



## Report of the Chief Planning Officer

### SOUTH AND WEST PLANS PANEL

Date: 5th October 2017

Subject: APPLICATION 16/07784/FU – Development of 28 no. apartments and 13 no. houses including new access on land at the former St Joseph’s Convalescent Home, Outwood Lane, Horsforth, Leeds.

#### APPLICANT

Yorkshire Housing

#### DATE VALID

14 December 2017

#### TARGET DATE

8<sup>th</sup> September 2017

#### Electoral Wards Affected:

Horsforth

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 for approval subject to the specified conditions set out below and also the completion of a Section 106 agreement to include the following obligations:

- 68% Affordable housing
- Provision and maintenance of on-site amenity space
- Off site highway works

**In the circumstances where the Section 106 has not been completed within 3 months of the Panel resolution to grant planning permission, the final determination of the application shall be delegated to the Chief Planning Officer and subject to the following conditions.**

1. Time limit on full permission
2. Development in line with approved plans
3. Samples of walling and roofing materials to be submitted
4. Sample panel of stonework
5. Area to be used by vehicles to be laid out

6. Surfacing materials to be submitted.
7. Cycle/motorcycling parking to be submitted and implemented
8. Feasibility study into infiltration drainage methods required
9. Details of surface water drainage to be submitted
10. Phase 2 contamination study to be submitted
11. Amended remediation statement if required
12. Verification report to be submitted
13. Details of importation of any soil
14. Provision for contractors during construction
15. Landscaping scheme to be submitted and implemented
16. Protection of existing trees
17. Preservation of existing trees
18. Replacement of existing trees
19. No removal of vegetation between 1<sup>st</sup> March and 31<sup>st</sup> August
20. Details of bat roosting and bird nesting features to be submitted

## **1.0 INTRODUCTION**

- 1.1 The application is for a residential development of 28 affordable housing apartments and 13 new houses for private sale. The application is brought to Plans Panel as it constitutes a departure from the Development Plan as due to financial viability matters the proposal fails to meet policy requirements in respect of Greenspace provision.

## **2.0 PROPOSAL**

- 2.1 The application is for a residential development which comprises 28 purpose built apartments which will be affordable homes and 13 new houses which will be for sale on the open market.
- 2.2 The apartments will all be of two bedrooms and will be located in 2 buildings (14 flats in each) which are located to the New Road Side of the site. These blocks will be three storey's on the Outwood Lane side of the application site and four storey on the New Road Side due to a change in levels. Each building will consist of two blocks with a staircase joining the two blocks together. The buildings will be constructed from natural stone and slate and will have windows with mullions, heads and cills; four paned windows to the front and rear elevations and Juliet style windows on the side elevations. There will also be stone corbel features underneath the eaves. The roof design will be sloping on all four elevations.
- 2.3 The 13 houses will be four bedroomed and will be sited on the Outwood Lane frontage. The rear gardens to these properties will be onto Outwood Lane and the houses are located over 10.5 metres back from the street. The car parking for the houses will be located on the rear of the properties and will face into the site. The houses will be three storey and will be in one block of 4, one block of 3 and 2 blocks of 2. The elevation onto Outwood Lane will be simple and traditional using natural stone and slate with the window design and stone corbels to match the design of the proposed apartments to the rear. The ground floor facing Outwood Lane will have large patio style windows. The elevations to the rear will be similar but will also have bay windows on the ground and/or the first floor. The houses are located in blocks and each block will be sited close to each other. Each block will have a pitched roof. The roof form will be hipped at each end of the blocks and gables on the elevations where the blocks are adjacent to each other.

