plan fund towards other sustainable travel measures) (£22,101.75).

E.7.0 PLANNING POLICIES:

- E.7.1 The north eastern corner of the site is within the boundary of Seacroft town centre in the Development Plan, the remainder of the site is unallocated. A public right of way crosses the site. The site is proposed as a new housing allocation in the draft SAP.
- E.7.2 In addition to the list of planning policies and guidance which are relevant to all schemes within the programme, set out in Section 6 of the Programme Overview Report, the following policies and guidance are relevant to this specific site and/or proposals.

Core Strategy policies

P2 – Development in town centres

E.8.0 MAIN ISSUES

- E.8.1 Those planning considerations which are relevant to or which have been considered across the Brownfield Land Programme as a whole are assessed and detailed in the Introductory Report above. The main issues for consideration in relation to this specific site and development proposals are:

1. Principle of development
2. Design, landscaping and visual amenity
3. Residential amenity
4. Highways and access
5. Greenspace
6. Affordable housing
7. Nature conservation
8. Sustainability
9. Legal agreement
10. Other matters

E.9.0 APPRAISAL

Principle of development

- E.9.1 The north eastern corner of the site is within the boundary of Seacroft town centre, however as the site is not currently in commercial use, and it is noted that the boundary of the centre is proposed to be revised in the draft SAP to exclude this area. In the light of this, and its location in relation to the town centre, it is not

considered that the proposal to develop the site with housing would compromise the function of the centre.

- E.9.2 The remainder of the site is currently unallocated, but is proposed as a housing allocation in the draft SAP. The site is in a sustainable location close to local facilities and public transport routes, and it is therefore considered that the development is acceptable in principle, subject to detailed assessment of other material planning considerations.

Design, landscaping and visual amenity

- E.9.3 The layout of the scheme would respond well to the steep gradients within the site and to its irregular shape, creating a layout of houses which would positively address the road frontages throughout the site and existing streetscenes, and providing a central area of open space surrounded and overlooked by the new housing. By providing active frontages and defensible space to the front of properties and private and secure rear gardens within the centre of the proposed 'blocks' of development, it is considered that the proposals would be designed to minimise the risk of crime, and the scheme has been supported by the police architectural liaison officer on this basis.
- E.9.4 Houses on key junctions have been designed to incorporate main windows to the front and side to provide visual interest and natural surveillance to both frontages. The buildings are well-spaced, reflecting the principles in *Neighbourhoods for Living*, and it is considered that the layout achieves an appropriate balance in minimising the visual impact of vehicular parking areas within streetscenes, with the majority of parking being provided on drives to the side and rear of the houses.
- E.9.5 The houses would all be two storey, which is considered in the relatively mixed context of the site, which includes bungalows to the south and high rise blocks to the east and south west. Most of the properties are proposed in red brick, with a line of buff brick houses running alongside the realigned right of way through the centre of the site, providing a central focus and some variety in the appearance of the scheme. The houses are considered to be well designed and to reflect the character of their surroundings, including features such as window heads and sills which would add articulation and interest to their elevations.
- E.9.6 Many of the trees and hedges around the site boundaries are proposed to be retained, and the housing layout has been designed to take account of recommended separation distances between buildings and trees. A number of trees in the central part of the site, and some boundary trees, are proposed for removal, however new planting is proposed as part of the scheme, including the creation of a central area of greenspace and trees within the street frontage of the cul-de-sac to the west of this area, creating a 'green link' through the site for pedestrians.
- E.9.7 In the light of the above, and subject to conditions regarding materials, landscaping, tree protection and landscape management, it is considered that the proposals would provide a well-designed scheme which would make a positive contribution to the visual amenities of the area.

Residential amenity

- E.9.8 The garden areas to all properties would exceed the 2/3 floor area recommended in *Neighbourhoods for Living (NfL)*, and it is considered that appropriate levels of separation are proposed between properties within the development, reflecting the *NfL* guidance. Because of the levels changes across the site, some of the gardens would be terraced, with an upper and lower level, however as the total areas are in

excess of the *NfL* guidance and the terracing of these gardens in this way allows for the provision of more level garden areas, enabling their accessibility and use by all residents, including those with mobility difficulties, this is considered acceptable.

