

Our Reference: MTJ/RTM
Your Reference:



03/10/2011

F.A.O Cllr Barry Anderson,

9 York Place
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Dear Sir,

PLANNING APPLICATION FOR THE ERECTION OF 46 NO. DWELLINGS, GARAGES AND ASSOCIATED INFRASTRUCTURE ON LAND AT CHURCH LANE, ADEL

Further to our public presentation and meeting with the Adel Association on the 21st July 2011, please find enclosed a revised layout plan and materials comparison sketch.

Since the 21st July 2011, David Wilson Homes and the wider consultancy team have taken the opportunity to discuss the proposals further with Leeds City Council in a number of design meetings and have given due consideration to comments set out in the 31 response forms submitted by local residents.

In light of those discussions and comments, the following scheme amendments have been made:

- The number of dwellings has been amended 46 through the inclusion and proposed replacement of the existing corner plot dwelling on Holt Avenue.
- The garage located adjacent to Church Lane has been removed in order to address residents concerns with respect to conserving the existing building line.
- Subtle amendments have been made to the road network in the western portion of the site, in order to slow down traffic movements and accommodate the sewer easement area.
- An additional turning head has also been provided in the eastern portion of the site; in from the proposed pumping station.
- Amendments have been made to the Public Open Space (POS) to incorporate grass verges where appropriate at the request of existing Holt Avenue residents.
- The 2.5 storey house opposite Holt Gardens has been rotated 90 degrees to retain the existing outlook from neighbouring properties.
- The turning head which previous abutted the sites northern boundary has been reduced in size and additional landscaping included.

- Visibility splays of 2.4m x 61m have been provided in both directions from the new access/exit point on Church Lane.
- Gates have been added to some of the long double drives (set well back from the front elevations of properties).

Please note; a copy of the revised drawing P11:4458:01 has been provided for your information. This is most likely to be the planning application layout submitted shortly. It does not mean an end to the consultation process.

Materials

Discussions over the type of material to be used have continued. David Wilson Homes and Leeds City Council's Design Officers have a preference for the scheme to be built in a Rustic Brick. However, residents have made alternative suggestions including stone and render. Detailed consideration has been given to this matter and two options remain on the table.

We have enclosed these two options by way of a Materials Comparison Sketch for Plots 26 and 27 attached). David Wilson Homes would like to establish the option most preferred by the residents of Adel.

Please e-mail any comments on this matter to rtm@dacres.co.uk or alternatively to the address provided above.

We look forward to receiving your comments on the layout changes and materials. Should you have any questions, please do not hesitate to contact this office.

Yours sincerely

Mark Johnson MRICS, MRTPI
Head of Planning Unit

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CC: Adel Residents Association
Cllr B Anderson