



Draft Report of the Chief Planning Officer

PLANS PANEL WEST

POSITION STATEMENT

Date: 2nd DECEMBER 2010

Subject: APPLICATION NUMBER: 09/04287/RM - Reserved matters application for laying out of access roads and erection of 138 dwellings, 21 flats in 3 blocks, 41 retirement apartments, 2 storey office block and alterations and extensions to mill building to form 36 flats and 1 office unit and change of use of building to bar/ restaurant and 20 space public car park, greenspace and landscaping at Garnetts Paper Mill, Otley; and:

APPLICATION NUMBER 10/03695/FU - Laying out of access road at Land At Gallows Hill, adjacent to cemetery, Pool Road, Otley LS21.

APPLICANT

BDW Ltd

DATE VALID

29.10.2009

TARGET DATE

PPA 18.03.2010

Electoral Wards Affected:

OTLEY AND YEADON

Y

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

This application is brought to Plans Panel as a position statement to update Members on the progress of the application and also in order for Members to provide their views on the following matters:

- 1. Design and layout and masterplanning**
- 2. Drainage and flooding**
- 3. Highways and sustainability**
- 4. S106 package**

1.0 INTRODUCTION:

- 1.1 This position statement is brought to Plans Panel to update Members on this Reserved Matters planning application. The application relates to the former Garnett's Paper Mill site in Otley adjacent to the River Wharfe. The proposal

represents a substantial redevelopment on the edge of Otley town centre. Due to the significance of the site and the complexity of the development, Members' views are sought on the matters outlined in the recommendation box above. The report contains a series of questions relating to each of the subject areas and these questions are contained within the appraisal section of this report.

- 1.2 This application follows on from an Outline planning permission issued first in 2007 ref: 29/267/05/OT (and renewed and conditions varied in 2008) for the redevelopment of the site for a mixed use development comprising, residential, offices, bar restaurant, hotel and nursing home and surgery with a public car park and associated landscaping and new access road to connect the site to Pool Road to the east of Otley town centre. The Outline approval granted planning permission for this mixed use scheme. All matters were reserved except for access which included using the existing Mill Lane access road onto Bridge Street and proposed to create a new access road to connect to Pool Road running east out of the site (near to Gallows Hill). The Outline planning permission did not include any indicative details of the proposed mix use scheme except for a masterplan which showed the areas of the site which where the various uses would be located. This masterplan will be presented at the Panel meeting on the 2nd December.
- 1.3 The Reserved Matters application has been submitted in accordance with the Outline planning permission. The notable changes from what was approved in Outline relate to the reduction in amount of office spaces proposed and the removal of the hotel and doctors surgery elements which the developer states have no market in Otley. The Reserved Matters proposal is still a mixed use scheme with the predominant use being residential.
- 1.4 The Reserved Matters application is twinned with an application for the creation of a new vehicular access at Gallows Hill out on to Pool Road. The application ref: 10/03695/FU has been submitted as the approved access onto Pool Road cannot be delivered by the applicant due to land ownership issues. This varies only slightly the point of access out onto Pool road which is now proposed to be slightly further to east. This application would be linked to the Reserved Matters application by Section 106 agreement for the delivery of this access road prior to the commencement of development.

2.0 PROPOSAL:

- 2.1 The proposed masterplan shows the layout of the site. The commercial elements of the scheme are located next to the Mill Lane access road which is towards the western end of the site. In this area are proposed the new build offices, amphitheatre, public car park, and pub restaurant. Behind this will be located the start of the housing estate and the nursing home. The retained mill and extension located on the river front will be converted into apartments blending a mixture of contemporary and traditional designs unified by a constant palette of materials constructed mostly out of artificial slate and stone, though the buildings in and adjacent to the Conservation Area would be natural stone and slate. At present the developer is proposing the majority of the new build housing to be constructed out of artificial stone and slate but in key vistas and locations the materials could be constructed out of natural stone and slate. The houses would be mixture of 2, 2.5 and 3 storey accommodation. The houses would be of traditional design and appearance. The nursing home would be 3-4 storeys in height and would be located in front of a proposed public and vehicular square and would incorporate a tower feature. Car parking would be accommodated mostly within communal courtyard areas. The proposal includes a few flats over garages which are considered to

provide surveillance and ownership of territory to enhance security and separate out private and public spaces.