- E.9.9 The high rise block of flats to the south east of the site result in some overlooking of properties proposed in the eastern part of the site, and would cast a considerable shadow across them and their gardens at certain times. However, it is also noted that the separation distances that would be required between the proposed houses and this building to avoid any impact in this respect would compromise the ability to develop a considerable portion of the site. A balanced approach is therefore considered necessary in considering this less conventional relationship between the development and this neighbouring building.
- E.9.10 Because of the height of the block, most of the flats on the upper floors would look over the roofs of the proposed houses, and the houses proposed immediately adjacent to the high rise site would have longer and larger gardens and greater separation distances from the adjacent building than would generally be recommended by *NfL*, providing some additional outdoor space and separation which would go some way to offsetting the additional impact arising from the height of the neighbouring building. Whilst the high rise block would still have some impact on dwellings and gardens in this area, it is considered that the development would strike a balance which would allow an effective development of the site in an appropriate layout, whilst taking steps to optimise the outlook and amenities of future residents of the development, and is acceptable in this respect.
- E.9.11 Following feedback from Plans Panel at pre-application stage in October regarding the Nationally Described Space Standards, revisions have been made to a number of the proposed house types. Reflecting the feedback received from Members, all of the affordable housing units would now meet or exceed the relevant Nationally Described Space Standard for their size, and all others would be within 15m² of the relevant NDSS requirement. All of the affordable houses would also be built to Lifetime Homes standards.
- E.9.12 Although Leeds is seeking to adopt the national standards as part of the development plan and whilst this is a material consideration, this process is still at a relatively early stage and the weight that can be attached to the standards is limited at present. All of the houses would all have good levels of separation, outlook and external amenity space. In the light of the above, and the relatively limited weight that can be given to the NDSS at this stage, it is considered on balance that the proposals are acceptable in this respect.
- E.9.13 The nearest neighbouring properties are the bungalows to the south west of the site. The proposed houses in the south western corner of the site, whose rear gardens would adjoin those of the neighbouring bungalows, would be two storey and situated at a higher level. However, the layout of this part of the site is designed so that the houses closest to this boundary would be slightly offset from the neighbouring bungalows, which are already oriented at an angle to the site boundary, thereby limiting any direct overlooking between the proposed houses and these existing dwellings. A strip of open space is proposed along the western site frontage, and the two closest bungalows would face towards this open area, rather than directly backing onto the proposed houses, the nearest of which would be around 16m away from the corner of the nearest bungalow. In view of this separation, and as the new houses would be located to the north of these existing bungalows, it is not considered that the proposed housing would overshadow or overdominate the existing bungalows to the south to a degree which would be of

significant detriment to the outlook and amenities of neighbouring residents, and it is considered that the proposals are acceptable in this respect.

- E.9.14 The house proposed at the northern end of the Baileys Lane frontage would be set slightly back from and at a higher level than the existing property immediately to the north. While this relationship is likely to give rise to some additional shading of this neighbouring garden at certain times of day, the scheme layout has been designed to minimise the impact on neighbouring properties to the north as far as possible. The nearest new house is proposed to be positioned at an angle in relation to this neighbour, preventing any direct overlooking, and would be set away from the neighbouring boundary by its drive to the side. Whilst the gable of the new house would be visible from the neighbour's rear windows, this would be in more oblique views from these windows, and the neighbouring property would retain an open outlook directly to the rear. The proposed house would have a bathroom window in the elevation facing this neighbouring property, however this is a relatively small window, and condition requiring obscure glazing to this window, and there is a clear justification for removing permitted development rights for new openings in this elevation so a condition in this respect is recommended. In the light of this, and subject to the recommended conditions, it is not considered that the proposals would give rise to a significant or detrimental increase in overlooking, overshadowing or overdominance sufficient to justify refusal on these grounds.
- E.9.15 The distances between properties in the northern part of the site and neighbouring properties to the north would incorporate additional separation to minimise the potential additional impact that may arise as a result in the relatively steep drop in levels in this part of the site, towards these neighbouring houses. As such, it is considered that any impact on the houses to the north of the site would be marginal and insufficient to warrant refusal on this basis.
- E.9.16 In the light of the above, it is considered that the proposed development would provide an appropriate level of amenity for future residents and would not have significant implications for the amenities of existing neighbouring residents in terms of overlooking, overshadowing or overdominance. However, in view of the levels differences across the site, and between the development and some neighbouring properties, it is recommended that there is a clear justification for permitted development rights for extensions and outbuildings to be removed in this instance, to allow these to be controlled by the local planning authority and any implications for neighbouring residents to be fully considered as part of this process in the future.

