



Planning Services

Merrion House
110 Merrion Centre
Leeds LS2 8BB

Mr David Howard
3 Rye Garth
Wetherby
LS22 7UL

Ask for Mrs Justine Mullen
Direct Line 0113 3786984
Central Switchboard (0113) 2224444
Fax (0113) 2476518
Minicom (0113) 2224410

Date: 21 July 2020

Dear Sir/Madam

Application	17/02594/OT/NE
For	Land Off Racecourse Approach Wetherby LS22
Proposal	Outline application for 800 dwellings, primary school, convenience store, PoS and landscaping

The Local Planning Authority has received further information from the applicant in support of their application. The additional information can be viewed online via the Public Access Leeds website and by searching application reference 17/02594/OT or, if you have received this communication by email, you can click on the following link:

<https://publicaccess.leeds.gov.uk/online-applications/>

The additional information relates to the following:

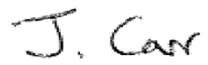
- Illustrative Masterplan (Drawing No. 16 5043 12) uploaded 10th June 2020
- Feasibility Layout on 3rd Party Land (Drawing No. 16 5043 SK101) uploaded 1st May 2020
- Email from Agent relating to Notification to Appeal dated 9 June 2020

The following sets out the context within which this additional information has been submitted. You may be aware that the application site forms part of a wider allocation in the local plan for residential development. When this application was previously considered by the council's City Plans Panel the Members of that Panel had concerns over the lack of a vehicular access from York Road, particularly through the south western portion of the allocation. The Panel considered that this was important to improve access to and from the site to Wetherby and thereby improving the sustainability credentials of the proposed development. The Panel requested that the applicant explore the possibility of purchasing the south western parcel of land within the wider allocation in order that a more comprehensive development and a vehicular access through this part of the site could be secured and delivered. The council has been informed by the applicant that they have been unable to come to agreement with the owner of that parcel of land to facilitate the wishes of the Plans Panel and have requested that the application be considered as currently submitted.

If you do wish to make further comments these should be received by the council no later than 4th August 2020. Please note that all representations previously made will still be taken into account in the determination of the application. It is intended to report the application for determination to the City Plans Panel meeting on 6th August and any further representations

received will be drawn to the attention of the Plans Panel who will have regard to them in reaching their decision.

Yours faithfully

A handwritten signature in black ink that reads "J. Carr". The letters are cursive and slightly slanted to the right.

Jonathan Carr
Head of Development Management