



Report of the Chief Planning Officer

SOUTH AND WEST PLANS PANEL

Date: 6 July 2017

Subject: Planning Application 16/06770/FU – Full application for residential development comprising 75 dwellings, Meagill Rise, Otley

APPLICANT	DATE VALID	TARGET DATE
Yorkshire Housing, Strategic Team Group and Messrs Lupton	1 November 2016	14 July 2017

Electoral Wards Affected:

Otley and Yeadon

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: DEFER and DELEGATE to the Chief Planning Officer for approval subject to conditions to cover those matters outlined below (and any others which he might consider appropriate) and the completion of a S106 agreement to secure the following:

Affordable Housing – The Developer to provide 62.5% Affordable Housing on site comprising 30.5% rent or rent to buy and 32% shared ownership

Real Time Bus Stop Information - £10,000.

On-Site Greenspace – to be provided and a maintenance company to maintain this to be established

Off-Site Highway Works – The Developer will make a financial contribution to LCC of £40,000 for the creation of a 20 mph zone

Travel Planning

- Leeds City Council Travel Plan Review fee of £2500.
- Sustainable Travel Fund of £36836.25

In the circumstances where the S106 has not been completed within 3 months of the resolution to grant planning permission, the final determination of the application shall be delegated to the Chief Planning Officer

1. 3 year time limit for commencement
2. Plans to be approved.
3. Existing Water main to be diverted prior to first occupation of development
3. Samples of walling, roofing and surfacing material to be approved.
4. Retention of existing hedgerows and trees and any removal to be agreed.
5. Tree protection measures
6. Submission of landscape scheme
7. Implementation of landscape scheme.
8. Landscape management plan.
9. Biodiversity conditions

- 10 Development shall not commence until a drainage scheme (i.e. drainage drawings, summary calculations and investigations) detailing the surface water drainage works including a CCTV survey of an existing watercourse running through the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be designed in accordance with the Surface Water Drainage Management, Drg No. 08.16003/SK101 – P4. The works shall be implemented in accordance with the approved scheme before the development is brought into use, or as set out in the approved phasing details.

13. Travel Plan.
14. Footpath connections and upgrading of existing footpath from Rumpelcroft
15. Statement of construction practice
16. Vehicle spaces to be laid out prior to development being occupied.
17. Maximum gradient to access
18. Maximum gradient to driveways

19. Development shall not commence until a plan showing details of the proposed vehicular access to the site from Meagill Rise comprising construction of the access and the initial 200m length of access road has been submitted to and approved in writing by the Local Planning Authority. The works shall be constructed as approved prior to any other construction or site works, and retained for the lifetime of the development.

20. Means of vehicular access to and from the site as shown on the approved plan ref SCP-16279-P10 REV G, to include widening of the existing length of St David's Road to a minimum 5.5m, shall not be carried out until completion of the 50th dwelling. The access shall be constructed as approved prior to occupation of the 60th dwelling on the site and retained for the lifetime of the development

21. Contamination reports and remedial works.

22. Unexpected contamination.
23. Verification reports.
24. Soil importation condition
25. Details to achieve 10% of energy needs from low carbon energy.
26. Electric vehicle provision.
27. Archaeological recording
28. Details of crib walling and other retaining features to be approved

1.0 INTRODUCTION

- 1.1 This is a joint application between the landowner, contractor and Yorkshire Housing. Yorkshire Housing is the developer on this project. Yorkshire Housing is a Registered Provider Housing Association, registered with the Homes and Communities Agency (HCA). Yorkshire Housing provides affordable homes for rent and low cost home ownership throughout the county; they have considerable affordable stock in Leeds. Yorkshire Housing has Registered Charity status. Any surplus generated from their activity is reinvested into their business to improve the accommodation they provide.

2.0 PROPOSAL

- 2.1 This application seeks full planning permission for the residential development of a 4.9 hectare site for 75 dwellings comprising 28 two bed, 16 three bed and 31 four bed houses in a mixture of detached and semi-detached house types on a site which is allocated for housing development in the Unitary Development Plan Review 2006.
- 2.2 The principal vehicular access to the site is from Meagill Rise to the South-Western Corner of the site over an area of land running between two houses fronting onto Meagill Rise. This land is in the ownership of Leeds City Council. There is a secondary vehicular access to the North-East of the site via an existing residential cul-de-sac off St David's Road, and a further pedestrian linkage to the South-East of the site which connects with an existing footpath which runs along part of the Southern boundary of the site and emerges onto Rumpolecroft.
- 2.3 The site is steeply sloping from North to South and to deal with the significant gradients there are re-enforced embankments, crib walls and retaining walls. To deal with level changes some split-level houses have been employed. Elsewhere the house types are conventional two and two and a half storey detached and semi-detached properties.

3.0 SITE AND SURROUNDINGS

- 3.1 The application site, which presently comprises open fields, extends to 4.9 hectares in area. It lies in Otley to the North-West of the Leeds district and not far from the boundary with Harrogate/North Yorkshire. There are substantial level changes across the site which is a mixture of open fields used for grazing and treed areas, with the slope principally running North down to South. The site is subject to a Woodland Tree Preservation Area. To the East and South are housing developments from the latter half of the twentieth century and to the North and West is open countryside.

4.0 RELEVANT PLANNING HISTORY

- 4.1 PREAPP/12/00192 – This pre-application inquiry was considered by the Plans Panel (West) at the meeting of 13 September 2012. Amongst other matters the Panel was asked to consider the principle of a secondary vehicular access from St David's Road, which is contrary to the UDPR housing allocation policy which states that there shall be no such access. The minutes from this meeting state that:

The report of the Chief Planning Officer introduced a pre-application presentation for a housing site at Rumpolecroft, Otley. Some Members attended a site visit prior to the meeting.

The following issues from the report were highlighted:

☐☐ The site was a Phase 3 housing allocated site in the Unitary Development Plan (UDP).

☐☐ The site was located on a slope and this presented a number of challenges. There was also a challenge regarding access to the site.

☐☐ Members views were sought on how the scheme may be developed and how it dealt with changes in level on the site.

The applicant was invited to address the meeting and showed 3 different layouts that had been considered. The following issues were highlighted:

Consultation had been held with local residents and was ongoing.

☐☐ A loop road around the development had been considered, but this was not possible due to gradients.

☐☐ Removal of existing vegetation.

☐☐ Access issues – how to get access to the site from St David's, it was felt that having access from St David's would not create a 'rat run'.

In response to Members comments and questions, the following issues were discussed:

☐☐ Members generally indicated a preference for the layout in the third diagram shown.

☐☐ Highways were willing to support a scheme that had access from St David's should necessary improvements be made.

☐☐ A preference for two access points to the site was made.

☐☐ There would be significant landscape planting and an ecological appraisal.

☐☐ It was felt that the majority of traffic would use the Meagill Rise entrance to the site.

☐☐ All properties developed on the site would have disabled access in line with building regulations.

☐☐ The need to consider innovative design principles due to the challenge of the sloping site.

RESOLVED – That the report be noted.

29/92/98/OT - Outline application to erect residential development – refused on grounds that the proposal represented a premature development of a Greenfield site.

5.0 HISTORY OF NEGOTIATIONS

- 5.1 Pre-Application enquiry by Yorkshire Housing PREAPP/16/00085 - Residential development of 44 Affordable and 56 Market Dwellings. Ward Members attended meetings. Advice was provided on layout, highways, landscaping and other matters.
As part of this enquiry consultation was carried out with local residents and Ward Members

Letters were sent to local residents on the 16th September 2016 inviting residents to attend a consultation drop in event at the Otley Social Club.

The consultation letters were sent to the local addresses of residents living in close proximity to the site. Approximately 132 attendees signed an attendance list but it is estimated that in excess of 150 people attended the drop in event.

Residents were given the opportunity to provide consultation responses by post, by email, or by completing the questionnaire on-line. A public consultation drop-in event was held on 27 September 2016 at the Otley Social Club, Hollin Gate, between 3PM and 6.30PM. Recorded comments are summarised as follows:

Do you agree with the proposed development of this site for housing?

Of the 130 respondents approximately 5% said that the site should be developed for housing. 92% said they did not agree with the development of the site for housing.

What are your views on the proposed landscaping and open space?

Mixed response with many of the responses reiterating a general objection to the proposal but some welcoming the amount of POS

What do you think about the proposals for vehicle and pedestrian access to the site?

Generally objections due to traffic generation and the narrowness of roads leading to the proposed access points on Meagill Rise and off St David's way.

What do you think about the proposed mix and type of housing proposed?

Generally positive response from those commenting on the mix as such

6.0 PUBLIC/LOCAL RESPONSE

- 6.1 The application was advertised by means of press and site notices. 108 objections have been received including from Ward members Councillor Colin Campbell and Councillor Sandy Lay and Greg Mulholland MP.

Councillor Campbell raises specific concerns with regard to:

- Traffic will impact on the St Richard's Road/Newall Carr Road and Weston Lane/Newall Carr Road junctions and there are no proposals for mitigation of this. Traffic will also have an impact on congestion in the town centre. Queues on Weston Lane will encourage traffic to use Back Billams Hill which is unsuitable.
- House designs are bland
- Gardens intrude into Green Belt (this has now been amended and gardens are now wholly within the allocated site).
- Loss of protected woodland.
- Drainage issues
- Use of speed humps not appropriate to a newly- designed road
- Lack of social rented housing

- Photo montage designed to reduce visual impact and is not realistic

Councillor Lay raises the following objections:

- Although the site is allocated for housing in the UDP this is now superseded by the Core Strategy and there is considerable uncertainty about the accuracy of the housing land needs predicted within that policy document.
- The development will provide no employment and re-enforce Otley's role as a dormitory town
- Large expensive houses are at the top of the development and lack of socially rented accommodation
- Loss of woodland
- Access proposals with secondary access from St David's road is contrary to the view of the UDP Inspector. St David's road will not provide a safe means of access.

Greg Mulholland MP:

- Objects to the use of green field land for development
- The proposal is premature to the Site Allocations plan
- Traffic is congested at peak times and the bridge over the river is a major bottleneck
- Potential for flooding
- Schools, doctors and dentists are over-subscribed

Objections from Leeds Civic Trust and local residents (108 objections in total) also reflect the above concerns with the loss of Greenfield land and traffic congestion being significant concerns amongst local residents.