Highways and access

- E.9.17 The highways officer has advised that the proposals would not have an adverse impact on the local highway network, and that the proposed layout is acceptable, following the submission of revised plans to address earlier feedback on the initial proposals.
- E.9.18 In the light of the above, the proposals are considered acceptable in this respect, subject to conditions, including the provision of cycle parking and electric vehicle charging points.
- E.9.19 A travel plan was submitted as part of the application, which was for 50 units as originally submitted. However, following revisions to address officer comments during the course of the application, the number of units has reduced to 49, which is below the threshold at which a travel plan is required. As such, the requirement for

the associated monitoring fee and residential travel plan fund, as requested by Travelwise and by WYCA, no longer now apply to the proposals.

- E.9.20 Councillor Hyde has referred to concerns which have been raised by some residents of the flats to the south of the site on in relation to the new access proposed from Seacroft Crescent, and that this would result in residents, some of whom are elderly, having to cross the road close to this junction and on a blind bend, in order to reach the access ramp to the rear of the Tesco store opposite.
- E.9.21 This has been discussed with the highways officer, who has advised that there is the possibility for the existing speed cushions outside the entrance to the flats on Seacroft Crescent to be replaced with a single raised platform feature. This would provide a means of slowing traffic on a straight section of the road, and an elevated area at a level slightly below the adjacent footpath immediately outside the entrance to the flats, which could be used as an informal crossing point for residents. Although this would be subject to further detailed design, highways have indicated that some means of providing a safe crossing point for residents along this stretch is likely to be possible and it is therefore recommended that a condition be attached to any permission requiring a crossing to be provided in accordance with details which should first be approved by the local planning authority.

Greenspace

- E.9.22 In accordance with the principles detailed in the Programme Overview Report, and as agreed in principle with the Ward Members, the greenspace proposals for the site comprise a combination of on-site open space together with the provision of a commuted sum contribution towards improvements to existing greenspaces in the area.
- E.9.23 Taking into account the number of units proposed and the amount of on-site provision proposed, a contribution of £94,357 has been calculated as a commuted sum *in lieu* of on-site provision. Discussions are currently ongoing with Parks and Countryside officers and Ward Members, in consultation with the local community, to identify schemes for this sum to be used towards. Once agreed, the sum and the proposals for its use will be secured through the legal agreement for the application.

Affordable housing

- E.9.24 The site is in affordable housing zone 3 (5%). Based on the number of units proposed (49), this generates a requirement for 2 affordable units, which are proposed to be provided on-site in accordance with core strategy policy H5. This is to be secured through the legal agreement for the application.

Nature conservation

- E.9.25 The site is not within or adjacent to the Leeds Habitat Network or a bat alert area. An ecological report has been submitted with this application. This has not identified any characteristics of the site or the development that are likely to result in a significant detrimental impact on biodiversity or nature conservation, subject to restrictions on the removal of vegetation during the bird nesting season and the retention of the trees around the site boundary, which is proposed as part of the scheme. Subject to conditions relating to tree protection and preventing vegetation removal during the bird nesting season, the proposals are considered acceptable in this respect.

Sustainability

- E.9.26 A sustainability statement has been submitted as part of the application confirming that the proposed development would exceed the Optional Building Regulations

water efficiency standard of 110 litres per person per day (l/p/d) (as opposed to the standard Building Regulations requirement of 125l/p/d), and would include roof-mounted PV panels to achieve on-site low carbon energy targets and achieve at least a 20% reduction in CO₂ beyond Building Regulations, in accordance with Core Strategy policies EN1 and EN2 and NRWDPD policy WATER1. Conditions covering these matters are recommended.

Legal Agreement

E.9.27 It is intended that the application will be supported by a legal agreement to cover the following planning obligations which are necessary to make the development acceptable:

- Affordable housing – 2 units on site;
- Commuted sum *in lieu* of on-site greenspace – £94,357
- Local employment

E.9.28 The obligations above have been identified and, in the case of contributions, calculated in accordance with development plan policies and supporting guidance, and as such are considered to meet the statutory tests for planning obligations in that they are:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development;
- Fairly and reasonably related in scale and kind to the development.

Other issues

E.9.29 In the development schedule for the East Leeds Brownfield Land Programme, this site is currently programmed to start on site in mid-2023. It is therefore recommended that the standard condition relating to commencement on site be varied to require commencement within 8 years rather than the usual 3 years, to accommodate this and also to build in some flexibility in the event of unforeseen circumstances.

Community Infrastructure Levy

E.9.30 The site is within CIL zone 3. Based on the floorspace currently proposed (discounting the affordable units which are eligible for CIL relief, subject to the submission of the appropriate paperwork), the development is likely to generate a CIL requirement of around £17,660. Infrastructure requirements associated with this application are education and greenspace. This is presented for information only and should not influence consideration of the application. Consideration of where any Strategic Fund CIL money is spent rests with Executive Board and will be decided with reference to the 123 list.