- 2.2 The public open space would be located to the south of the site, described on plan as the ecological park. This area of land would also accommodate the flood storage capacity for the site. The site would create pedestrian foot paths and cycle routes to link to both White bridge and Otley town centre. This is in line with the aspirations of creating an urban extension to make the site as connected to the town centre as possible.
- 2.3 The site would have two vehicular access points as per the Outline approval. The site however would not be a through access except for buses and emergency vehicles. A bus gate or similar device will be installed at a point on the internal spine road to control through access. This gate would be located close to the commercial element of the proposal near to the pub restaurant and offices. The housing element of the scheme would only be able to exit the site via the new eastern access connecting on to Pool Road. This eastern access would be constructed to ensure that the road was above the 1:100 year plus climate change level to ensure safe and dry means of access. The existing site access onto Mill Lane would not have its levels altered from the existing situation rather this road which is shown in flood maps of the Environment agency to flood would be allowed to flood and signage and appropriate flood warning procedures would advise people of this if the river is thought to be flooding. The bus gates would prevent through traffic in this situation also. Further discussion and agreement on the finer details of this are required with the applicant.
- 2.4 A table showing a comparison between the proposed floor space and numbers of the approved Outline applications and currently proposed Reserved Matters scheme is shown below. The detailed proposals are consistent with areas of development approved in the outline permission.

Reserved Matters proposal 09/04287/RM (numbers and floorspace)	Outline approval 08/02079/OT Uses were granted permission in turns of Hectares (ha)
139 Dwellings and 21 new build apartments	Residential (apartments and housing) 3.20 Ha
325 sqm of pub restaurant in converted mill building and 36 apartments	Commercial uses (office, hotel and restaurant) 0.77 ha
604sqm of new build office space	(as above)
41 bedroom nursing home	Nursery and Surgery 0.08 Ha
20 space public car park	As proposed
Greenspace, cycle route and footpaths	Open Space 5.0 Ha

2.0 SITE AND SURROUNDINGS:

- 3.1 The site is that of Garnetts paper manufacturers on the riverside at Otley. The site as a whole extends to an area of 6.1 hectares. The main buildings and active part of the complex are concentrated towards the western end of the site and along the riverside. Access to the site is taken from this end along Mill Lane ie: along the rivers edge from Bridge St. The more eastern parts are open areas of former landfill area and flood plain land. A small part of the site located at the western end of the

site is located within the Otley Conservation Area, namely half of the Mill buildings and the access road area between the site and Mill Lane. The site is surrounded by flood zone 2 but the main developable area is out of this zoning.

4 RELEVANT PLANNING HISTORY:

- 4.1 08/02079/OT - Amendments to conditions numbers 22, 24 and 31 to extend planning permission 29/267/05/OT and to amend conditions relating to highways, footpath, cycleway and off site improvements including flood storage (approved 4th July 2008)
29/267/05 – O/a for access, residential, offices, pub, hotel, retirement complex and surgery. Approved 14 Nov 06
29/2/95: Outline application to erect business, warehouse and industrial units and nursing home –approved July 1995.
29/24/97: laying out access and hospital and residential development withdrawn March 1999.
29/265/97/OT: Outline proposal for housing on land to east of Garnetts Mill. (Appeal against non-determination was dismissed).
29/167/98 -25: Industrial and warehouse units and 3 storey nursing home approved 2002.
29/166/99/OT: Proposed Wharfedale General Hospital (relocation) withdrawn.

5 HISTORY OF NEGOTIATIONS:

- 5.1 The developer engaged with Officers in a formal pre-application process and also undertook community consultation prior to submitting this application. Pre-application meetings with officers took place and a community exhibition was held by the developer. Ward Members were also briefed during the pre-application process. The developer also presented the scheme to Plans Panel West in September 2009.