7.0 CONSULTATION RESPONSES

7.1 Statutory:

Highway Authority:

No objections in principle. Detailed highway matters are addressed in the Appraisal section of the report

Otley Town Council

Objection on the following grounds:

Flooding: there are concerns over possible surface water flooding onto Meagill Rise.

Highways: St. Richard's Road/Newall Avenue junction will be impacted; concern over the amount of traffic that will be added to the local highways network up to and including Manor Square; concern over rat running as a way of avoiding the junction on Newall Avenue, Newall Mount including construction traffic.

Affordability: need to ensure rent to buy is affordable. Would like to see some rental units. Comply with Leeds policy on affordable rental. Prudent to give to Otley residents on Council waiting list.

Layout: concern over size of gardens – don't meet size requirements.

Concern over visual impact/intrusion of wall holding up the site. Ongoing maintenance of infrastructure – the wall and the public open space. Concern over what the long term costs will be and who will fund it.

Trees; the belt through the middle of the site – only bit of that particular kind of habitat in the whole of Otley – want to retain the trees.

Would like to see the houses/design quality/eco-quality – Level 5 or upwards – preferably PassiveHaus

West Yorkshire Archaeology Service:

The application site is located in an area of known archaeological potential. The site's situation on a south facing slope above a historic crossing of the river Wharfe would have been a desirable location for settlement during the Prehistoric and later periods. Aerial photographs suggest that ditches and other earthworks associated with medieval and later farming practise were present within the site. However, some of these earthworks may relate to military entrenchment (West Yorkshire Historic Environment Record National Mapping Programme 1369126). Whilst a First World War date is the most likely it remains possible that they date to an earlier period.

Archaeology is discussed further in the Appraisal section of the report

Flood Risk Management:

No objections subject to conditions and the agreement of the developer to fund a CCTV survey of an historic watercourse running through the site.

Harrogate Borough Council

The boundary with Harrogate District is very close to the northern part of the site. This part of Harrogate District is classified as Green Belt so it is important that its openness is maintained. Screening is proposed in the form of new tree and shrub planting along the northern boundary of the site. It is important that if the proposed development is permitted that this planting is sufficient to minimise views of the site from within Harrogate District. I would also recommend that the western boundary is also enhanced. Please note that Weston Conservation Area is to the west of the site and further away to the north is Clifton Conservation Area. It is important that the rural setting of these Conservation Areas is protected. The site is also on the edge of the Nidderdale AONB. It is important any development respects the setting the AONB. I recommend you consult the Nidderdale AONB Joint Advisory Committee at; nidderdaleaonb@harrogate.gov.uk.

7.2 Non-Statutory:

Yorkshire Water – As originally submitted the scheme retained a water main which runs through the North-East of the site in its current position, meaning that it would have been within gardens and too close to houses. The Water Main is now to be located to the Eastern boundary of the site which is satisfactory

Travelwise:

In accordance with the SPD on Travel Plans the Travel Plan should be included in the Section 106 Agreement along with the following:

a) Leeds City Council Travel Plan Review fee of £2500.

b) Sustainable Travel Fund of £36836.25

WYCA

Future residents would benefit if one of Metro's new 'live' bus information displays were to be erected at bus stop number 10470 at a cost of approximately £10,000 (including 10 years maintenance) to the developer. The display is connected to the West Yorkshire 'real time' system and gives accurate times of when the next bus is due, even if it is delayed. It is recommended that the developer contributes towards sustainable travel incentives to encourage the use of public transport and other sustainable travel modes through a sustainable travel fund. The fund could be used to purchase discounted MetroCards for all or part of the site. Based on our current RMC scheme, there is an option for the developer to purchase (in bulk) heavily discounted Residential MetroCards (circa 40% discount) as part of a wider sustainable travel package. Other uses could include personalised travel planning, car club use, cycle purchase schemes, car sharing promotion, walking / cycling promotion and or further infrastructure enhancements. The payment schedule, mechanism and administration of the fund and RMC scheme would be agreed with LCC and WYCA and detailed in a planning condition or S106 agreement.

If discounted MetroCards are conditioned through the sustainable fund the total cost to the developer at this site is £36,836.25

Children's Services:

There is adequate capacity in neighbouring schools – see Appraisal section

Yorkshire Wildlife Trust

Yorkshire Wildlife Trust advises that a substantial ecological mitigation and compensation scheme is established in order to safeguard the BAP habitat/candidate Local Wildlife Site from harm. Such is advised in Leeds City Council Nature Conservation Response. Without this it will be impossible to achieve the objections of Policy G8, and the development will also be in contradiction of Paragraph 118 of the NPPF, which states that:

'if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused'.

8.0 PLANNING POLICIES

- 8.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Leeds comprises the Adopted Core Strategy (2014), saved policies within the Leeds Unitary Development Plan (Review 2006) and the Natural Resources and Waste Development Plan Document (2013).

Adopted Core Strategy

- 8.2 The following Core Strategy policies are considered most relevant:

Spatial Policy 1: Location of development

Spatial Policy 4: Regeneration Priority Programme Areas

Spatial Policy 6: Housing requirement and allocation of housing land

Spatial Policy 7: Distribution of housing land and allocations
Spatial Policy 11: Transport infrastructure investment priorities
Policy H1: Managed release of sites
Policy H3: Density of residential development
Policy H4: Housing mix
Policy H5: Affordable housing
Policy P10: Design
Policy P11: Conservation and Listed Buildings
Policy P12: Landscape
Policy T1: Transport Management
Policy T2: Accessibility requirements and new development
Policy G4: New Greenspace provision
Policy G8: Protection of species and habitats
Policy G9: Biodiversity improvements
Policy EN2: Sustainable design and construction
Policy EN5: Managing flood risk
Policy ID2: Planning obligations and developer contributions

Saved Policies - Leeds UDP (2006)

- 8.3 The following saved policies within the UDP are considered most relevant to the determination of this application:

Policy H3-3A.21, 4.9 ha of land is allocated for housing at Rumblecroft, Otley, subject to:

- i. No access from St David's Road;
- ii. Satisfactory traffic management on surrounding narrow roads, including provision of off-street parking.

The site abuts the Green Belt and the requirements of N24 will apply. Development should address the traffic issues in the adjacent residential streets and is dependant upon the provision of satisfactory access.

NB. the UDP assumed that the site would accommodate 134 units (compared to the 75 proposed by the applicant).

GP5: Development Proposals should resolve detailed planning considerations.

N23/25: Landscape design and boundary treatment

LD1: Detailed guidance on landscape schemes.

Submission Draft Site Allocations Plan (SAP) (February 2017)

- 8.4 On 5th May 2017 Leeds City Council submitted the Leeds Site Allocations Plan to the Secretary of State. With regard to the application land, the allocation has been carried forward into the submission draft Site Allocations Plan under the reference HG1-15 with an indicative capacity of 135 dwellings. The site counts towards the Council's target for allocated housing sites.

Relevant supplementary guidance:

- 8.5 Supplementary Planning Guidance provides a more detailed explanation of how strategic policies of the Unitary Development Plan can be practically implemented. The following SPGs are most relevant and have been included in the Local Development Scheme, with the intention to retain these documents as 'guidance' for local planning purposes:

Street Design Guide SPD
Neighbourhoods for Living SPG13
Affordable Housing SPG (Interim Policy)
Sustainable Design and Construction SPD
Parking Standards SPD (January 2016)

National Planning Policy Framework (NPPF)

- 8.6 The National Planning Policy Framework (NPPF), published on 27th March 2012, and the National Planning Practice Guidance (NPPG), published March 2014 replaces previous Planning Policy Guidance/Statements in setting out the Government's planning policies for England and how these are expected to be applied. One of the key principles at the heart of the Framework is a presumption in favour of Sustainable Development.
- 8.7 The NPPF constitutes guidance for Local Planning Authorities and its introduction has not changed the legal requirement that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.8 The NPPF establishes at Paragraph 7 that there are three dimensions to sustainable development: economic, social and environmental of which the provision of a strong, vibrant and healthy community by providing the supply of housing required to meet the needs of present and future generations is identified as a key aspect of the social role. Within the economic role, it is also acknowledged that a strong and competitive economy can be achieved by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation.
- 8.9 Paragraph 17 sets out twelve core planning principles, including to proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs, ensuring high quality design but also encouraging the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.
- 8.10 With specific regard to housing applications, the NPPF states at paragraph 47 that to boost the supply of housing, local planning authorities must identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional of 5% (moved forward from later in the plan period) to ensure choice and competition in the market of land. Deliverable sites should be available now, be in a suitable location and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. It states that where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%.

9.0 MAIN ISSUES

- 9.1 The main issues to consider in the determination of this application include the following:
- i. Principle of development

- ii. Housing Density and Housing Mix
- iii. Affordable Housing and housing for independent living
- iv. Means of Access – Highways
- v. Layout, Design and Appearance (including Green Space provision)
- vi. Landscaping
- vii. Residential Amenity
- viii. Ecology
- ix. Education
- x. Flood risk
- xi. Sustainability
- xii. Archaeology
- xiii. Education

9.2 The Council must also consider representations received as part of the public consultation exercise.

10.0 APPRAISAL

Principle of development

- 10.1 Within the Saved UDP Review the application site is identified as a housing site. and this is carried forward in the Submissions Draft SAP to which some weight can now be attached. In any event the proposal accords with the Statutory Development Plan in this respect, part of which is the Unitary Development Plan Review 2006 in which the site is allocated for housing.
- 10.2 Having regard to relevant policies within the Adopted Core Strategy, it is noted that the Core Strategy is up-to-date; it was published after the NPPF and was found to be sound. Accordingly, full weight can be attached to the distribution strategy for the appropriate location of development as set out in Core Strategy Spatial Policies SP1, SP6 and SP7.
- 10.3 Spatial Policy 1 of the Core Strategy relates to the location of development and confirms the overall objective is to concentrate the majority of new development within and adjacent to urban areas, taking advantage of existing services, high levels of accessibility, priorities for urban regeneration and an appropriate balance between brownfield and Greenfield land. It confirms that the largest amount of development will be located in the main urban area and major settlements with small settlements contributing to development needs subject to the settlement's size, function and sustainability. As a consequence, the priority for identifying land for development is (i) previously developed land within the Main Urban Area/relevant settlement, (ii) other suitable infill sites within the Main Urban Area/relevant settlement and (iii) key locations identified as sustainable extensions to the Main Urban Area/relevant settlement. .
- 10.4 In terms of a sustainable location, the accessibility of the scheme is considered fully in the Transport section below which will note that the site does sufficiently meet the Accessibility Standards established at Table 2, Appendix 3 of the Core Strategy such that it is considered to be a sufficiently sustainable and accessible location with suitable access to local facilities and services.
- 10.5 With regard to health infrastructure, the provision of health facilities falls within the remit of NHS England and at a local level, Leeds' three Clinical Commissioning Groups (CCGs). The amount of new housing identified for Leeds up to 2028 would

equate to, on average, 5-6 new GPs a year across Leeds based on a full time GP with approximately 1800 patients. The Site Allocations Plan cannot allocate land specifically for health facilities because providers plan for their own operating needs and local demand. Existing practices determine for themselves (as independent businesses) whether to recruit additional clinicians in the event of their registered list growing. Practices can also consider other means to deal with increased patient numbers, including increasing surgery hours.

