

17 October 2019

Dear Resident

On behalf of Stonebridge Homes, we write to you to seek comments on our redevelopment proposals for the former allotments on Silverdale Avenue.

You may be aware that Stonebridge Homes previously applied for planning permission for 46 homes in 2018 under application reference 17/01262/FU. The application was refused by Leeds City Council as a result of the lack of onsite open space, a decision subsequently upheld by the Planning Inspectorate.

In parallel to this proposal Leeds City Council have allocated the site for housing in the Site Allocations Plan for a minimum of 32 homes under site reference HG2-6. The site is subject to the following criteria for development:

- Development proposals should consider re-opening or restoring the water culvert;
- Half the site should provide for green space or allotments;
- Development should preserve the character of the Guiseley Conservation Area.

Following the previous refusal of the application and the formal adoption of the SAP, Stonebridge Homes have redesigned their proposals for the site to now include:

- 38 homes (a reduction from the previously proposed 46 homes);
- 35% on site affordable homes;
- All homes will comply with Nationally Described Space Standards; and
- Half the site will remain as open space.

The proposal will provide a mix of terraced, semi-detached and detached houses of between two and four bedrooms.

Access

The site will be accessed for all vehicles via Silverdale Mount. Each house has been provided with sufficient parking space to meet Leeds City Council requirements. Pedestrian footpaths are also proposed linking with those on Silverdale Mount.

Flood Risk

The site is located in Flood Risk Zone 1 and therefore is at a low risk of flooding and is suitable for residential development.

Guiseley Conservation Area

The layout and appearance of the homes have been designed to ensure these integrate into the area and the adjacent conservation area.

Amenity

The proposed dwellings will all benefit from their own private gardens. The proposed layout ensures that there is sufficient space between the properties to the south and north of the site to protect the amenity of existing and future residents.

A full suite of technical reports will support the full planning application.

Your thoughts

If you would like to comment on the proposal please email planningnorthern@bartonwillmore.co.uk or by post to:

Barton Willmore
1st Floor
14 King Street
Leeds

Please submit your comments by Friday 25th October 2019.