6 PUBLIC/LOCAL RESPONSE:

- 6.1 This application was advertised via site notices and also with an advert in the Press. One letter has been received from Greg Mullholland and 8 letters of objection, 1 letter of support and 6 letters making general comments have also been received. Greg Mullholland is not objecting personally but is expressing the concerns of a constituent who has contacted him about the application.
- 6.2 The grounds for objection, in summary, are:
- Scale and height of the proposed houses and offices,
 - Impact on local roads, rat running and increased traffic and highway safety,
 - Impact of the access road on Gallows Hill nature reserve,
 - Concern over highway safety of the proposed eastern access,
 - Impact on trees and local landscape,
 - Design, appearance and layout objections,
 - The impact on the character of the area,
 - Impact on views across the river
 - Noise and disturbance,
 - Insufficient car parking for increased tourism,
 - Concerns over flood risk and drainage,
 - Concern over construction phase,

- Relocation of large over ground sewer,
- Proposed bus route will create more traffic,
- Loss of local chimney landmark,
- One letter of support has been received for the new access onto Pool Road
- Comments have been received form Otley Town Council which does not object to the proposal but makes comments about the proposed scale of buildings, the need for improvements to the White Bridge and the cemetery. It has concerns about car parking provision, would wish to be involved in the S106 discussions. and does not want direct access form Mill Lane.

7 CONSULTATIONS RESPONSES:

Statutory Consultees

- 7.1 **Highways** – Broadly the layout is evolving along the correct lines, however further detailed information is needed in relation to some of the car parking spaces for the houses. Additional off street car parking is requested for some house types. Direct access to parking courts from houses is needed. More information is required in relation to pedestrian footways, cycle storage and bin stores. In addition visibility splays need to be provided. With regard to the application at Gallows Hill for a new access onto Pool road, this provides safe access to the new development, but action under the Highways Act will be necessary to close the existing track which emerges onto Pool Road at this point as it conflicts with the new access.
- 7.2 **Drainage** – Have no objections to the proposed layout in relation to flood risk matters. Drainage engineers have been engaged within the discussions and negotiations with the applicant. The drainage position is that this scheme should not result in flooding of the proposed houses and that the proposed flood storage areas located to the south of the site within the proposed ecological park is sufficient to meet the needs of PPS25. There is no serious concerns in relation to displaced flood waters affecting neighbouring residents or affecting flooding down stream. The eastern access road complies with the requirements of PPS25 and it is accepted in drainage terms that Mill Lane does not need to be raised and can remain within the flood zone. Overall the drainage considerations of the scheme have been resolved.
- 7.3 **Environment Agency** – have not formally withdrawn their objection to the planning application but have been party to discussions with the applicant and officers and broadly the layout has been evolving along the correct lines to overcome their objections. Further consultation with the EA is anticipated to remove their objection. Additional details in relation to flood sign warning systems, the fish pass and associated drainage matters are required.
- 7.4 **Natural England** – Have withdrawn their previous objection to the scheme as the discovery of an Otter Halt at the site required that the layout of the proposed housing estate needed to be revised in order to protect this habit. Natural England is satisfied with the approach set out in the mitigation strategy. The construction of a barrier wall and erection of dog proof fencing should ensure that there is no direct disturbance to otters during the construction and operation phases. Natural England also welcome the steps that will be taken to ensure that otters are prevented from entering the proposal site. The establishment of a planting screen and the use of directional lighting should ensure that there is no indirect disturbance from noise and light pollution during the operation of the site. Natural England welcomes the fact that an ecologist will oversee the construction of the wall and that regular monitoring

of the Otter Holt will be undertaken during the construction phase of the development.

Non- Statutory Consultees

- 7.5 **Contaminated land Team** - No objections subject to conditions
- 7.6 **West Yorkshire Archaeological Service** – Objects to the demolition of the building due to the cinema being a rare example of art deco architect constructed during World War 1 but request a condition for archaeological fabric appraisal prior to the demolition of the building should the Council grant planning permission.
- 7.7 **Environmental Health** – Do not object.
- 7.8 **Education Leeds** – Require a contribution of £619,295 due to a shortfall of both places at both primary and secondary schools in the locality.
- 7.9 **Refuse Management Team**- The refuse collection arrangements on the above site look to be ok although closer attention will have to be paid to the size of the bin
- 7.10 **Yorkshire Water** – No objection but have requested the developer supply further information about the proposed drainage details for the site.

8 PLANNING POLICIES:

As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 this application has to be determined in accordance with the Development Plan which consists of the Leeds Unitary Development Plan (Review 2006) unless material considerations indicate otherwise.