- 10.6 (ii) to (vi) Whilst it is a Greenfield rather than Brownfield site, neither Spatial Policy 6 nor the NPPF preclude the development of Greenfield sites. It is also clearly outside of the Green Belt and will therefore not impact upon it. The impact with regard to nature conservation and flood risk have been fully considered and are addressed in the report below but none of these issues are considered to preclude development commencing in accordance with Spatial Policy 6.
- 10.7 As will be set out in the report below, the site is sufficiently accessible to local services, with accessibility to public transport and it will have very limited impact upon the Green Belt, being outside of the Green Belt. With regard to Policy H1 (v), it will also provide some improvements to publicly accessible green space by providing on-site public open space and ecological enhancements, also detailed in the report below.
- 10.8 Policies SP1, SP6 and SP7 of the Core Strategy, which provide a framework for directing housing development to the most sustainable locations, are considered to be broadly consistent with the NPPF, and so the principle of the approach promoted by them may be given significant weight
- 10.9 The presumption in favour of sustainable development means that planning permission must be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

Housing Density and Housing Mix

- 10.10 Policy H3 of the Core Strategy relates to the appropriate density of development and advises that housing development in Leeds should meet or exceed the relevant net densities unless there are overriding reasons concerning townscape, character, design or highway capacity. In this case, as an 'other urban area' a minimum density of 40 dwellings per hectare would be required with Policy H3. This relates to 'net developable area' excluding land for roads, green space etc.) but the policy does accept lower densities in exceptional circumstances relating to townscape and character as is considered to be the case with this site which has particular characteristics with regard to its landscape character and steep topography.
- 10.11 The application proposes a range of housing sizes including 2, 3 and 4 bedroom properties, which accords with the objectives of Core Strategy H4 to provide a mix of houses

Affordable Housing and housing for independent living

- 10.18 Policy H5 of the Core Strategy sets out the requirement for on-site affordable housing, which is expected to comprise 35% of the development in this part of the City to be secured by means of a planning obligation via a Section 106 Legal Agreement. On a development of houses, the Council would expect of those to be

identified for affordable housing, 40% of which should be disposed of to households on lower quartile earnings and 60% to households on lower decile earnings. The proposed development is therefore in accordance with Policy H5.

- 10.19 Yorkshire Housing is a registered social landlord and 62.5% of the housing will be affordable housing provided by Yorkshire Housing with the remaining 37.5% being for open market sale. Of the 62.5% affordable housing to be provided, 32% will be shared ownership and 30.5% will be provided for rent or rent to buy. Both tenures are compliant with the definition of Affordable Housing within Annex 2 of the National Planning Policy Framework.
- 10.20 Shared ownership allows purchasers to acquire a house in stages, making further investments when their circumstances allow. This model helps those on lower incomes into home ownership. To ensure maximum affordability, Yorkshire Housing will permit purchasers to acquire a minimum share of just 25% in the property. Buyers will be able to acquire further shares in the home as and when their financial circumstances permit, this is known as 'staircasing'. The Buyer will pay a rent to Yorkshire Housing to cover the part of the property they do not purchase. The rent is calculated at 2.75% upon the equity held by Yorkshire Housing, which is well below the majority of interest rates for 95% mortgage products. Subject to confirmation from the HCA, the properties will be acquired by purchasers under the standard lease and eligibility criteria. The shared ownership homes within this proposal will be available to first time buyers only.
- 10.21 The applicant advises that, based on the most recent market research for this location, and assuming a couple acquire a 25% stake, the deposit needed to purchase a 2 bed house will be £2,250 and for a 3 bed house this will be £3,000 assuming a 95% mortgage product. For a couple to purchase the initial share of 25%, with a '3 x' mortgage multiplier, they would need a combined income of £14,250 for the 2 bed house and £19,000 for the 3 bed house.
- 10.22 Under the Rent to Buy model, tenants will rent the property for 5 years at an affordable rent. Based on current market levels, the rent for a 2 bed house will be circa £110 per week and for a 3 bed house the rent will be £125 per week. Once the 5-year period has expired the tenant has the right to acquire the house, with the rent savings contributing to their deposit.
- 10.23 Rental properties will also be subject to nomination rights by the Council, under which procedure people from the Council's housing waiting list will be found suitable accommodation within the development. The dwellings will all be of the same style and appearance, regardless of tenure.
- 10.24 Discussions have taken place with Leeds City Council's affordable housing team in respect of these proposals. As Yorkshire Housing are the developer of the whole site, they will be seeking grant funding from the HCA to deliver both the Shared Ownership and Rental/Rent to Buy homes.
- 10.25 62.5% of dwellings on-site will be affordable on the basis of the proposed arrangements which is well in excess of the 35% provision required under Council policy referred to above and is to be welcomed.

Housing for Independent Living

- 10.26 Policy H8 of the Core Strategy advises that developments of 50 or more dwellings are expected to make a contribution to supporting needs for independent living such

as including the provision of bungalows or level access flats. Yorkshire Housing advises that:

Due to the sloping nature of the site, the development is not suitable for specific older persons accommodation.

Our site does provide accessible accommodation, which complies with the majority of Lifetime Homes standards, albeit within the constraints of the sloping site.

House types D, E, E+, J and K adhere to the following Lifetime Homes standards:

- *Car parking capable of enlargement to 3300mm width to assist those with mobility difficulties.*
- *Distance from car parking to home is kept to a minimum and will be gently sloping.*
- *External entrances are illuminated, have level access and a covered main entrance.*
- *Living room or family room at entrance level.*
- *Space on the ground floor is available to create a convenient bed space in the event that a residents has difficult using the stairs.*
- *The WC has the potential for conversion to a wet room.*
- *Bathrooms are designed to allow easy access.*
- *Switches and sockets are all located at a usable height for those in a wheelchair.*

House types D, E, E+, J and K make up 25% of the total accommodation on the site, which is a considerable proportion of the scheme meeting these standards.

In the circumstances of this site Policy H8 is considered to be met.

Means of Access – Highways

- 10.27 With reference to the Development Plan, Policy T2 of the Core Strategy advises that new development should be located in accessible locations and with safe and secure access for pedestrians, cyclists and people with impaired mobility with appropriate parking provision. Appendix 3 of the Core Strategy also sets out accessibility standards for development. The NPPF seeks to support sustainable transport solutions but it advises at Paragraph 32 that development generating significant movements should be supported by a Transport Assessment and that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

Means of Access

- 10.28 The application proposes vehicular access points from Meagill Rise and St David's Road. This is contrary to the provision in the UDPR which states that there shall be no access from St David's Road. The UDP Inspector's comments say that "at least two accesses will be required to the site probably from Meagill Rise and Weston Ridge as St David's Rise [sic] would be too narrow....In both cases third party land may be required to provide connections and visibility splays." The reference to Weston Ridge by the Inspector is puzzling as there doesn't appear to be anywhere to create an access, even using third party land. The Inspector also refers to "a turning head at the end of Rumpelcroft" being needed. The latter is a steeply sloping track, and would not seem suitable as a means of access to the site. Despite the Inspector's comments about St David's Road being 'too narrow' it is considered necessary to consider it as a secondary access to the site as it may present the only feasible way of developing the site. In addition to potentially solving the access problem to the housing site a link though would provide an alternative access for existing users of St David's Road, which itself is an excessively long cul-de-sac

under current standards. The St David's Road estate currently serves just under 300 houses from a single point of access on a loop arrangement. The Street Design Guide recommends that two points of access are preferred for estates serving between 200 and 300 properties and that two points of access must be provided for estates serving more than 300 properties. Previous investigations into the possibilities for vehicular access to this site have established that it is not possible to achieve a loop arrangement from a single point of access from Meagill Rise due to gradient constraints. In view of this it is considered inappropriate to develop the site from a single point of access as the length of cul-de-sac created would exceed the recommended maximum of 200m by a significant distance. Previous layout drawings have placed the plot furthest from Meagill Rise at well over 500m from the junction. Existing houses and third party ownership prevent any opportunity for a second point of access from any other frontage aside from St David's Road.

10.29 When this matter was considered by the relevant Plans Panel in 2012 the view of the Panel was that two points of access with St David's Road as a secondary vehicular access was the preferred option in the light of these considerations. This is still considered to be the best feasible option for accessing the site and it is therefore recommended to the Panel in this report.