- 2.4 The access will be a new access off Outwood Lane further to the eastern side of the development than the existing access and the parking for the houses and the apartments will be located in the middle of the site. The development will require a traffic calming scheme for part of the length of Outwood Lane from Jakeman Drive to New Road Side which will also involve a Traffic Regulation Order for no parking outside of the site boundary on Outwood Lane. This has been estimated to be approximately £40,000 and will be secured through the section 106 agreement.
- 2.5 There are 19 protected trees that need to be removed as part of the development with the majority being category C (moderate quality and value) or U (remove – any existing quality lost within 10 years). There will be a large area of communal greenspace provided on the site for the intended residents which is located around the proposed apartments on the New Road Side part of the site.
- 2.6 The applicant has submitted a financial viability statement to show that even though there will be finance generated from the sale of the 13 houses this will not completely fund the development. The development to be policy compliant requires 35% affordable housing provision, off site highway works (equating in financial cost terms to £40,000), on site greenspace or a financial contribution to off-site greenspace (£137,000). Consultees have also requested the provision of Metrocards at a cost of £20,137 and a bus stop upgrade of £10,000. However, the proposal is not of such a scale to trigger the requirement to provide these latter two contributions.
- 2.7 This scheme provides 68% affordable housing as well as the off-site highway works. On site amenity space is provided for use by the intended residents only and consequently this does not meet the policy requirement of providing publically accessible greenspace. Due to the higher provision of affordable housing the applicant is looking not to fund the requisite off-site greenspace contributions, Metrocards and bus stop upgrade although not a policy requirement have been considered as part of the financial viability argument. This financial viability appraisal has been submitted to and assessed by the District Valuer, a copy of which is will be made available to Members before Panel. .

### **3.0 SITE AND SURROUNDINGS**

- 3.1 The site is situated between Outwood Lane and New Road Side and previously housed a care home which has now been demolished. The previous building and car park were to the Outwood Lane part of the site with the gardens. The majority of trees located to the New Road Side part of the site are protected by a Tree Preservation Order. There is a significant height difference between Outwood Lane and New Road Side.
- 3.2 On the Outwood Lane side of the site the nearest residential property is to the east and is a dormer bungalow with further residential development beyond this. On the western side of the site boundary is a care home. On the opposite side of Outwood Lane is a wooded area.
- 3.3 On the New Road Side part of the site on the eastern side is a small residential development know as Oliver Hill. On the other opposite side of New Road Side is another small residential development known as the Throstles.
- 3.4 The site is located within the Horsforth Cragg Hill and Woodside conservation area and close to the New Road Side town centre.

## **4.0 RELEVANT PLANNING HISTORY**

4.1 PREAPP/16/00038 – Residential development for affordable apartments and private housing. Issues related to highways, conservation area, design, trees and residential amenity

4.2 10/04924/FU – proposed replacement care home refused on 27/6/2011 for two reasons:

1. Poor design in terms of scale, massing and elevational treatment
2. Impact on the conservation area in terms of overdevelopment and design.

An appeal was submitted regarding this refusal which was dealt with via a public inquiry. The Planning Inspectorate dismissed the appeal.

4.3 09/03666/FU – proposed replacement care home refused on 21/6/10 for two reasons:

1. Overdevelopment of the site in terms of scale and massing.
2. Overbearing and overdominant in relation to adjacent residential properties.

## **5.0 HISTORY OF NEGOTIATIONS**

5.1 Officers have been working with the applicant along with Ward Members since the pre application enquiry was submitted in 2016. Negotiations have related to design, layout, off site highway works, impact on adjoining residents and trees.

## **6.0 PUBLIC/LOCAL RESPONSE**

6.1 The application was advertised by a major site notice which was erected on 5 May 2017 and expired on 26 May 2017. The application was also advertised in the Yorkshire Evening Post on 28 April 2017 which expired on 19<sup>th</sup> May 2017.

6.2 Councillor Cleasby has commented stating that the site is easily views from across the valley and it therefore iconic in this and neighbouring conservation areas. As a result the best materials should be insisted upon stone etc. I would put this ahead of affordable as the flats are essentially that.