E.10.0 CONCLUSION

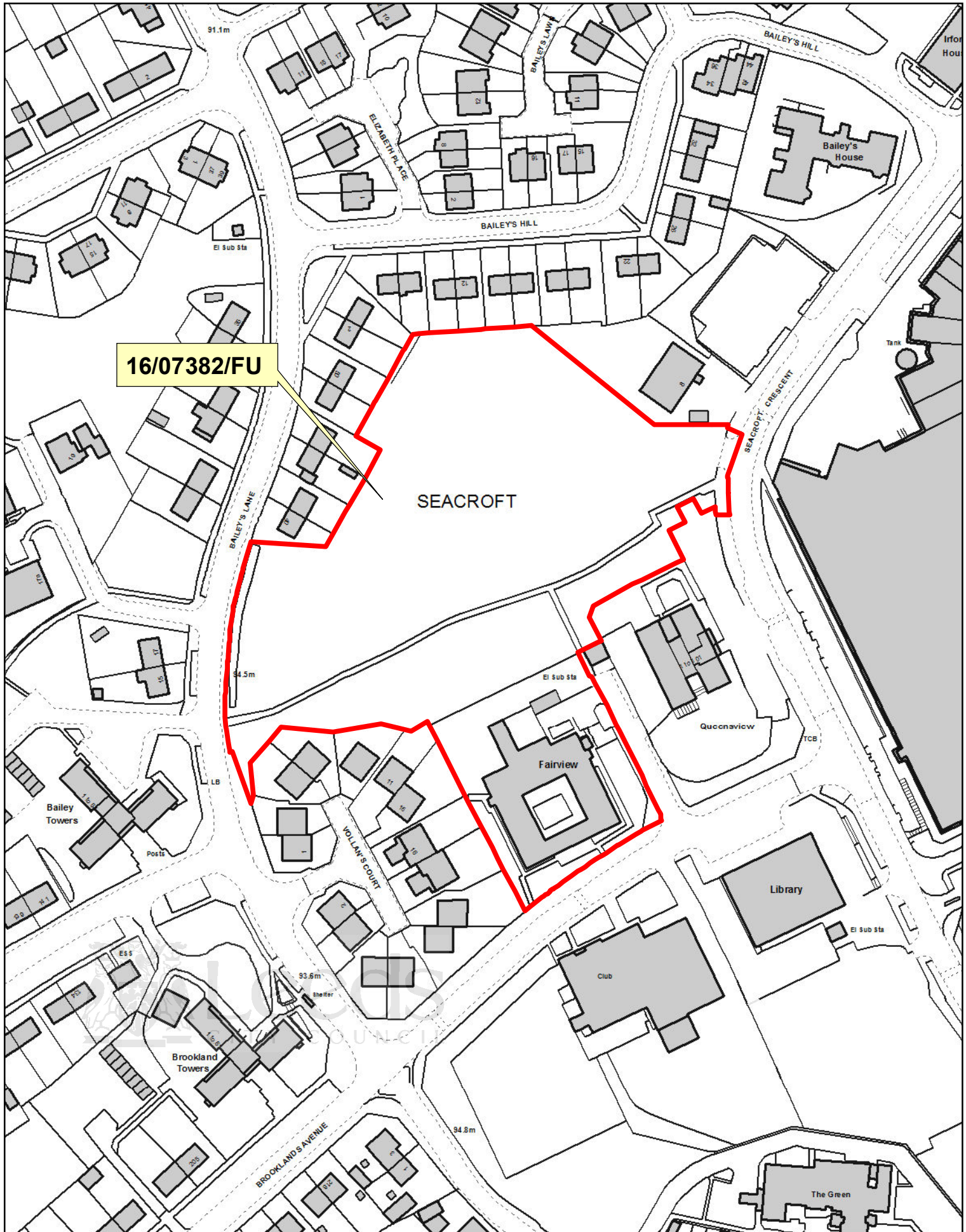
E.10.1 It is considered that the proposed development would provide considerable regeneration benefits locally, and, together with other developments in the programme, to the wider area. The design proposals are considered appropriate to the site and its surroundings, and it is considered that the development would provide a high level of amenity for future residents without compromising the amenities of existing neighbouring residents or highway safety. The proposals are considered to comply with relevant policies in the Development Plan and other relevant planning guidance, as listed above and in the Programme Overview report, and with the National Planning Policy Framework. It is therefore recommended that

the application is approved, subject to the conditions suggested above and completion of a legal agreement covering the planning obligations detailed at the start of this report.