10.30 With regard to accessibility, Core Strategy Policy T2 refers to Accessibility Standards, which are set out at Appendix 3 of the Core Strategy. These effectively define minimum standards that a new development will need to meet, resonant of Paragraphs 32 and 34 of the NPPF. They are based upon an average walking speed of 3 miles per hour. In relation to this site, the Accessibility Standards comprise the following:

Destination	Standard	Compliance of this site
To Local Services	Within a 15-minute walk.	There is a convenience store and small parade of shops within a 15-minute walk
To Employment	Within a 5 minute walk to a bus stop offering a 15 minute frequency to a major public transport interchange Or, within a 40 minute journey time	The site falls within the 400 metres/5 minutes walk of the nearest bus stop on Meagill Rise. The bus stops on Meagill Rise are served by service number 965 which operates at a 30minute frequency throughout the day Mon - Sunday and provides access to Weston, Newall, Otley and Otley bus station where interchange to numerous bus services to a wide range of destinations can be made.
To Primary Health/Education	Within a 20 minute walk of a bus stop offering a direct service at a 15 minute frequency.	Primary Schools – Ashfield Primary School, Wharton Primary School, St Joseph's Catholic Primary School; ; □ Health Facilities – Wharfedale Hospital, Chevin Medical

		Practice and a Dentist;
To Secondary Education	Within a 30 min direct walk or 5 min walk to a bus stop offering a 15 min frequency to a major public transport interchange,	. □ Secondary Schools – Prince Henry's Grammar School
To Town Centres/City Centre	Within 5 min walk to a bus stop offering a 15 min frequency service to Leeds, Wakefield or Bradford.	In addition to the bus accessibility referred to above the site is within a 15m walk of Otley Town Centre

- 10.31 In terms of compliance with the Council's Accessibility Standards, it is recognised that the nearest bus service falls short of the recommended 15-minute frequency service. In general terms this site is however considered to have good access to local services as set out in the table above.
- 10.32 It is also considered that the site's accessibility to goods and services forms part of the overall balancing exercise, which is set out at Section 12 of this report. Moreover, Policy T2 does not state that compliance with Appendix 3 is a requirement of meeting the policy but rather that new development should be located in accessible locations that are *adequately* served by existing or programmed highways, by public transport and with safe and secure access for pedestrians, cyclists and people with impaired mobility. Additionally, the test established in the NPPF with regard to highway matters is that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe
- Transport Assessment and Mitigation*
- 10.33 The application includes the submission of a Transport Assessment to consider the highway impact of the proposed development on the basis of up to 75 dwellings based on the estimated traffic movements anticipated. The traffic modelling provided in the TA shows that local junctions are operating well within capacity, this has also been confirmed through queue counts undertaken by the Council which show minimal queuing at the junctions of St Richards Road and Weston Lane with Newall Carr Road. However, the additional traffic brought by the development would have a local impact on the estate roads and add to existing queues over the bridge in to Otley.
- 10.34 The proposed development would create a link between St David's Road and Meagill Rise. There is potential for some traffic cutting through the proposed site but it would not offer any advantage to traffic to the west over the existing routes via Weston Drive and Weston Lane. Some traffic from St David's and St Richards Rd may cut through toward Ashfield Primary but there would be little or no advantage in using the route to travel to anything further afield. Introducing a traffic management scheme in the estate roads would further discourage any through traffic whilst also

retaining the benefit of alternative access points to existing residents on the St Richards estate. In order to mitigate the impact of additional traffic brought by the development to these roads a 20mph zone should be introduced.

- 10.35 The scheme provides a total of 131 No. private in-curtilage car parking spaces on driveways and 42 no spaces within garages. The internal dimensions of the garages meet the policy requirements of 3m x 6m to allow these to count towards the parking provision calculations. Therefore, the total parking on this site achieves 230%. In addition, where there are shared surfaces or private drives 8 No visitor spaces have been provided. The parking provision is adequate for the development and meets with Council policy.
- 10.36 Overall, it is therefore concluded that the proposal is acceptable in highway terms. Subject to relevant conditions and the requirements of the Section 106 Legal Agreement, it is concluded that the proposed development is located in a sufficiently accessible location and it will provide a safe and secure access for pedestrians, cyclists and people with impaired mobility with appropriate parking provision such that the means of access is acceptable. On this basis, the development is also not considered to result in a severe residual cumulative highway impact to warrant a refusal such that it must be concluded that the proposed means of access is acceptable and the development is in accordance with Policy T2 of the Core Strategy and guidance within the NPPF

Layout, Design and Appearance (including Green Space provision)

- 10.37 Core Strategy Policy P10 reinforces the requirement for new development that is based on a thorough contextual analysis to provide good design that is appropriate to its scale and function; that respects the scale and quality of the external spaces and wider locality and protects the visual, residential and general amenity of the area. Within the UDP, Saved Policy BD5 advises that new buildings should be designed with consideration of their own amenity. These policies reflect guidance within the NPPF.
- 10.38 The layout of the site is inevitably informed by the difficulties of achieving vehicular access with acceptable gradients. The principal vehicular access from Meagill Rise sweeps to the right and runs close to the Southern Boundary of the site through an area of landscaping. Running from this a spur roads runs to the North and curves left and right to reach the higher level of the site before connecting with St David's Road. The very significant level changes on the site are dealt with in part by substantial earth retaining and crib walling, and by utilising split-level house types on some plots. With regard to the provision of green space within the site, which will also influence the layout, Policy G4 of the Core Strategy requires the provision of 80 square metres of green space per dwelling where they are in excess of 720 metres from a community park and for which are located in areas deficient of open space, which is in effect, the entire City. This is a requirement secured by a planning obligation via the Section 106 agreement. 75 houses are proposed, this would equate to a greenspace requirement of 6000 square metres. The site has two areas of Greenspace totalling 14300 square metres which is obviously well in excess of the policy requirement. It is true that the usability of the proposed areas will be comprised by the steepness of the terrain but this is inevitable given the topography of the site.

Scale and appearance

- 10.39 The appearance of the dwellings is required to ensure that it is a development that is based on a thorough contextual analysis to provide good design that is appropriate to its scale and function in accordance with Policy P10 and guidance within the NPPF.
- 10.40 The scheme comprises 2 and 2.5 storey houses, all with 35-40° pitched roofs. The slightly denser, smaller dwellings sit lower down within the site the scheme, whilst the less dense, larger detached units ‘feather’ into the higher parts of the site abutting open countryside to the North
- 10.41 A variety of house types and sizes (ranging from 2 bedroom semi-detached units to larger 4-bedroom family houses with both detached and integral garages) provide some variation in the street scene. Projecting bay windows and a varied roof form add further variety. Materials are red brick with feature banding, through-coloured render and slate grey concrete interlocking tile. These design cues will relate acceptably to the surrounding developments which themselves depart in terms of style and materials from the older stone properties closer to the town centre.

Landscaping

- 10.42 Policy P12 of the Core Strategy advises that the character, quality and bio-diversity of Leeds’ townscapes and landscapes will be conserved and enhanced. Within the UDP, Policy LD1 provides advice on the content of landscape schemes, including the protection of existing vegetation and a landscape scheme that provides visual interest at street level.
- 10.43 The scheme retains a substantial proportion although not all of the protected vegetation in place. Where vegetation is lost, this is mainly hawthorn scrub rather than larger specimens. The scheme has a significantly higher proportion of open green space than a typical contemporary housing development and there is a further band of planting to be carried out within the defined Green Belt adjoin to the north of the site as well as further planting lower down the site to create and maintain a green corridor running through the site. It is proposed to clear some selected patches of hawthorn scrub for the purposes of planting larger species which will further enhance the landscape as they mature.
- 10.44 It is considered that the scheme therefore accords with the objectives of Core Strategy Policy P12 and UDP Policy LD1.

Residential Amenity

- 10.45 Policy GP5 of the UDP advises that development proposals should resolve detailed planning considerations including seeking to avoid problems of loss of amenity. The application site does adjoin existing residential development to the East of the site but the distances to these properties are comfortably within the guidelines set out in Neighbourhoods for Living. The houses will afford a good level of amenity for future occupiers. Internally the houses all exceed the Leeds Standard and gardens are provided in accordance with Council policy. Many of the houses will also have spectacular views across the Wharfe Valley. It is concluded that the development will comply with the requirements of Saved UDP Policy GP5 in terms of impacts on residential amenity.

Ecology

- 10.46 Policy G8 of the Core Strategy advises that enhancements and improvements to bio-diversity will be sought as part of new developments. These policies reflect advice within the NPPF to contribute to and enhance the natural and local environment. Paragraph 118 of the NPPF advises that when determining planning applications, local planning authorities should aim to conserve and enhance bio-diversity.
- 10.47 The ecological report by BI-ecology has confirmed the presence of an area of semi-improved grassland (1.5ha.) that has sufficient quality to meet the West Yorkshire Local Wildlife Sites Criteria (LWS Criteria Gr1 and Gr3) . This area is also likely to be classed as UK BAP Priority habitat. As such this habitat should be afforded a level of protection under Core Strategy Policy G8. The report recommends that an area of this grassland habitat should be preserved and enhanced within the development site and ensure positive management so that LWS Criteria Gr1 and Gr3 continues to be met in the future and this is the subject of a recommended condition.
- 10.48 The level bat of surveys is satisfactory and has identified a moderate value for commuting and foraging bats. This is a relatively high local value and a result of the quality of grassland and establishing woodland and good boundary trees/hedgerows. A condition is recommended regarding provision of bat boxes. Conditions are also recommended for a Construction Environmental Management Plan (CEMP) to protect sensitive features and Biodiversity Environmental Management Plan (BEMP) for long-term positive management by a specialist ecological management company. Subject to this the proposals are considered to accord with Policy G8 and guidance within the NPPF.

Flood Risk

- 10.49 Policy ENV5 of the Leeds Core Strategy advises that the Council will seek to mitigate and manage flood risk by (as relevant in this case), reducing the speed and volume of surface water run-off as part of new-build developments.
- 10.50 The site is located within Flood Zone 1 of the Environment Agency's indicative flood map and as such, it is considered to be at a low risk of flooding. However, due to the size of the site in excess of 1ha, the application includes the submission of a Flood Risk Assessment. The development will result in a positive drainage scheme to manage drainage across the site to include some on site surface water storage – principally in a below ground storage tank to the South-East of the site - to discharge at Greenfield Rates
- 10.51 The Council's Flood Risk Management Team have advised that the FRA and Drainage Strategy is generally acceptable subject to the developer accepting a specific rate of discharge to ensure that there is no increase in the volume of run-off from development sites for a range of storm durations over a given period. Flood Risk Management does not therefore have any objections to the proposed development subject to the imposition of a specific condition detailing the surface water drainage works. On this basis, it is concluded that the scheme will manage and mitigate flood risk in accordance with Policy ENV5 and guidance within the NPPF.