6.3 Horsforth Town Council supports the application.

6.4 Cragg Hill & Woodside Residents Group has a number of concerns:

- Loss of trees and impact of development on proposed retained trees
- Precise design and materials need to be defined
- In terms of parking and highway impacts need to reserve judgement until scheme approved by LCC highways
- Plots 12 and 13 too close to the eastern boundary in terms of overbearing
- Access would be preferable further to the west which could be achieved by losing one property
- Long term protection of walls on Outwood Lane
- The access onto Oliver Hill is welcomed

6.5 Four letters of objection concerned with:

- The proposed buildings are too big
- Too many residents proposed
- Impact on local infrastructure which is already under pressure

- The design is unacceptable
- Schools already oversubscribed
- Unacceptable access
- Flooding
- Trees alongside A65 should be retained
- Pedestrian access to A65 required
- Overdominance of existing bungalow on Outwood Lane from property on plot 13
- Parking near entrance will cause highway issues

## **7.0 CONSULTATION RESPONSES**

- 7.1 Highways – conditional approval and off site highway works on Outwood Lane required.
- 7.2 Contaminated land – conditional approval
- 7.3 Flood risk management – conditional approval
- 7.3 Air quality team – conditional approval
- 7.4 Metro – new live bus stop at £10,000 and Metrocards at £20,137.15 requested

## **8.0 PLANNING POLICIES**

### Development Plan

- 8.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. the Development Plan for Leeds omprises the Adopted Core Strategy (November 2014), saved policies within the Leeds Unitary Development Plan (Review 2006) and the Natural Resources and Waste Development Plan Document (2013) and any made Neighbourhood Development Plan.
- 8.2 Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 requires development, as a whole, to preserve the appearance and character of Conservation Areas.

### Adopted Core Strategy

- 8.3 The Core Strategy is the development plan for the whole of the Leeds district. The following core strategy policies are considered the most relevant;

Spatial policy 1: Location of development  
 Policy P10: Design  
 Policy P11: Conservation  
 Policy P12: Landscape  
 Policy T2: Accessibility requirements and new development

### Natural Resources and Waste Local Plan (January 2013)

- 8.4 The following policies are considered relevant:

WATER 1: Water efficiency  
WATER 2: Protection of water quality  
WATER 7: Flood risk assessments  
LAND 1: Contaminated land  
LAND 2: Development and trees

#### Saved Policies - Leeds UDP (2006)

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

GP5: Development proposals should resolve detailed planning considerations.  
BD2: Design of new buildings should complement and enhance existing views  
BD5: The design of new buildings should give regard to both their own amenity and that of their surroundings.  
N19: Advice in relation to new buildings within the conservation area

#### Relevant supplementary guidance:

- 8.6 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 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 (August 2009)  
Parking SPD (Jan 2016)  
Public Transport Improvements and Developer Contributions (August 2008)  
Neighbourhoods for Living (December 2003)  
Horsforth Cragg Hill and Woodside Conservation Area (August 2011)  
Horsforth Design Statement (November 2010)

#### National Planning Policy Framework (NPPF)

- 8.7 The National Planning Policy Framework (NPPF), published on 27<sup>th</sup> March 2012, and the National Planning Practice Guidance (NPPG), introduced in 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.
- 8.8 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.
- 8.9 The NPPF confirms that at its heart is a presumption in favour of sustainable development. For decision taking, this means approving proposals that accord with the development plan without delay and where the development plan is silent, absent or relevant policies are out of date, granting permission 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, or specific policies in the NPPF indicate that development should be restricted.

- 8.10 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.
- 8.11 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.
- 8.12 Paragraph 137 relates to development within conservation area stating that new development should preserve and enhance and make a positive contribution to the area.