Development Plan:

- 8.1 The most relevant Policies in the adopted Leeds Unitary Development Plan are listed below.

The application site is unallocated within the UDP.

The adopted Leeds UDP (Review 2006) Proposals Map identifies the site within a defined shopping and conservation area. There are a number of relevant policies in the adopted Leeds UDP Review (2006) as follows:

Policy H1A of the Unitary Development Plan states that account must be taken of the guidance contained in PPS3 – Housing June 2010.

GP5: seeks to ensure development proposals resolve detailed planning considerations.

BD5: seeks to ensure appropriate design

N2, N3, N4: seek to secure greenspace provision within new residential development. The type of greenspace required dependent on size and location of development.

N12: Seek to achieve appropriate urban design.

N13: Seeks to ensure that the design of the buildings is of a high quality and respects urban design.

N23: seeks to ensure quality in design of incidental open space, also aid nature conservation.

N25: Seek to ensure the design of boundary treatments is positive.
N26: Seeks with ensure a full landscape scheme for part of the proposal.
N38, N39: Washlands
N49, N50, N51: nature conservation
H11, H12: seek to secure affordable housing where appropriate.
LD1: Aims of landscape schemes.
T2 : Guidance relating to new development and the highway network.
T5: Safe and secure access for pedestrians/cyclists.
T6: Satisfactory access for disabled people and persons with mobility problems.
T24: Seeks to ensure that there is sufficient parking provision.
BC7 Development within Conservation Areas will be expected to be in traditional local materials.
BC8 Certain features of buildings may require to be salvaged.
N18, N18B, N19, N20, N21, N22: all advocate high quality design which, especially in Conservation Areas, respects its surroundings. N18 seeks to ensure that buildings which contribute to the character of a Conservation Area are retained. N18B requires that plans for replacement buildings are approved prior to consent for demolition of the existing is granted.
N25: Seek to ensure the design of boundary treatments is positive.
SF8: Development within secondary shopping frontages.
H4: Residential development

Relevant supplementary guidance:

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.

Neighbourhoods for Living
Street Design Guide
Travel Plan SPD
Greenspace relating to new housing development SPG
Otley CA SPG appraisal
Otley Riverside Strategy

Government Planning Policy Guidance/Statements:

In addition to the principal elements of planning policy other advice contained in Planning Policy Guidance Notes and replacement national Planning Policy Statements (PPS) may be of relevance to the submitted proposal. This includes:-

PPS1: Delivering Sustainable Development (2005)

PPS3: Housing (2010)

PPS4: Planning for Sustainable Economic Growth (2009)

PPS5: Planning for the Historic Environment (2010)

PPS25: Development and Flood Risk (2010)

- Principle of the development
- Design and layout and masterplanning
- Highways and sustainability
- Drainage and flooding
- S106 package

10 APPRAISAL:

Principle of the development

- 10.1 The principle of the development was established when the Outline planning permission was granted for a mixed use redevelopment of the site. The proposal is still considered to be compliant with PPS3 Housing in relation to the preference for using previously developed land first. The site is in a sustainable location. The mixture and disposition of uses is considered well thought out. The re-use and conversion of the positive buildings on site along with sympathetic new build developments are considered to preserve the character and appearance of this part of the Otley Conservation Area.

Design and layout and masterplanning

- 10.2 The masterplan that was shown to the Panel by the developer in September 2009 prior to the submission of the Reserved Matters application has been revised through the course of negotiations and discussions with Officers. Broadly the layout remains similar and the architecture is similar to what was shown. Officers are happy with the progress of the design layout in relation to streets, courtyards, public open spaces, pedestrian linkages into the site and through the site. The proposed new build elements adopt a traditional design on the whole except for the mill extension building for apartments located on the riverside and the new build office. The use of stone and slate materials predominantly is considered reflective of local character. Members will recall from the pre-application presentation that the style and layout of properties, broadly was welcomed however, much more detail was needed to be shown. The house types are traditional in appearance and are considered reflective of local character. The riverside walk is an attractive feature and properties will front onto this walkway. The main estate road has properties fronting on to with courtyards created set behind this. The estate will not have properties with integral garages as such courtyards have been considered a suitable way forward to accommodate car parking. The use of a limited number of flats over garages is considered appropriate for surveillance and security and also creates a homezone effect. The nursing home building is a large building located in the south western part of the site. This building has been reduced in height through negotiations and fronts onto a public space proposed as part of the layout of the site. Behind the nursing home would be the open space and flood storage area. The scale of this building is not objected to given the openness and space around the building which officers feel allows a building of this 4 storey scale to work comfortably without being overbearing or dominant or out of local context.