Sustainability

10.52 Core Strategy Policy EN1 requires that all developments of 10 dwellings or more will be required to reduce total predicted carbon dioxide emissions to achieve 20% less than the Building Regulations and provide a minimum of 10% of total energy needs from local carbon energy. Policy EN2 then requires all developments of 10 or more dwellings to achieve Code Level 4 from 2013 and Code Level 6 from 2016. Following a fundamental review of technical housing standards the Government has withdrawn the Code for Sustainable Homes with effect from 27th March 2015 such that the objectives of Policy EN2 will not be sought. The applicant has advised within the Design and Access Statement that a key sustainable principle in the delivery of sustainable housing is the usage of the 'fabric first' approach as these thermal performance considerations will affect the building throughout its lifetime. The applicant has also agreed to provide the 10% low carbon provision through the use of photo-voltaic panels to roofs and this is addressed through a planning condition.

Archaeology

10.53 The application site is located in an area of known archaeological potential. The site's situation on a south facing slope above a historic crossing of the river Wharfe would have been a desirable location for settlement during the Prehistoric and later periods. Aerial photographs suggest that ditches and other earthworks associated with medieval and later farming practise were present within the site. However, some of these earthworks may relate to military entrenchment (West Yorkshire Historic Environment Record National Mapping Programme 1369126). Whilst a First World War date is the most likely it remains possible that they date to an earlier period. In response the applicant engaged a specialist archaeological surveyor which has undertaken a further archaeological survey using electro-magnetic equipment which detects ground disturbances. A fluxgate gradiometer survey has been successfully completed over the majority of the site. No anomalies of a probable or possible archaeological origin were identified. The geophysical results primarily reflect responses of a natural origin, modern activity and agricultural processes. An archaeological recording condition is however recommended in accordance with the advice of the The West Yorkshire Archaeology Advisory Service.

Education

10.54 The Council's Capacity Planning Manager has advised that local schools would be able to absorb the additional pressure on places assuming that the site was developed fairly quickly (in spite of the fact that schools are already starting to feel some pressure from the Garnetts site which is still under construction). The pressure on places from the other sites including the East of Otley site could be accommodated using the land that has been set aside for school use on the East of Otley site. If any other developments come forward in Otley in addition to these sites it would be necessary to review whether sufficient places were available. This calculation is based on a guideline figure of 25 primary school places demand generated by 100 houses (approximately 3 per year group from the 75 houses proposed) and 10 secondary school places demand (approximately one and a half per year group). The nearest primary schools to the site are The Whartons and Ashfield and the nearest secondary school is Prince Henry's Grammar School.

10.55 The Adopted Regulation 123 List advises that CIL can be gathered for primary education, except for large scale residential development identified in the Site Allocations Plan, which will be expected to provide primary schools either as an integral part of the development or as the result of no more than 5 separate planning

obligations. This application does not fall within the category of being identified for on-site provision nor is it a large-scale major site that is considered to create such a level of need for school places that it cannot be easily accommodated elsewhere to the extent that on-site provision is warranted or justified given the demand of 5 per year group. Accordingly, the appropriate mechanism to address concerns relating to primary school provision is the Community Infrastructure Levy. It is considered that the CIL contribution arising from this development could therefore be gathered to support both primary and secondary education in the locality of the site to meet the expected demand and CIL is the appropriate mechanism in this instance.

11.0 RESPONSE TO REPRESENTATIONS

11.1 The objections from local residents raise a number of key objections which are addressed in the appraisal section above

12.0 PLANNING OBLIGATIONS AND COMMUNITY INFRASTRUCTURE LEVY

12.1 The Community Infrastructure Levy (CIL) Charging Schedule was adopted on 12th November 2014 with the charges implemented from 6th April 2015 such that this application is CIL liable on commencement of development at a rate of £90 per square metre of chargeable floorspace. Consideration of where any Strategic Fund CIL money is spent rests with Executive Board and will be decided with reference to the Regulation 123 list. This scheme would generate a CIL payment of £763,140.

12.2 There is also a requirement for site-specific requirements to be secured via a Section 106 agreement set out at the head of the report

12.3 From 6th April 2010 guidance was issued stating that a planning obligation may only constitute a reason for granting planning permission for development if the obligation is:

(i) Necessary to make the development acceptable in planning terms – Planning obligations should be used to make acceptable, development which otherwise would be unacceptable in planning terms.

(ii) Directly related to the development - Planning obligations should be so directly related to proposed developments that the development ought not to be permitted without them. There should be a functional or geographical link between the development and the item being provided as part of the agreement.

(iii) Fairly and reasonably related in scale and kind to the development – Planning obligations should be fairly and reasonably related in scale and kind to the proposed development.

All contributions have been calculated in accordance with relevant guidance, or are otherwise considered to be reasonably related to the scale and type of development being proposed.

13.0 CONCLUSION

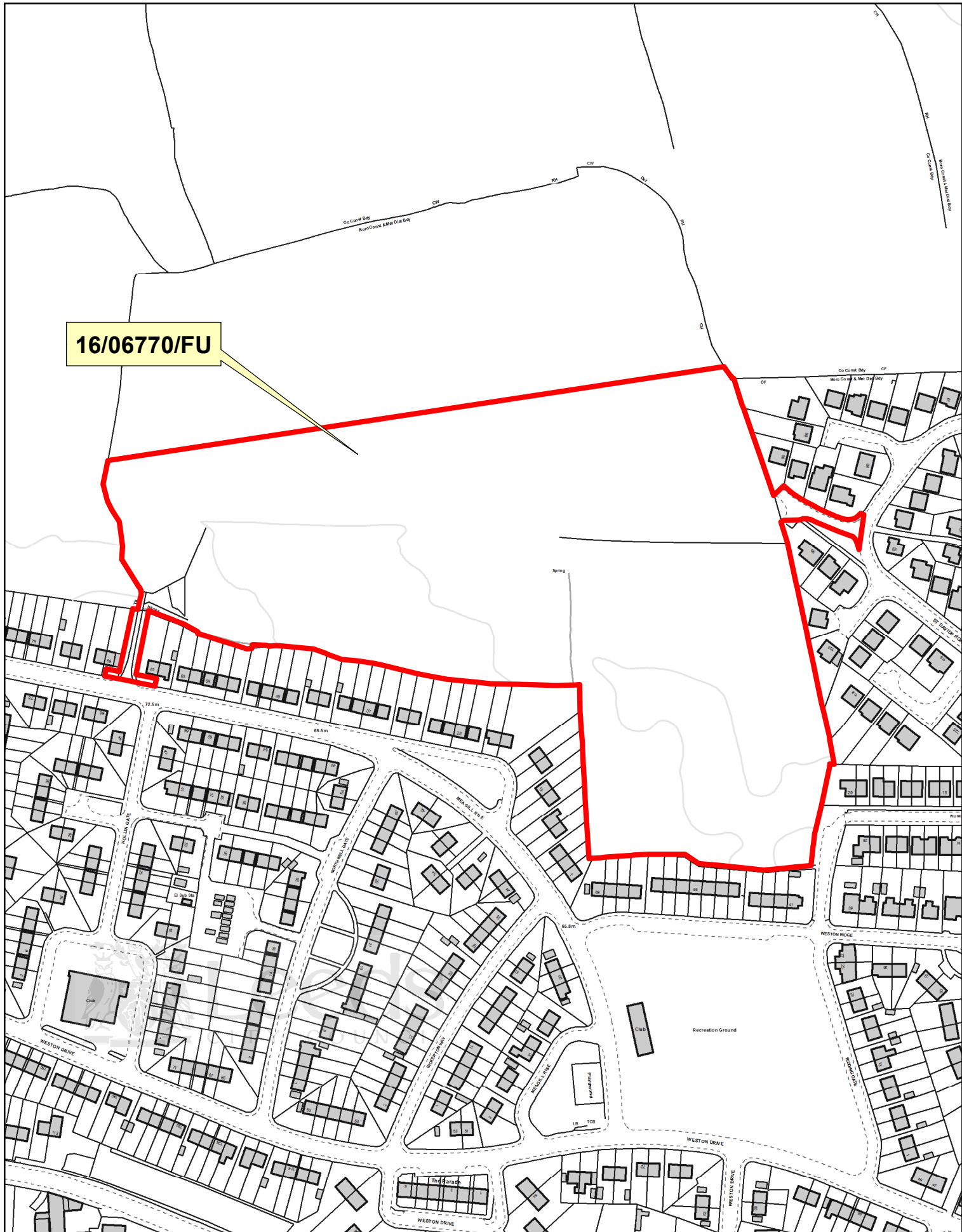
13.1 This application seeks full planning permission for 75 dwellings on a site which is both allocated for housing within both the adopted development plan and the Draft Site Allocations plan. It is a demanding site in terms of landscape and topography

and previous private sector developers have concluded that the site could not be viably developed. This is therefore a key opportunity to make a significant contribution to the supply of housing, the majority of which is to be Affordable Housing to be provided by a Registered Social Landlord with a track record of working with Leeds City Council on delivering affordable housing.

- 14.2 The scheme is considered to be of good quality and constitutes sustainable development, and accords with the relevant Development Plan policies and other material considerations set out above and is recommended for approval.

Background Papers:

Application and history files.
Certificate B signed by the agent.



16/06770/FU

SOUTH AND WEST PLANS PANEL

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PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/2500





Schedule of Accommodation

2Bed 2st. house	@70sqm (Type A)	- 14no.
2Bed 2st. SL house	@84sqm (Type C)	- 14no.
4Bed 2st. house	@118sqm (Type D)	- 12no.
4Bed 2st. house	@125sqm (Type E)	- 8no.
4Bed 2st. house	@167sqm (Type E+)	- 4no.
3Bed 2.5st. house	@107sqm (Type F)	- 12no.
3Bed 2st. house	@84sqm (Type H)	- 4no.
4Bed 2.5st. house	@176sqm (Type J)	- 2no.
4Bed 2.5st. house	@188sqm (Type K)	- 5no.
Overall Total		-75no.