## 9.0 MAIN ISSUES

1. Principle of development
2. Conservation area and design
3. Highways
4. Residential amenity
5. Trees
6. S106 and viability matters
7. Representations

## 10.0 APPRAISAL

### Principle of development

- 10.1 The site is unallocated in the Unitary Development Plan and the Core Strategy other than being with the Horsforth Cragg Hill and Woodside Conservation Area. Therefore Policy H2 from the Core Strategy is applicable which relates to new housing on non-allocated sites. This policy states that a number of criteria need to be met including:
- i) The number of dwellings does not exceed the capacity of transport, educational and health infrastructure. *There is requirement that the applicant funds off site highway works so that the scheme can be accommodated on the existing highway network. The site will also provide a CIL contribution which can be used for educational infrastructure and there are a number of health providers located close to the site. For these reasons the application is considered to comply with this part of the policy.*
  - ii) Should accord with accessibility standards. *The site is located within walking distance of bus stops on New Road Side where there is an excellent service of buses into and out of Leeds City Centre. It is also located within walking distance of the town centre located on New Road Side where there are shops and facilities such as doctors. The site therefore complies with accessibility standards.*
  - iii) Relates to site within green belt. *The site is not within green belt.*

The other two criteria relate to if a scheme is proposed on greenfield land and it is considered that this site is not greenfield as it has been previously developed so this part of the policy is not applicable.

- 10.2 Overall it can be concluded that the development complies with policy H2 of the Core Strategy and the principle of development for residential development on this site is considered acceptable.

#### Design, scale and conservation area

- 10.3 Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. There are two elements to the proposed scheme which need to be considered in terms of design and the impact on the Conservation Area.
- 10.4 The site is located on character area 3 – Cragg Hill and Victorian villa development. Within this part of the Conservation Area there are no positive or listed buildings in close proximity to the site. The area comprises Victorian villa and terraced row development which have the following main characteristics:
- Use of coursed sandstone and traditional roofing materials including chimney stacks
  - Two storey eaves height
  - Building set within large plots
  - Loose grain built form
  - Stone boundary walls used
  - Back of pavement edge location of properties orientated to face the road.
  - Ornate details including door hoods and monolithic lintels
- 10.5 This application involves two design types being the apartment buildings and the row of houses. The apartment block and the houses take on board the design features within the conservation area. The materials will be stone and slate and will involve chimney stacks within the design. There will be traditional windows with mullions, heads and cills and also ornate stone corbels underneath the eaves.
- 10.6 The apartment block design and scale is based on the villa style in the area with two separate buildings situated within their own grounds. The new houses are located close together to give the appearance of a terrace. The houses have their main gardens to the street frontage which is similar to a row of existing properties on the opposite side of Outwood Lane just a few hundred metres from the site. The houses do have patio doors on the elevation facing onto Outwood Lane which is a design not normally seen on a front elevation. However this ground floor level will not be visible in the street scene due to Outwood Lane being at a higher level. The houses will be 3 storey and the blocks of apartments 3 to 4 storey's. This is not consistent with the characteristics identified within the Conservation Area Appraisal where it sets out that detached villa developments and terrace rows are commonly of two storey to eaves height. However, properties in this part of the Conservation Area are tall with a majority having rooms in the roofspaces. The levels on the site, the distances to other developments and the land surrounding the buildings allow for 3 and 4 storey buildings to be accommodated on the site without a detrimental impact on the conservation area. As the site slopes significantly from Outwood Lane down to New Road Side these extra storey's will not appear dominant and out of scale with the Conservation Area.



- 10.7 There is a large area of car parking between the proposed houses and the proposed apartments which will involve a large area of hardstanding which is generally not encouraged. However, due to the layout of the buildings and the levels on site this will generally not be visible in the street scene and the wider Conservation Area.
- 10.8 Overall it is considered that the proposed scheme will enhance the existing conservation area due to its scale and design. It is therefore acceptable in terms of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and policy N19, BD2 and BD5 of the Revised Unitary Development Plan and policy P10 and P11 of the Core Strategy as well as paragraph 137 of NPPF.