- 10.3 The commercial elements have a mixture of styles and appearance though traditional materials on the whole unify the different design of this part of the scheme. The grouping of the commercial elements at the western end of the site closest to the town centre and the existing access off Mill Lane is considered appropriate to create a 'destination' which was an aspiration of the Outline approval. Whilst the hotel and doctors surgery elements of the Outline have not been brought forward the scheme is still considered likely to attract visitors to the pub restaurant located in the converted mill buildings and the office elements are hoped to be

attractive to small sized businesses. In addition the riverside walk is an attractive feature and discussions are on going to use the s106 greenspace money to upgrade White Bridge and make a circuit connection to Wharfe Meadow Parks. There are however, land ownership issues with this aspiration which are yet to be resolved.

10.4 **Members views are sought on the masterplan, the layout, the appearance of the buildings and the general design approach.**

Highway and Sustainability Matters

10.5 The western access road can not reasonably be raised above the 1:100 year flood level and the Highway Authority will not therefore take responsibility for the adoption and maintenance of this road. As the western access road will only serve the office car park, public car park and public bus route it is considered that this is acceptable subject to an acceptable maintenance and management plan. Outline consent has already been granted for a mixed use development on the site. The principle of the development is therefore acceptable subject to an acceptable access plan being agreed for Pool Road eastern access junction. Further discussions between officers, the developer and legal representatives is required in order to make the application for the new access at Gallows Hill acceptable. In addition it is critical that the site is fully connected in pedestrian terms. A direct, surfaced and lit (preferably adopted) footpath is required above the flood level to connect the site to Otley centre. At present the position officers have taken is that it is not acceptable to rely on the Pool Road footway for this purpose and the linkage to Riverdale Road is a critical element to demonstrate suitable pedestrian accessibility. Some amendments to the internal site layout are still required. Road safety audits for the off site highway works are still required.

10.6 The proposed bus service that will have access through the site from Pool Road out on to Mill Lane through the bus gate will be funded for by the developer and is included in the S106. Metro have not yet established which service will be extended but have agreed with the developer the contribution. The travel plan and measures within the travel plan are still subject to negotiation, further information will be presented to Members at the December meeting.

10.7 **Members views are sought on the proposed highways matters in relation to the restrictions to drive through the site except for buses and of the acceptability of not raising the height of Mill Lane. Members views on whether a direct pedestrian link which is above the flood level is required at the western end of the site.**

Drainage and flooding

10.8 Since the Outline was first approved, the flood maps for this area have been revised and updated. In addition there has been a change of planning circumstance with the publication of PPS25. Flooding and flood risk management are significant issues in the determination of this application. The Environment Agency have not yet formally withdrawn their objection to the application. It is envisaged that the discussions and revisions to the scheme involving officers, the applicant and the EA have addressed their concerns. The site is located adjacent to the River Wharfe, the surrounding area is liable to flooding. The site layout, access arrangements and compensatory flood storage provision have been part of the masterplanning process. The storage area is located to the south of the site and will also be part of the public open space provision. This accords with the approach of PPS25 as the land is not suitable for development but has ecological and amenity value. Due to the site being surrounded by areas highly liable to flooding it is necessary to ensure this

development meets the requirements of PPS25. The Council's drainage engineer has been involved in the masterplanning phase of the application and has no objections in relation to PPS25 considerations. Much time has been spent resolving and considering this issue. The broad layout is considered to be acceptable in relation to not adding to flooding in other parts of Otley or further downstream. The Pool Road access will be above the 1:100 plus climate change level and the proposed arrangements for managing the flooding of Mill Lane in relation to the need for warning systems, signage and a management plan are being prepared by the developer for submission to the EA. The Outline approval had as part of its access arrangements plans to raise up Mill Lane; however the updated data in relation flood levels by the EA has shown that this would require raising of Mill Lane by about 1.8m in height. This is considered inappropriate given the length of road that would need to be raised and the impact on amenity. Officers have on balance accepted this is not a suitable way to proceed with the access arrangements and have accepted that Mill Lane could flood and that Pool Road eastern access would provide vehicular access at a time of flood. Discussions with the applicant on whether a pedestrian access at this end of the site at a time of flood is required are ongoing.

