

Six reasons to object to the proposed Westward Care Complex (even if you don't want the pub back)

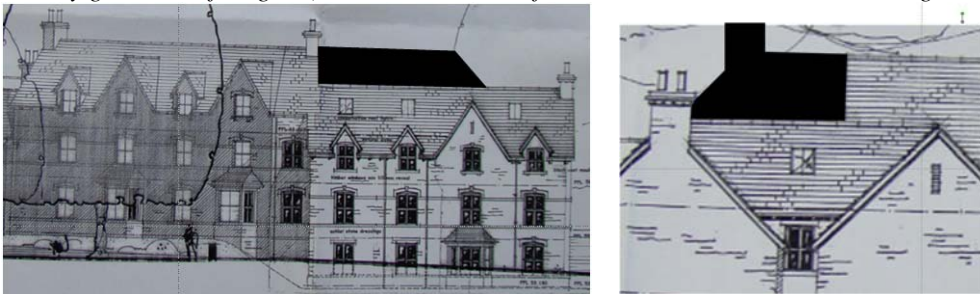
(1) Size

The plans are for a huge three story extension to the existing Summercross building. The new 50 bed complex is on a similar scale to the previously rejected housing proposal. It will dominate the site and the surrounding areas and dwarf the adjacent houses.

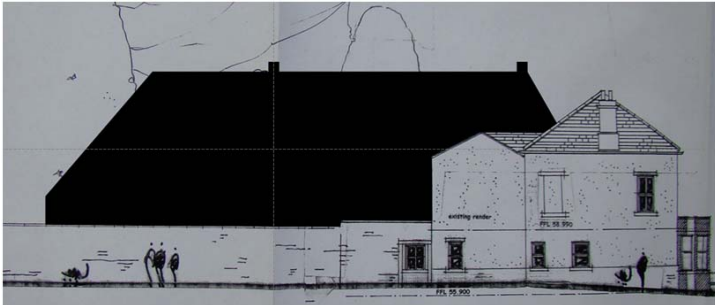
(2) The effect on the skyline

The design is complicated and hides its true scale. The developer's brochure and planning application plans also look very professional. However they are also selective and very misleading:

- They give no roof heights (thus the real value of their claim to have lowered the ridge height is questionable)



- They fail to show large areas of roof that will be visible (added above in black to the W and SE elevations)



- They fail to show the proposed elevation from East Busk Lane (extension added above in black)

(3) Parking

Parking for just 20 cars is planned but split over four car parking areas: two off Ings Lane, one off East Busk Lane and one opposite the end of Somerville Terrace. This hotch potch provision has to cope with a shift of 18 staff plus visiting doctors, dentists and nurses, visitors to the 50 residents and all deliveries to the complex. It is clearly inadequate. Additionally, three of the car parks are out of sight of each other so cars will be driving round looking for a (probably non existent) space.

The two areas off Ings lane are of particular concern because of the difficult access from the narrow unlit and unadopted Ings lane. The road layout adjacent to the parking area near Danefield Terrace strongly suggests many cars will arrive and/or depart via Danefield Terrace increasing the traffic down this narrow road.

The available parking for residents on East Busk Lane will be further reduced by the parking bays accessed of this road, by refuse collections and by the significant number of visitors to the complex who will inevitably have to park on the road.

(4) Flooding

Yorkshire Water have stated that the drains can not cope with any increase in surface water run off from the site. Because the footprint of the proposed building is several times larger, the volume of rain water from the roof will increase dramatically. Additionally, part of the complex will be excavated to well below current ground level. This is at the low point near Danefield Terrace. This area already becomes waterlogged when it is wet and heavy rain periodically results in a large pool at the Ings Lane - Danefield Terrace junction.

This raises concerns about the increased risk of flooding on the site, at the road junction and potentially affecting adjacent properties.

(5) Otley Conservation Area

The Conservation Area appraisal recognises the Summercross and its garden as "forming a fixed and positive eastern boundary to the conservation area". The building is described as an "important building" and the trees in the garden as "significant trees". The proposed complex will require most of the trees to be removed and will hide the remnants of the garden behind a massive extension to the original building.

(6) Who's town is it anyway?

The site is only a mess now because the developers have made it that way (so that they can now claim to be improving a derelict site).