#### Highways

- 10.9 The proposal will increase traffic along Outwood Lane which is a substandard road in highway terms due to its narrow width and lack of pedestrian footpaths in places and sometimes restricted visibility. The scheme will require off site highway works from Jakeman Drive to New Road Side to ensure that the traffic along Outwood Lane will be reduced to a speed of 20mph in the vicinity of the site. This is required due to the additional traffic onto Outwood Lane created by the development and the visibility from the proposed access. The precise details in relation to the traffic calming scheme are still being finalised and can form part of the section 106 agreement. There also needs to be road marking outside of the site to ensure that parking demands for the development do not spill out onto Outwood Lane. Parking outside the site on this section of Outwood Lane is not acceptable due to its narrow width and because it would block visibility for cars emerging from the development.
- 10.10 The proposed access for the development is to be situated further east than the existing access into the site. This allows for better visibility into and out of the site than the existing which will be removed as the proposed houses will be constructed over it and the drop kerb removed. Parking in the development is also adequate for the number of dwellings proposed.
- 10.11 For these reasons the proposal will not have a detrimental impact on highway safety and complies with policy T2 of the Core Strategy providing the s106 Agreement for off-site highway works is signed.

#### Residential amenity

- 10.12 The scheme needs to be assessed in relation to residential amenity in terms of the proposed dwellings and the impact on existing houses surrounding the development.
- 10.13 The layout complies with Neighbourhoods for Living in terms of garden lengths and distances between the proposed houses and the proposed apartments and the distances between the two apartment blocks. The gardens for the proposed houses whilst adequate in terms of garden length fall short of the requirement set out in Neighbourhoods for Living being less than the 66% of the proposed floorspace of each house. However, the reason for this is because the proposed houses are 3 storey. The properties will be four bed family homes and the form of garden provision is not dissimilar to other properties of a similar character in the locality. In light of these factors the proposed gardens are considered acceptable.
- 10.14 The closest existing property to the development is number 8a Outwood Lane. The side of the new development and the side of this bungalow are 11 metres apart and

there are no principal windows on the gable end. The layout has been amended so that the new property is generally in line with the existing bungalow with a small projection to the rear of the property. Whilst the new property is three storey next to an existing bungalow the distance separating them and the position of the new house ensure that there is no detrimental impact in terms of overdominance and overshadowing.

- 10.15 Overall the development is considered to be acceptable in terms of impact on residential amenity and complies with policy GP5 of the Unitary Development Plan. Whilst it is not fully in compliance with Neighbourhoods for Living in terms of garden sizes it is considered that in this instance the scheme is acceptable.

### Trees

- 10.16 The proposal does involve the loss of some trees as part of the development, which are covered by a Tree Preservation Order. The main area of trees on New Road Side will remain which have the greatest visual impact in the street scene. Overall there are 66 trees on the site and 19 will be lost as part of the development. Out of these 19, 4 are category B trees (moderate quality and value) with 10 category C (low quality and value) and 5 category U (remove – any existing value lost within 10 years). A landscaping scheme will be required for replacement of these trees along with other planting to help soften the development and conditions are recommended in this regard.
- 10.17 As the site has a large number of trees there is inevitably some tree loss to facilitate a viable development on the site. However, the layout ensures that the most important significant trees which have the greatest visual impact will remain on the site and the layout can be accommodated without damage to these trees. Conditions are recommended in this regard.
- 10.18 The apartment development ensures that the majority of the important trees will be located within the greenspace area for the development. This ensures that a management company will maintain this area as one rather than a layout where these trees are separated into individual gardens and managed by the homeowners. This will ensure the long term management of the trees on the site.
- 10.19 Overall whilst there is some tree loss this is considered acceptable for the reasons above and the scheme complies with policy P12 of the Core Strategy.