The flood risk matters are considered largely resolved from a technical point of view but Officers would like Members views on the flood risk matters.

Section 106 package

- 10.9 The Outline planning permission first granted in 2007 did not have a Section 106 agreement attached, rather the use of planning conditions secured the delivery of the required policy contributions. The developer has submitted a draft S106 with the application but the contributions outlined below have not to date agreed with the applicant. All contributions are to be indexed linked.
- 10.10 Affordable housing: 25% (50/50 split between submarket and social rented) of 236 dwellings. This equates to 59 units for affordable housing, of which 29 for social rent and 30 for submarket.
- 10.11 A bus stop, £75,000.00 for bus diversion service, metrocard for each dwelling metrocards for the employees of the commercial elements. Travel Plan monitoring fee and car club contribution are required along with additional travel planning measures which are currently being negotiated with the applicant.
- 10.12 Highway Section 106 and S278 requirements
S278 Works:
- New access onto Pool Road, including ghost right turn island and likely re-location of bus stop.
 - Mill Lane / Manor Street Works to restrict access.
 - Upgrade of existing zebra crossing on Cross Green to pelican crossing (including build-outs)
 - Upgrade to signals at Manor Square and Wesley Street to fit ADSL lines and Chameleon equipment
Deployable UTC Camera
- S38 - Internal Highway Works
- Additional signing requirements for bus gate and flooding to be provided - Will require commuted sums if within Highway.

S106 Pedestrian / Cycle Links:

- Upgrade to White Bridge to increase height of parapets - this work can not be delivered through LCC Highways - needs discussing with Parks and Countryside and Yorkshire Water.
- Links to White Bridge (across 3rd party land)
- Links to existing public footpath off Riverdale Road
- Links to Cemetery Footpath - discuss with Parks

- 10.13 The public car park shall be laid out and made available for the use at the developer's expense.
- 10.14 The Greenspace contribution is only required for policy N2.3 (district parks) and for equipped children's play equipment as the development is providing open space within its curtilage and Wharfe Meadow Park is on the other side of the River. The contribution is £185,951.21
- 10.15 An Education contribution towards local school provision is required, Primary schools £386,401 and Secondary £232,894 overall the contribution is £619,295
- 10.16 The contributions are required by UDP policies and the contributions are considered to be in accordance with the Community Infrastructure Levy (CIL) regulations introduced in April 2010.
- 10.17 The site contains the existing hydroelectric turbine, the developer has stated the continuing intention to bring this back into beneficial use. Due to the complexity of this and the need for a third party the developer has still to provide further details on the progress on this matter. As part of the S106 Officers would expect to see how this is delivered. In addition although not a Section 106 requirement a condition on the Outline requires a fish pass to be built, again little detail has been provided but the developer remains committed to this condition precedent.
- 10.18 **Members views are sought on the requirements of the Section 106 package.**