• 37.5% Units – Sale
 • 32.0% Units – Shared Ownership
 • 30.5% Units – Rent to Buy

Site area - 6.00 ha 14.85acres
 Site Density - 12.50 units/ha 5.05 units/acre

Design Criteria

Site to comply with the following design criteria subject to confirmation of the form of construction and assessment by an external accredited assessor.

- Design and Quality Standards: (NA)
- Code for Sustainable Homes Level: (NA)
- BREEAM Rating: (NA)
- Lifetime Homes: (NA)
- Building For Life Minimum Score: (NA)
- Secured by Design: (NA)

Notes

Layout dependent upon, topographical survey, confirmation of legal site boundary, Arboricultural survey, Ecological Survey, Statutory Services Information & subject to Highway approval.

Drainage strategy subject to resolution of foul & surface water systems & design, subject to Phases I & II Geo-technical Survey and Drainage Assessment and local authority approval.

Boundary treatments, proposed retaining & finish floor levels subject to further detailed design.

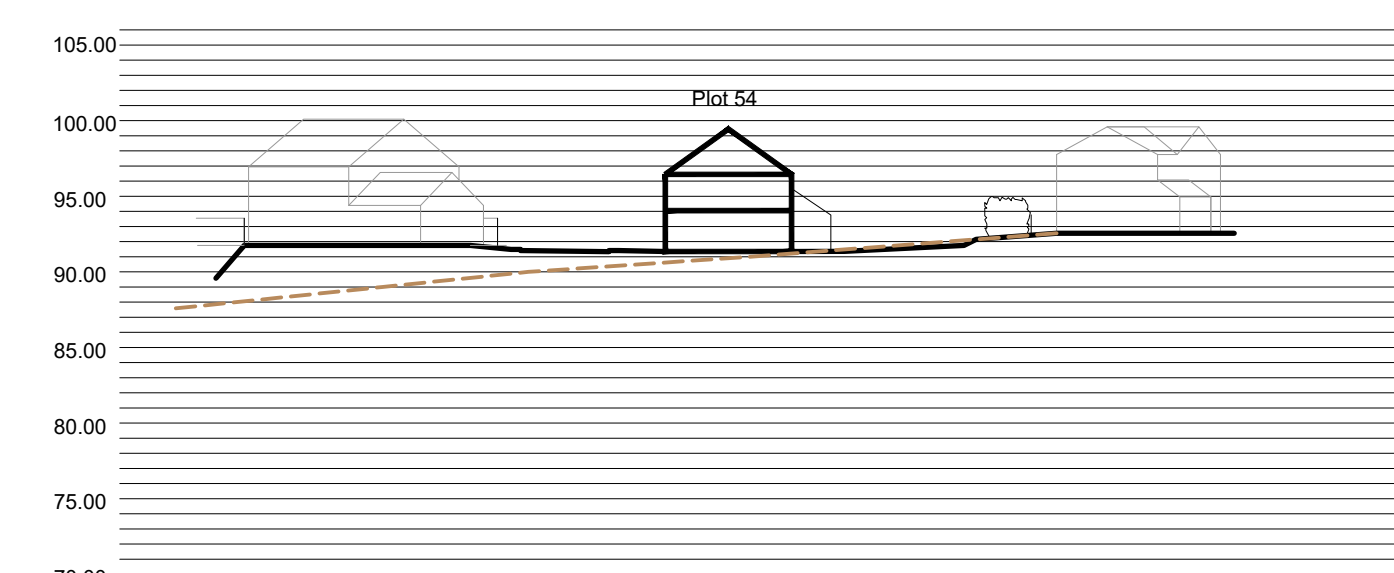
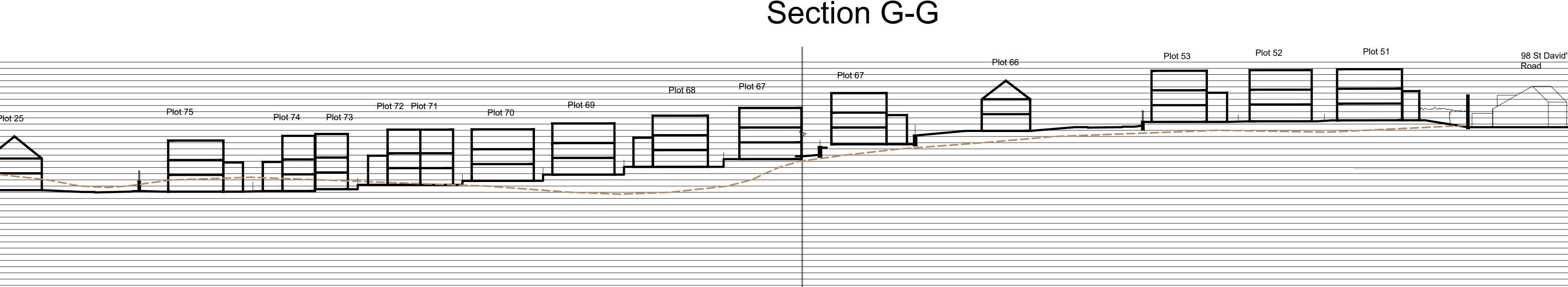
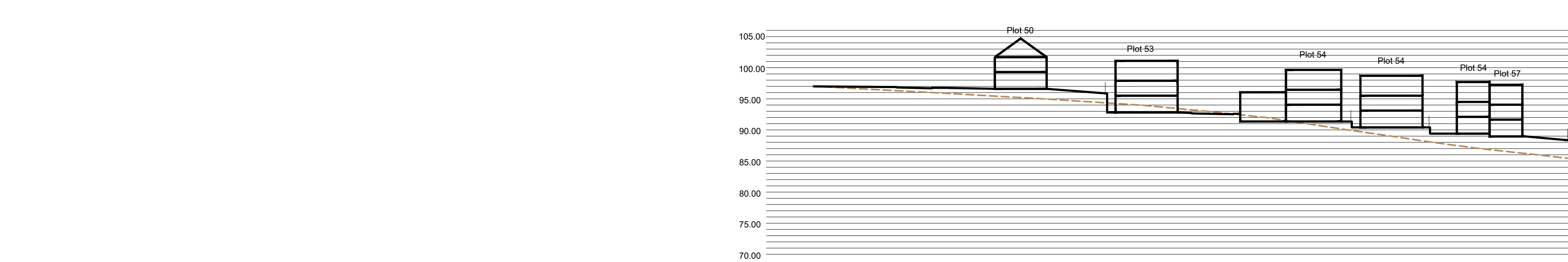
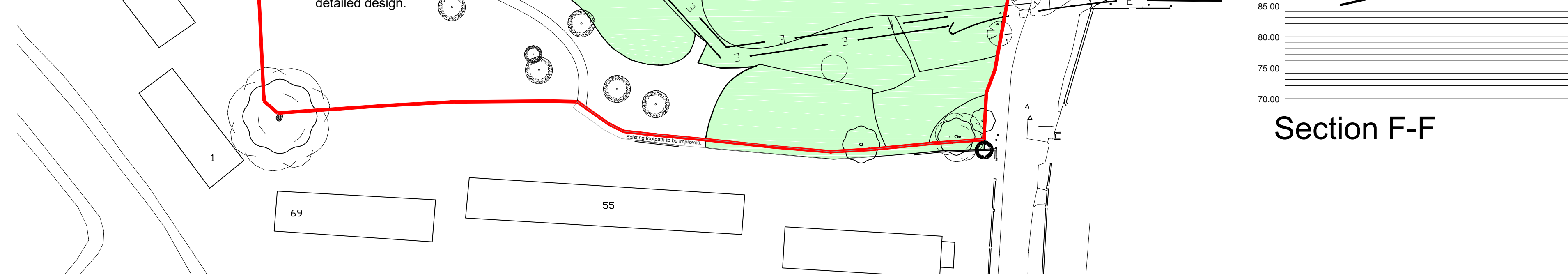
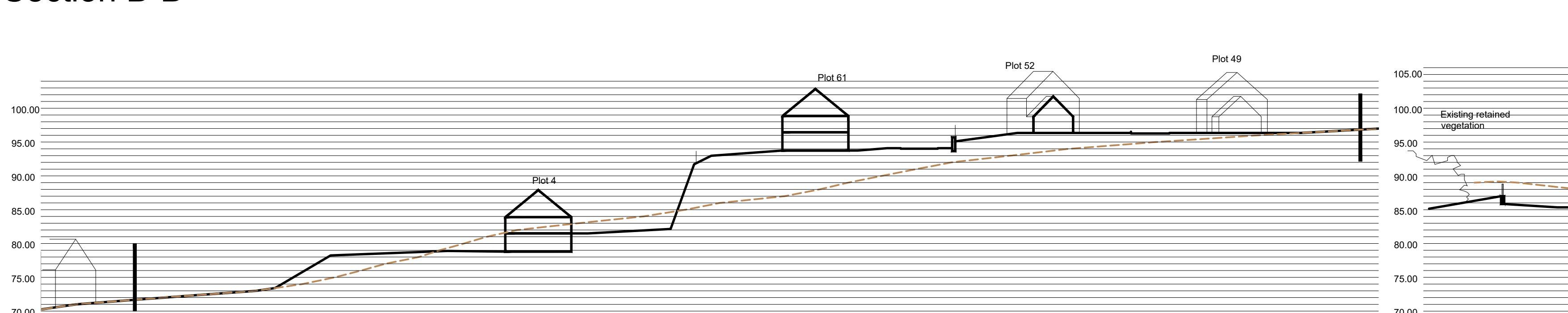
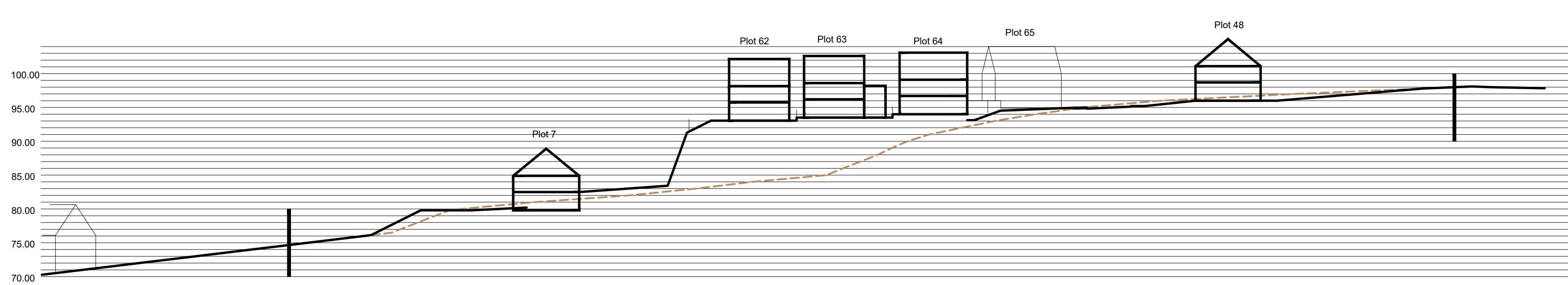
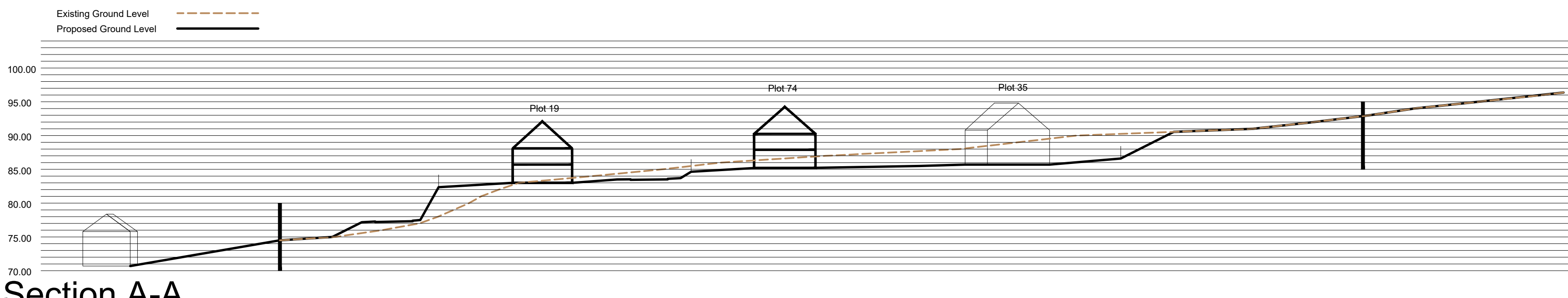
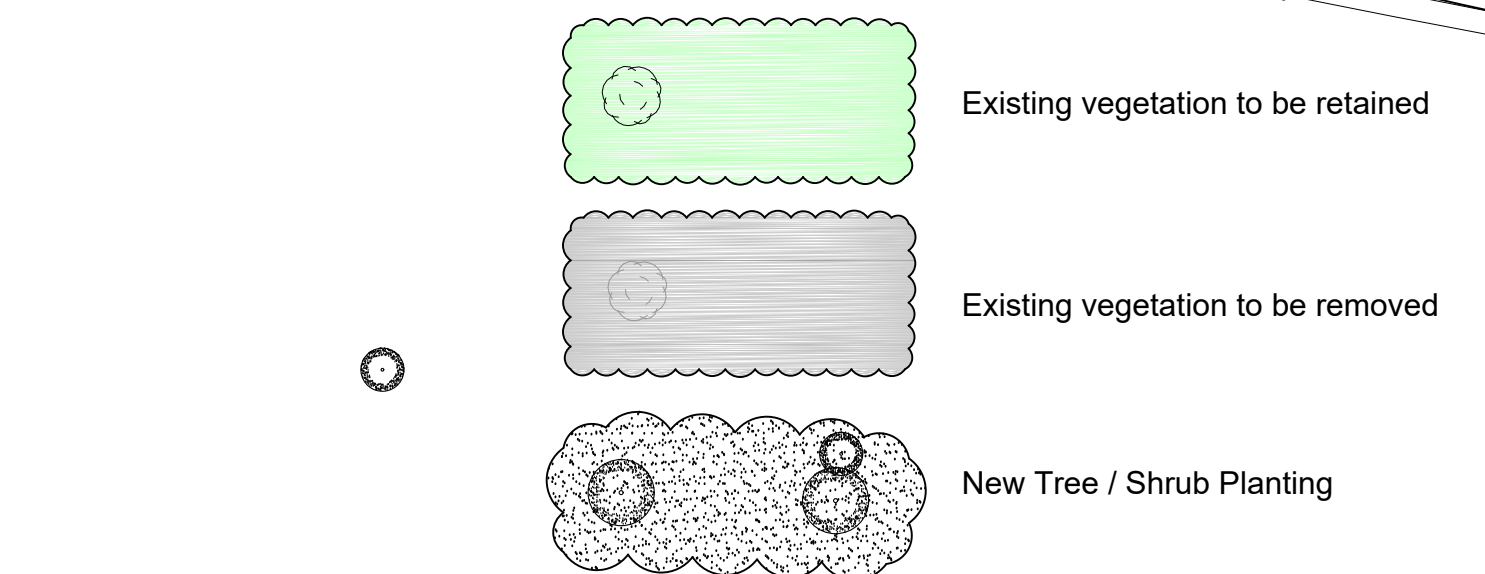
Layout based on topographical survey.