### Section 106 requirements and viability

- 10.20 In terms of affordable housing the site is located in an area where 35% of any residential development should be provided as affordable housing. The apartments for this development will all be affordable so 68% of this scheme will be affordable housing units. This is almost double the policy requirement. Other policy requirements involve a financial contribution to greenspace and whilst there is on site amenity space due to its location and security related to the proposed residents of the apartments this area of amenity space will only be available for the residents on the development itself. Policy G4 of the Core Strategy states that greenspace should be available for everyone so a top up financial contribution for this development is required. Further financial asks (from the West Yorkshire Combined Authority) relate to the provision of Metrocards and a new bus shelter on the A65. However, as less than 50 units are proposed these requirements are not triggered by the development. The off-site greenspace contribution amounts to £137,000. 7.

The development also needs off site highway works discussed below which will cost approximately £40,000.

- 10.21 A financial viability appraisal has been submitted and assessed by the District Valuer to show that the scheme would be unviable if the contributions to greenspace, Metrocards and the bus stop were required as part of the consent. This is in light of the costs of the off-site highway works mentioned above, the over supply of affordable housing and in consideration of the CIL liability
- 10.22 The District Valuer has robustly assessed the appraisal and has confirmed that if the planning obligation requirements are required (in order to make the development policy compliant) the scheme would indeed be unviable and would not be able to proceed. This would mean much needed housing would not be delivered which includes the provision of 28 affordable homes, as well as a missed opportunity to redevelop a brownfield site within the conservation area which has remained vacant for a number of years despite the site being on the market.
- 10.23 To make the development policy complaint and viable would mean either increasing the number of private sale houses on the site which could have a detrimental impact on the conservation area or selling some of the apartments and reducing the amount of affordable units the scheme would provide.
- 10.24 Despite the policy requirement, in this particular circumstance, the lack of a financial contribution to greenspace will not have a significantly detrimental impact on the area in general. As mentioned above there is 'policy compliant' amount of open space being provided on the site for the proposed residents. The financial contribution would be for the provision/enhancement of publically accessible greenspace in the area. There are other public benefits to this site being developed including a vacant site being brought into beneficial use and off site highway works which whilst they are required due to traffic generation from this scheme they will also benefit the existing residents on Outwood Lane.
- 10.25 For all the above reasons and due to the viability of the site it is considered in this case that the requirement for an off-site greenspace contribution is outweighed by the need to bring forward a housing development including 68% affordable as well as the need to redevelop a longstanding vacant site.

### Representations

- 10.26 The vast majority of the concerns from the representations have been addressed above except for the following:
- Precise design and materials need to be defined – it is recommended this is secured by condition.
  - Long term protection of walls on Outwood Lane – it is recommended this is secured by condition.
  - Schools already oversubscribed – the development will generate a CIL contribution which can be used towards any required school provision.
  - Flooding –it is recommended drainage matters are controlled by condition. Pedestrian access to A65 required – There is concern regarding a direct access to the A65 from the development due to privacy and security matters related to the apartments. There is a link onto the existing public footpath at the eastern side of the development which goes down to the A65 so provides adequate access for future residents.

## CIL

- 10.27 The Community Infrastructure Levy (CIL) Charging Schedule was adopted on 12<sup>th</sup> November 2014 with the charges implemented from 6<sup>th</sup> April 2015 such that this application is CIL liable on commencement of development at a rate of £90 per square metre of chargeable floorspace. The amount for this scheme will be £301,586.87. CIL is not a material consideration but in any event, 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.

## **11.0 CONCLUSION**

- 11.1 To conclude it is considered that this residential development is acceptable in principle and complies with the criteria within policy H2 of the Core Strategy. The development is in keeping with the Horsforth Cragg Hill and Woodside Conservation Area Appraisal document and will enhance the Conservation Area so comply with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, policy N19 of the Unitary Development Plan Review and P11 of the Core Strategy. There will not be a detrimental impact on highway safety so the proposal complies with policy T2 of the Core Strategy and there will be no detrimental impact on residential amenity so complies with policy GP5 of the revised Unitary Development Plan. Overall whilst the scheme is not fully policy compliant due to viability when balanced against the benefits it brings the scheme is considered acceptable. The proposal also complies with the NPPF.