Summary

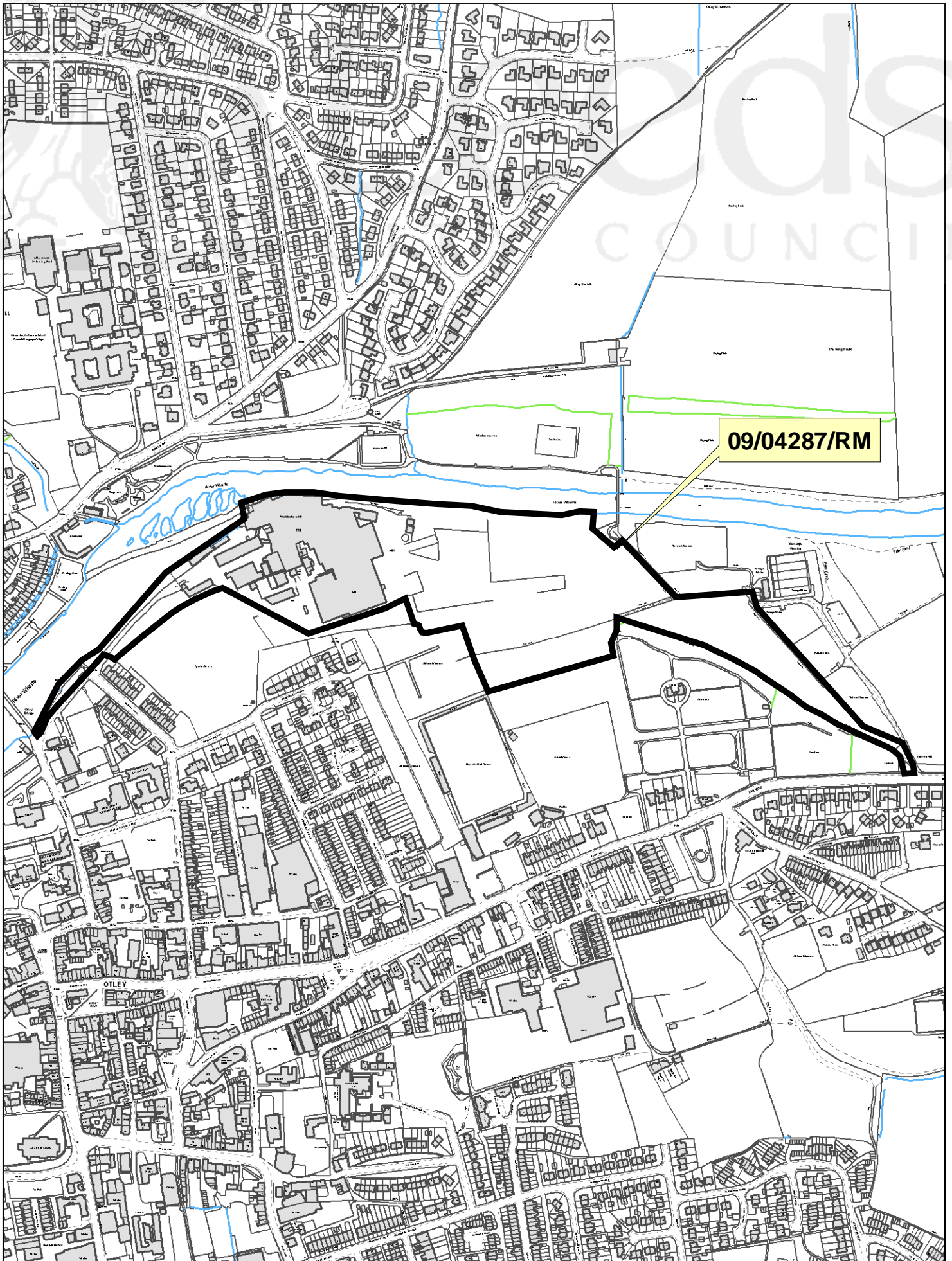
- 10.19 Overall Officers consider the progress made on the detailed matters of this Reserved Matters application to be positive. The urban design and architectural elements are considered to have progressed well and apart from further highway matters in relation to the car parking and servicing Officers consider the layout to be broadly acceptable. Members views are sought of the design and appearance of all the buildings as well as the layout and general disposition of the residential areas to commercial uses and retained buildings. The developer has stated they intend to use artificial stone and slate for the majority of the new build, Members will be invited at a future date to see a sample of these materials on site and as such consideration of the materials is deferred.
- 10.20 The flood risk matters are considered largely resolved from a technical point of view but Officers would like Members views on the flood risk matters.
- 10.21 Members views are sought in relation to the highways arrangements. Members should note the changes to the highway arrangements from what was approved as part of the Outline planning permission. The restriction of through traffic is considered necessary given the flooding issue and unsuitability of raising Mill Lane along with the potential for rat running. Members are asked to consider the question of whether a dedicated pedestrian dry access route is required from the western end of the site to connect to Otley town centre. PPS25 only requires one means of dry

access in a time of flood which the eastern access road does but given the length of this road and the distance to Otley from Pool Road Members views on this are invited.