Background Papers:

Application and history files.

Certificate of Ownership: Signed on behalf of applicant and notice served on Leeds City Council.



16/07382/FU

SEACROFT

NORTH AND EAST PLANS PANEL

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SCALE : 1/1500



Notes:
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KEY	
	Passive surveillance via gable windows
	Shared surface street/homezone
	Existing tree - category A
	Existing tree - category B
	Existing tree - category C
	Existing tree - category U
	Tree to be removed
	Private front garden space
	Garden retention and slope

NOTES
 Please refer to PDP Landscape Architects' drawings for details of proposed trees and planting.
 This layout is based on Haycock and Todd Topographical Survey, drawing reference S8601-D
 Please refer to engineering drawings for FFL and garden retention information

DESIGN CRITERIA - PRIVATE PLOTS

- Traditional Construction
- Building Regulations 2013
- Lifetime Homes (July 2010) - NOT APPLICABLE
- Design Quality Standards (Edition 2) - NOT APPLICABLE
- Housing Quality Indicators (HQI) - NOT APPLICABLE
- Secured By Design (full accreditation)
- Building for Life 12 point assessment - Built for Life Award
- Nationally Described Space Standards (fully comply or within 15m² of min. floor area)

DESIGN CRITERIA - REGISTERED PROVIDER (RP) PLOTS

- Traditional Construction
- Building Regulations 2013
- Lifetime Homes (July 2010)
- Design Quality Standards (Edition 2)
- Housing Quality Indicators (HQI)
- Secured By Design (full accreditation)
- Building for Life 12 point assessment - Built for Life Award
- Nationally Described Space Standards (fully comply)

Rev	Date	Description	Drawn	Chkd
G	02.03.17	Plot 3 now an 832 HT. Design criteria added	RM	DS
F	22.02.17	Plot substitution at plots 5/6, 34/35, 40/41. Now 651 2 bed HT	RM	DS
E	10.02.17	Pair of 651s replaced with an 857 at plot 31	RM	DS
D	25.01.17	Plot substitution plot 04. Schedule updated. Garden gates to rear parking removed as per ALO comments. Layout updated following LCC comments.	RM	DS
C	09.11.16	Boundary amended to match topo and site areas. Key added. Pedestrian route within central park amended. Title block updated. Cycle stores added	RM	AS
B	24.10.16	Rear paths, gates and bin store locations added.	RM	DS
A	06.09.16	Amendments to layout following LCC workshop	RM	AS
	03.08.16	First Issue	RM	AS

Rev | Date | Description | Drawn | Chkd

Drawing Status

Planning

Client

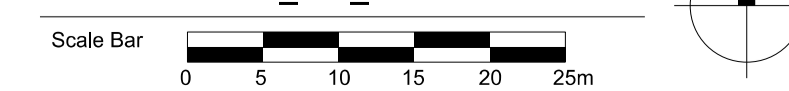


Project
**LCC Brownfield Sites
 Phases 1 & 2**

Drawing Title
**Planning Layout
 E: Seacroft Crescent**

Scale @ A1 1:500 Job Ref. 00969B

Drawing No. 00969B_S-E_02 Revision G



E: SEACROFT CRESCENT ACCOMMODATION SCHEDULE

Private Sale Units House Type	No.	GIA		Sub-total GIA		No.	%
		ft²	m²	ft²	m²		
851	2 bed 3 person	651	60.5	10,416	968.0	16	34%
764	3 bed 4 person	764	71.0	7,640	710.0	10	21%
832	3 bed 4 person	832	77.3	8,320	773.2	10	21%
857	3 bed 5 person	857	79.6	2,571	238.9	3	6%
867	3 bed 5 person	857	79.6	6,856	637.2	8	17%
Private Sale Totals				35,803	3,327.4	47	100%

GIA is same as house type name as per
 Keepmoat requirement actual measured area can

Affordable Units House Type	No.	GIA		Sub-total GIA		No.	%
		ft²	m²	ft²	m²		
740	2 bed 3 person	752	70.0	0	0.0	0	0%
953	3 bed 4 person	953	88.6	1,906	177.1	2	100%
Affordable Units Totals				1,906	177.1	2	100%

Total ft² / m² for site **37,709 3,504.6 49 100%**

	Acres	Hectares
Site area	3.53	1.35
Non developable areas (excl. POS)	0.47	0.19
Developable area	2.71	1.10
Density	18	45
Density	15	36

Calculated using developable area only
 Calculated using site area excluding POS