### **Background Papers:**

Certificate of ownership: Signed by applicant.  
Planning application file: 16/07784/FU





**Schedule of Accommodation**

Private For Sale	@ 120m <sup>2</sup>	- 13no.
4 Bed 3st. house		
Affordable Rent	@ 57m <sup>2</sup>	- 28no.
2 Bed Apartment		
<b>Total</b>		<b>- 41no.</b>

Site area -	2.07 acres
0.83 ha	
Site Density -	20.5 units/acre
49.3 units/ha	

**GREEN SPACE AREA PROVIDED** - 3230m<sup>2</sup>

**Notes**

Layout dependant 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 retainment & finish floor levels subject to further detailed design.

Levels shown are subject to further detail design and highway authority approval

- 1.8m high close boarded timber fence
- 0.9m high railings - black
- 0.9m high wall
- 1m high pier
- Retainment +0.6m
- Retainment -0.6m
- Existing wall
- Garden terracing (log or small wall retainment)
- Grass or landscaped areas
- Existing Trees to be removed
- Existing Root Protection Area
- Root Protection Fencing (during construction only)
- Proposed Levels
- Existing Levels Retained

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The general contractor is responsible for the verification of all dimensions on site and the architect is to be informed of any discrepancy.

The status of information contained in a computer copy of this drawing shall be limited to that conveyed by the paper copy.

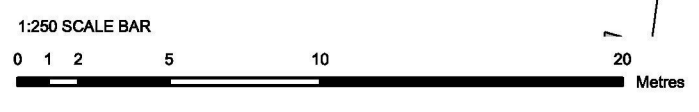
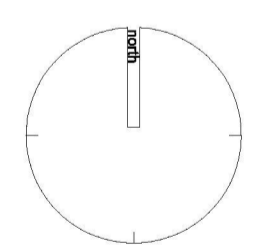
Design Criteria

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: (No)
- Building For Life Minimum Score: (NA)
- Secured by Design: (NA)

Revisions:

Rev A	05.10.2015	RJJ/RW
Layout revised		
Rev B	24.12.2015	JF/JRW
Layout revised		
Rev C	02.02.2016	RJJ/RW
Layout revised		
Rev D	03.03.2016	RJJ/RW
Layout revised		
Rev E	08.03.2016	RJJ/RW
Drawing amended to A1. Levels added		
Rev F	11.03.2016	RJJ/RW
Plots 10 to 13 amended		
Rev G	31.05.2016	RJJ/RW
Paving amended, boundary treatments highlighted and doors highlighted		
Rev H	14.08.2016	RJJ/RW
Apartment numbers amended		
Rev J	24.08.2016	RJJ/RW
Updated tree survey information added		
Rev K	11.07.2016	JF/RJ
Updated site layout.		
Rev L	28.11.2016	RJJ/RW
Updated site layout.		
Rev M	19.12.2016	RJJ/RW
Bins added to houses.		
Rev N	03.02.2017	RJJ/RW
Viability splays, surface materials, notes & tender cycle stores added to drawing.		
Rev O	10.02.2017	RJJ/RW
Trees updated inline with revised report.		
Rev P	22.02.2017	RJJ/RW
Ramp & block paving removed as per highway comments. Further levels & connection to existing path added as requested.		
Rev Q	22.03.2017	RJJ/RW
Access to Greenspace amended.		