- 10.22 Members views on the Section 106 requirements are also sought. Members should note the Section 106 requirements were established in 2007 prior to the introduction of new planning guidance for developer contributions and when the affordable housing requirements were 25% for residential schemes in Otley.

Background Papers:

Application and history files.

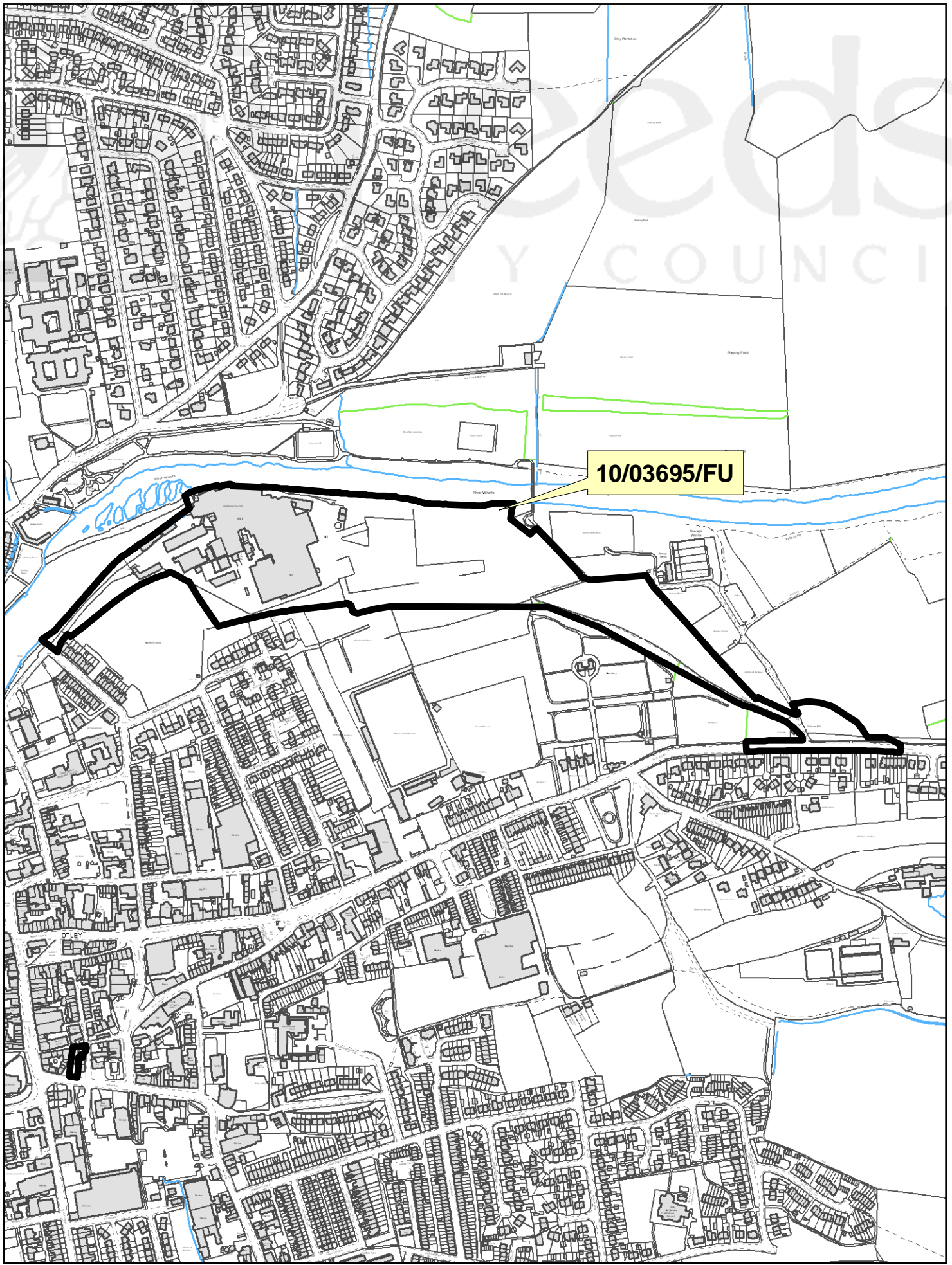


WEST PLANS PANEL

Scale 1 / 5500

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