Management/New planting to the woodland areas to be agreed with LCC.

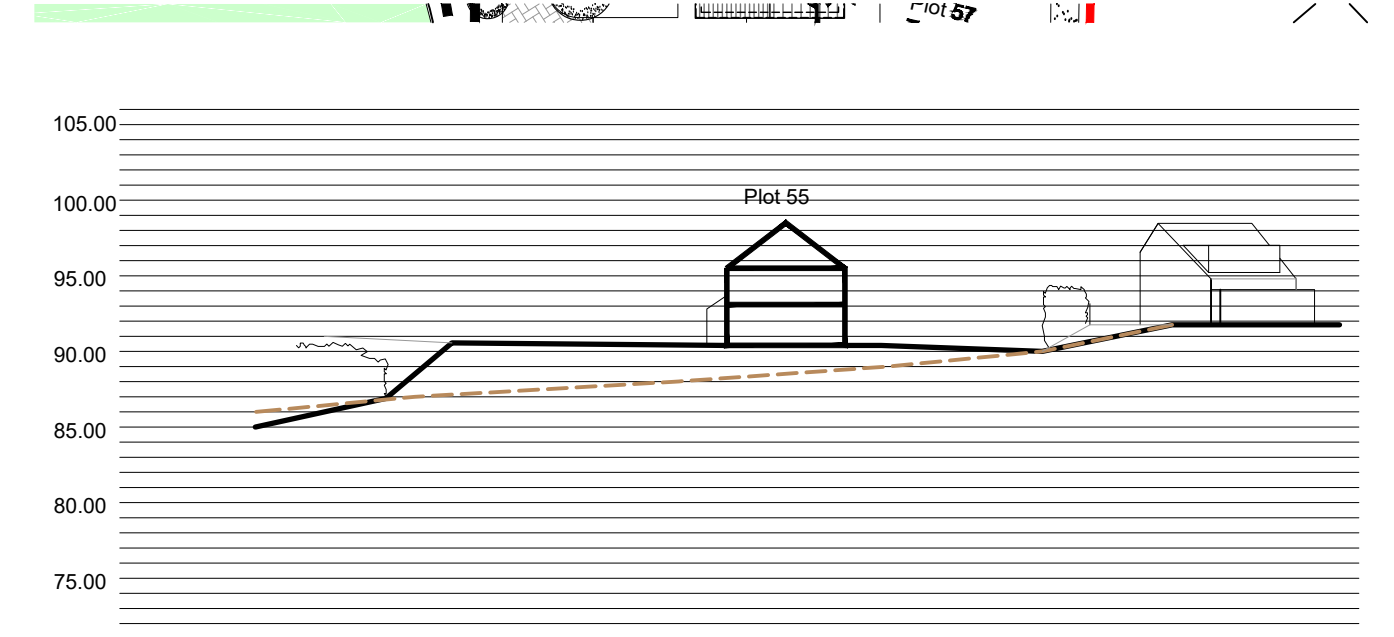
Water main location in north east of site determined by Site survey.

Revisions

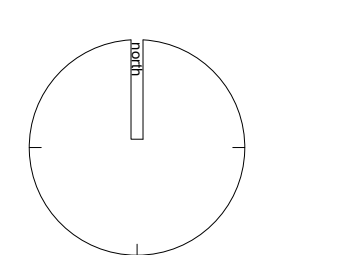
Rev.	Date	By/CR
A	06.11.2016	DW/RW
B	23.11.2016	DW/RW
C	28.11.2016	DW/RW
D	29.11.2016	DW/RW
E	19.12.2016	DW/RW
F	04.01.2017	DW/RW
G	06.01.2017	DW/RW
H	13.01.2017	DW/RW
J	13.01.2017	DW/RW
K	25.01.2017	DW/RW
L	09.02.2017	DW/RW
M	15.02.2017	DW/RW
N	15.02.2017	DW/RW
P	30.03.2017	DW/RW
Q	05.04.2017	RJ/RW
R	25.04.2017	DW/RW
S	08.05.2017	DW/RW



Section E-E



Section F-F



YORKSHIRE HOUSING

Drawing Status

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<input type="checkbox"/> information	<input type="checkbox"/> tender
<input type="checkbox"/> comment	<input type="checkbox"/> construction
<input type="checkbox"/> approval	<input type="checkbox"/> records built

Scale: 1:500 @ A0
 Date: Oct 16
 Drawn/Checked: DW/RW
 Dep No: 2649.57.2015

Site Layout
Meagill Rise
 Rumplecroft, Otley
 Yorkshire Housing

Acanthus WSM Architects

Woodhall, Woodhall Lane, Leeds LS29 5NY. TEL: 0113 259 3414. FAX: 0113 256 9588. E-Mail: architects@acanthuswm.com

