

Site 4:
Area 2, Allerton Bywater Millennium Community, Leeds

Location (Area Initiative)	Allerton Bywater Millennium Community, Yorkshire.
Local Authority	Leeds City Council.
Gross Hectares	<p>Yorkshire Water has an easement for drainage infrastructure shown yellow on the masterplan.</p> <p>The net developable area of housing area 2 is 3.2 Hectares, which excludes the standoff area for YW easement. The developer will buy the land subject to the easement with YW.</p> <p>The whole Allerton Bywater site is 24 ha.</p>
Ownership	English Partnerships.
No of homes (Planning requirement for affordable homes)	Outline planning approval for whole development granted for 520 homes of which 20% are to be affordable (shared equity).
Description of site (fit with master plan etc – other developers on site / appointed etc)	Miller Homes are to commence a 197-home scheme on 30/05/05 on area 3A.
Greenfield or Brownfield	Brownfield, former Coal Authority site.
Site conditions, remediation requirements	Site is sold in its existing condition with no warranty as to its fitness for use for any purpose however all consultants and contractors warranties will be provided.
Planning context (inc current planning permissions)	<p>Outline planning approval granted for 520 homes 08/08/02. An extension to the aforementioned outline planning will be submitted in May 2005.</p> <p>Reserved matters approval granted to Miller Homes for scheme of 197 homes Jan 2005.</p>
Design Code status / planning brief status	Design Code currently being finalised by EP consultants in conjunction with Local Authority. The final draft code is expected to be completed July 2005, however the formal planning adoption of the code will take longer to finalise.
Urban design philosophy	<p>Core principles of the Urban Design Compendium.</p> <p>The motorcar doesn't dominate the design.</p> <p>The internal access system will be designed as a Homezone and adopted by LCC as a Homezone. It should be noted that LCC (under condition number 13 in Miller Homes planning decision notice) stated that monitoring of traffic speeds is to take place annually and if</p>

	speeds exceeds 10 MPH then additional measures have to be undertaken to the Home zone.
Consultation and stakeholder participation	Extensive public consultation occurred during the original competition to select the developer for the Millennium Community and during the preparation of the Master plan. During the preparation of the Design Code workshops have been held with the local community, the local authority and Miller Homes. Because of this consultation, no objections were received by LCC to Miller Homes reserved matters application.
Fit with context of larger area development	The Area 2 site forms 1 of the 4 housing quadrants in the masterplan. See attached master plan for fit.
Transport links on site – existing and planned	EP is implementing a Green Transport Plan for Allerton Bywater MC. A new bus route will operate along the frontage of the Area 2 site onto the North - South access route.
Flooding and drainage	The finished site levels are above the Environment Agency flood levels. The site is served by a system of Sustainable Urban Drainage (SUDS) and foul drainage connections are available to the site.
Delivery Programme and Management of Area Initiative	EP Project Manager.