

All PRoW surfacing improvements within woodland to the north to adopt 'no dig' construction techniques and permeable surfacing to avoid root damage to existing mature woodland trees.  
- Refer to landscaping design / details

All properties to be fitted with photovoltaic panels, as detailed in the sustainability report, and to comply with planning policy EN1 & EN2. Location of photovoltaic panels is subject to plot location & orientation and to be designed on a plot by plot basis by the specialist PV designer / manufacturer.

**NOTE:**  
All external steps, ramped accesses, handrails, balustrades to be designed in accordance with AD M of the building regulations. Please refer to separate detailed drawings for each plot.

All dwellings to feature step free access to the principal private entrance where this is feasible. Where this is not feasible, level access will be provided to an alternative private entrance (rear door) with stepped approach provided to the main entrance (front door) in accordance with AD M1 Para. 2.6 & 2.7.

Proposed area Public Open Space  
Area created - 563 sqm

Plot Ref	Unit Type	Accessibility Level
Plot 01	2B4P House	M4(2)
Plot 02	2B4P House	M4(2)
Plot 03	2B4P House	M4(2)
Plot 04	2B4P House	M4(2)
Plot 05	2B4P House	M4(2)
Plot 06	2B4P House	M4(2)
Plot 07	2B4P House	M4(2)
Plot 08	2B4P House	M4(2)
Plot 09	2B4P House	M4(1)
Plot 10	2B4P House	M4(2)
Plot 11	2B4P House	M4(2)
Plot 12	2B4P House	M4(1)
Plot 13	2B4P House	M4(2)
Plot 14	2B4P House	M4(1)
Plot 15	2B4P House	M4(2)
Plot 16	2B4P House	M4(1)

Dashed red line denotes extent of applicant's land ownership

Brown fill denotes improvements to Public Right of Way Leeds 97. Footpath to be established and to be widened to 1,800mm in width and widened to 3m where required for service access to open greenspace. Surface finish to be loose laid limestone gravel laid between treated timber edging board and treated timber stakes. Refer to separate detail drawing

Indicates boulder trim trail to comprise grouping of min. 3nr sandstone boulders below 600mm in height and to be partially buried to a minimum depth of 150mm. Each boulder to be min one tonne in weight.

No loose gravel to be laid within 1m of adopted highway. Manoeuvring space to be provided to edge of new highway, finished in tarmac.

Demountable bollards to provide maintenance access to greenspace to the West of the application site.

3m access route for maintenance of open space to the West of the site.

Boundary set back from red line to ensure root protection area of tree is not adversely affected

Existing tree outside site curtilage to be protected and retained

Landscaped open space around Public Right of Way. Adjacent housing to provide overlooking for security.

Existing trees to be retained

'Buffer planting' to improve security in accordance with LCC planning policy 'Greening the Built Edge'

Garden given additional width to compensate for reduced depth

'Buffer planting' to improve security in accordance with LCC planning policy 'Greening the Built Edge'

Footpath to adopted road to LA standards. Tarmac finish

New adoptable road to LA standards. Tarmac finish

**LEGEND**

- Proposed wheeled bin location
- 2.5 x 2m Shed
- 2B4P 2 Storey House
- 3B5P 2 Storey House
- 4B7P 2 Storey House
- Existing tree to be retained
- Existing tree to be removed
- Tree Root Protection Area
- Proposed trees
- Existing OH telephone cable
- Existing PROW
- Proposed altered PROW
- 1.5m close boarded fence 0.3m trellis over
- 1.8m close boarded fence
- 2.1m close boarded fence
- 0.9m metal railing
- Proposed metal knee-level rail
- Proposed retaining wall - brick faced
- Proposed water butt location - to be 250L capacity for 3 bedroom houses or larger, 200L for smaller properties
- Metal post position to receive 6m retractable washing line, fixed to external wall of property
- Electric Vehicle Charging Point - Location to be agreed with client on a plot-by-plot basis prior to installation

**Required POS Provision - Planning Policy G4**

Unit Type	QTY	POS Provision	Req'd POS
2B4P House	10	33 sqm	330 sqm
3B5P House	4	44 sqm	176 sqm
4B7P House	2	54 sqm	108 sqm
<b>Total</b>	<b>16</b>		<b>614 sqm</b>

Site area 0.62ha

Note: No property has driveway and pathway steeper than 1/20

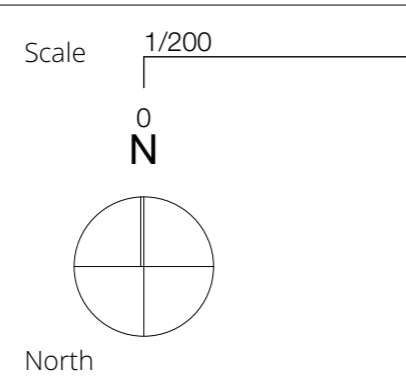
**LEGEND**

- Adoptable footpath to LA standards - Tarmac finish
- Adoptable highway to LA standards - Tarmac finish
- Hardstanding to private driveways - precast concrete permeable pavers
- Hardstanding to property perimeter - precast concrete pavers
- Front garden - turf
- 10.5m deep rear garden - turf
- Additional private amenity space - turf
- Buffer planting (public realm)
- Grass seed (public realm) - Species rich seed mix
- Frontage Planting (private curtilage)

Poor quality trees recommended for removal	2 nr
Additional existing trees to be felled	4 nr
Proposed trees to be planted	25 nr
<b>Change</b>	<b>+ 19</b>

1:200 Proposed Site Plan

Rev.	Date	Description	Drawn
P.16	28th May 2021	Retaining walls updated to suit detailed design. EVC points to plots 1 - 3 moved to freestanding post to ensure max. 3m distance to parking space.	BB
P.15	20th Apr 2021	Tarmac area to top of road extended for turning of maintenance vehicles.	BB
P.14	12th Apr 2021	Schedule updated confirming plot 11 is M4(2) compliant	BB
P.13	7th Apr 2021	115 indicated for retention @ request of LCC	BB
		Graphical symbols for entrance canopies changed to look like a flat roof canopy @ request of LCC graphical change only.	
		Plots 1 & 2 PFI lowered and retaining wall to front of plots omitted as no longer required. Improvements to PROW repositioned on drawing.	
		Fence shown to side plot 1	
		Adoptable highway changed to tarmac to match drainage strategy	



**Leeds**  
CITY COUNCIL

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Drawing Title: Proposed Site Plan  
Project: Scott Hall Drive, Leeds  
Client: Willmott Dixon Construction Ltd  
Scales @ A1: 1:200  
First Issue Date: 3/06/20  
Job No: L2987  
RIBA stage: 03  
Check: BB  
Drawn: BY  
Issued for: S4 - PLANNING  
Drawing No: SCOT-HLP-ZZ-00-DR-A-1004\_P16