Schedule of Accommodation

Unit Type	Count	Total Area (sqm)	Total Area (sqft)
1. 2 Bed (Type A)	10	1,800	19,400
2. 2 Bed (Type B)	10	1,800	19,400
3. 2 Bed (Type C)	10	1,800	19,400
4. 3 Bed (Type D)	10	2,700	29,100
5. 3 Bed (Type E)	10	2,700	29,100
6. 3 Bed (Type F)	10	2,700	29,100
7. 3 Bed (Type G)	10	2,700	29,100
8. 3 Bed (Type H)	10	2,700	29,100
9. 3 Bed (Type I)	10	2,700	29,100
10. 3 Bed (Type J)	10	2,700	29,100
Grand Total	100	18,000	194,000

- Notes:**
- 1. 2 Bed (Type A) - 10 units
 - 2. 2 Bed (Type B) - 10 units
 - 3. 2 Bed (Type C) - 10 units
 - 4. 3 Bed (Type D) - 10 units
 - 5. 3 Bed (Type E) - 10 units
 - 6. 3 Bed (Type F) - 10 units
 - 7. 3 Bed (Type G) - 10 units
 - 8. 3 Bed (Type H) - 10 units
 - 9. 3 Bed (Type I) - 10 units
 - 10. 3 Bed (Type J) - 10 units

- Legend:**
- Existing wall
 - Accessible path
 - Cycle hoop
 - Proposed boundary
 - Green belt boundary
 - Level of City Wall
 - Statement
 - Level of proposed City Wall

Notes:

- 1. 2 Bed (Type A) - 10 units
- 2. 2 Bed (Type B) - 10 units
- 3. 2 Bed (Type C) - 10 units
- 4. 3 Bed (Type D) - 10 units
- 5. 3 Bed (Type E) - 10 units
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- 7. 3 Bed (Type G) - 10 units
- 8. 3 Bed (Type H) - 10 units
- 9. 3 Bed (Type I) - 10 units
- 10. 3 Bed (Type J) - 10 units

Notes:

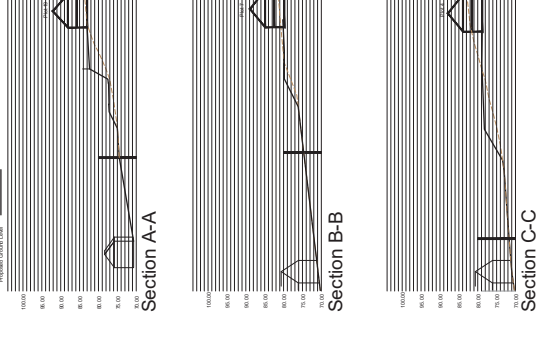
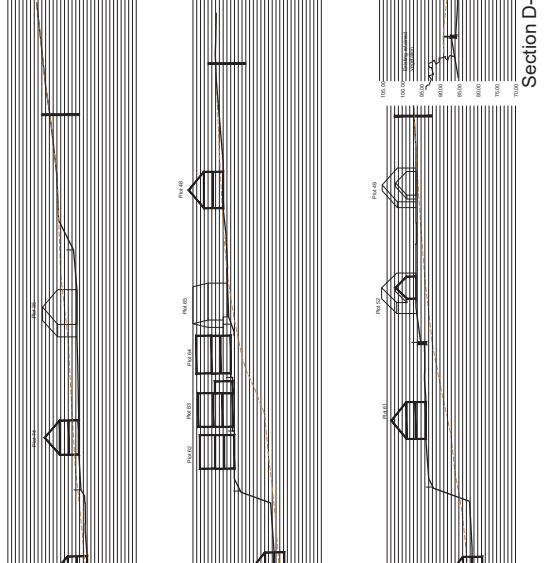
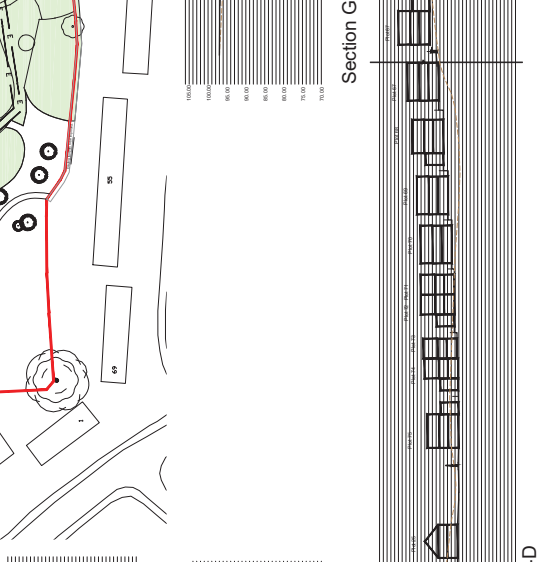
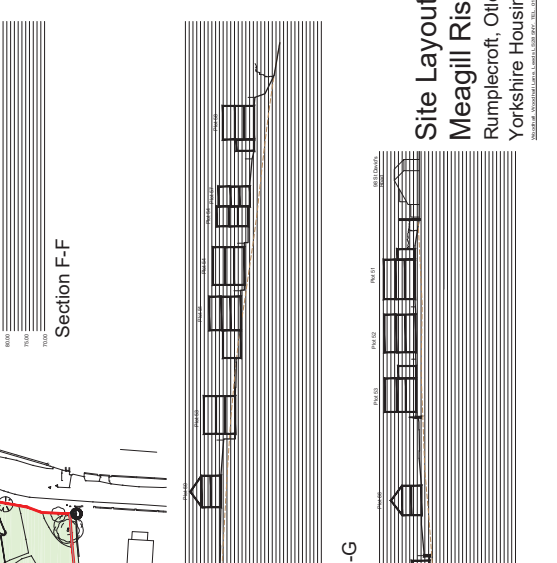
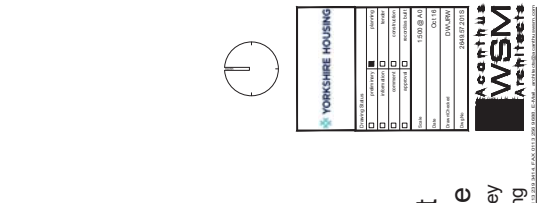
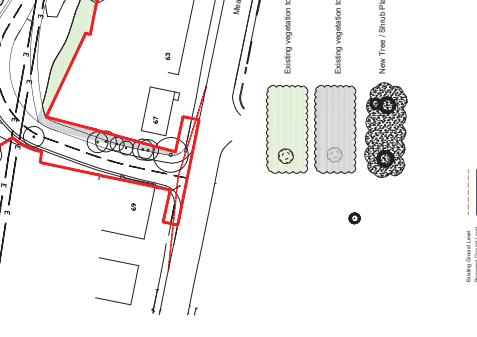
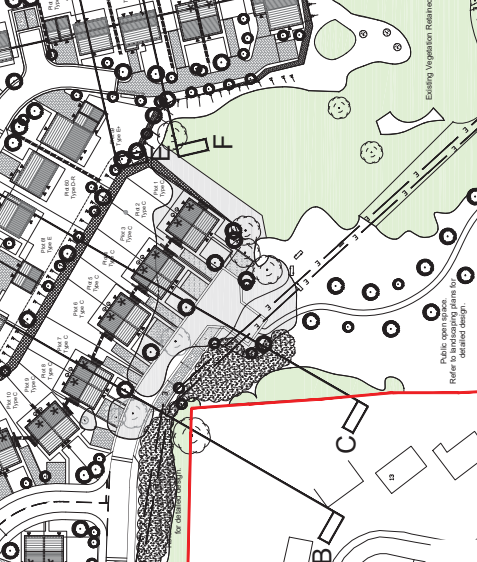
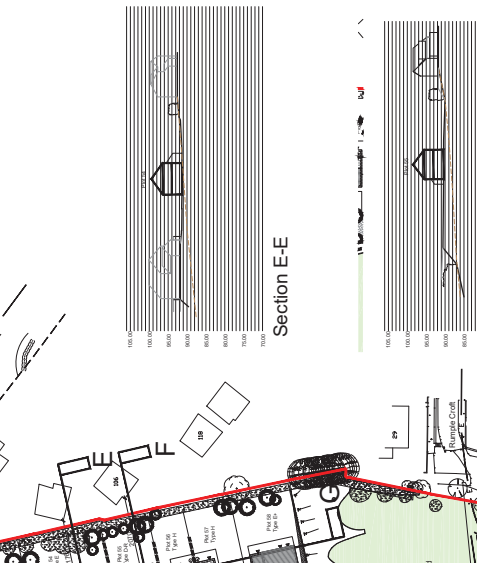
- 1. 2 Bed (Type A) - 10 units
- 2. 2 Bed (Type B) - 10 units
- 3. 2 Bed (Type C) - 10 units
- 4. 3 Bed (Type D) - 10 units
- 5. 3 Bed (Type E) - 10 units
- 6. 3 Bed (Type F) - 10 units
- 7. 3 Bed (Type G) - 10 units
- 8. 3 Bed (Type H) - 10 units
- 9. 3 Bed (Type I) - 10 units
- 10. 3 Bed (Type J) - 10 units

Notes:

- 1. 2 Bed (Type A) - 10 units
- 2. 2 Bed (Type B) - 10 units
- 3. 2 Bed (Type C) - 10 units
- 4. 3 Bed (Type D) - 10 units
- 5. 3 Bed (Type E) - 10 units
- 6. 3 Bed (Type F) - 10 units
- 7. 3 Bed (Type G) - 10 units
- 8. 3 Bed (Type H) - 10 units
- 9. 3 Bed (Type I) - 10 units
- 10. 3 Bed (Type J) - 10 units

Notes:

- 1. 2 Bed (Type A) - 10 units
- 2. 2 Bed (Type B) - 10 units
- 3. 2 Bed (Type C) - 10 units
- 4. 3 Bed (Type D) - 10 units
- 5. 3 Bed (Type E) - 10 units
- 6. 3 Bed (Type F) - 10 units
- 7. 3 Bed (Type G) - 10 units
- 8. 3 Bed (Type H) - 10 units
- 9. 3 Bed (Type I) - 10 units
- 10. 3 Bed (Type J) - 10 units



YORKSHIRE HOUSING

Meagill Rise

Rumpelcroft, Otley

YORKSHIRE HOUSING

Meagill Rise

Rumpelcroft, Otley

Meagill Rise

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Meagill Rise

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