**Site Layout**  
 Outwood Lane, Horsforth  
 Yorkshire Housing

**YORKSHIRE HOUSING**

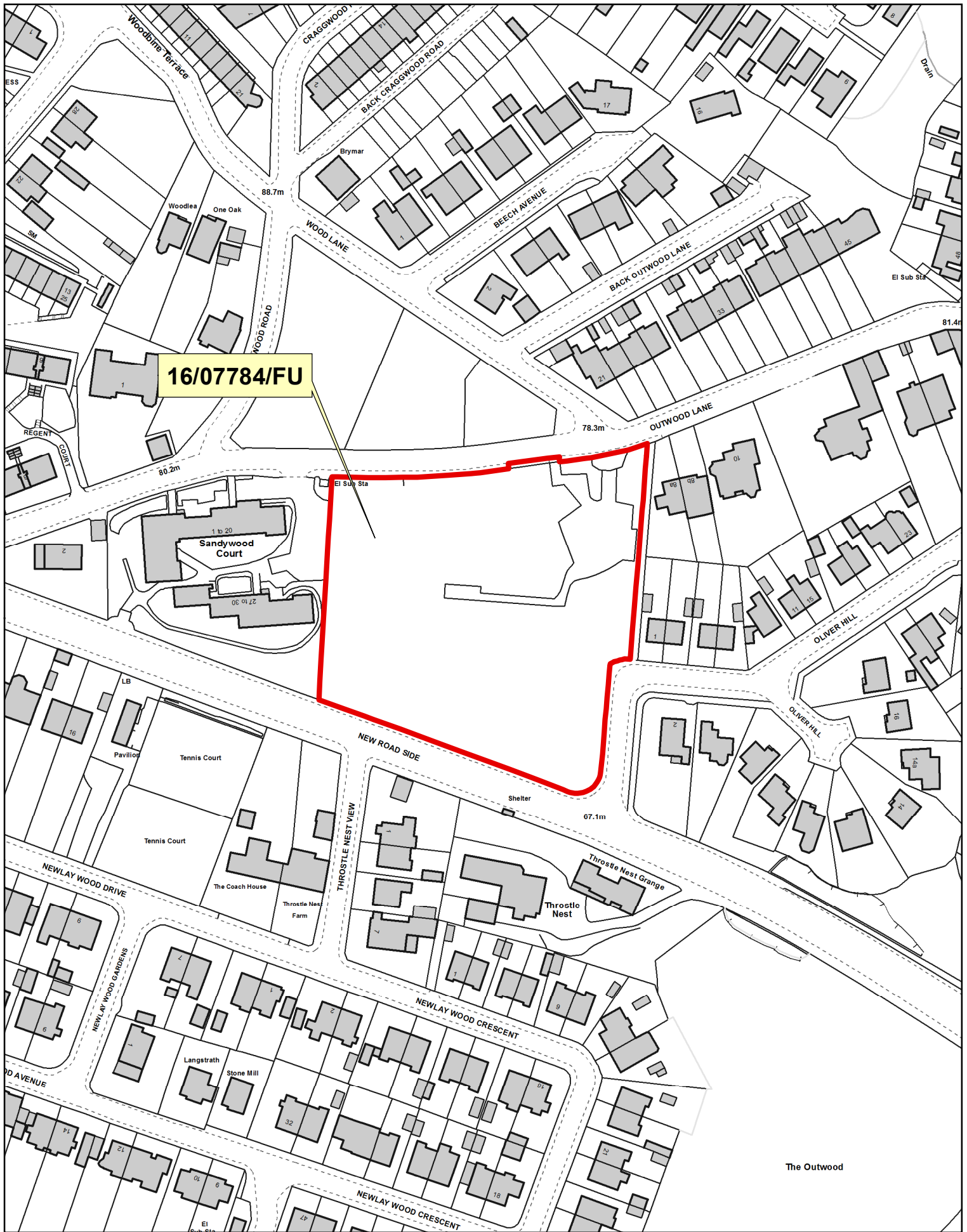
Drawing Status

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<input type="checkbox"/> approval	<input type="checkbox"/> record/as built

Scale: 1:250 @ A1  
 Date: July 2015  
 Drawn/Checked: RJJ/RW  
 Dwg No: 2121.154.11Q

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# SOUTH AND WEST PLANS PANEL

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SCALE : 1/1500

