

From:
To: [Site Allocations Plan](#)
Subject: PDE00090_Leeds Allocation Plan
Date: 02 November 2015 08:23:08

Dear Sir / Madam

My name is Gareth Osborne, I am a resident of Bramhope (21 Creskeld Lane, Bramhope, Leeds, LS16 9EY) and I would like to make comments on the Leeds Allocation Plan.

Specifically I would like to comment on site HG2-17 (1080 & 3367A) as well as Site HG2 16 (1002) and Site HG2 -15 (3400).

I fundamentally disagree with housing being allocated to all of these sites for the following reasons -

These areas are all existing Greenbelt or Greenfield sites and are areas of outstanding natural beauty. I fear that any development, let alone development on the scale that is proposed would be seriously detrimental to the area and to the natural habitat for wildlife, residents and visitors to enjoy.

I am aware that species of Newts(rare species), frogs and Toads inhabit HG2-17, as well as many wild birds, including owls, geese and ducks and hedgehogs, cows, sheep etc. I feel a full impact analysis on the local wildlife should be completed before any planning permissions are granted.

The HG2-17 development will also impact on a National Heritage site as the old farmhouse on Breary Lane East (opposite the duckpond) is a listed building and the development will destroy the 'key mid-distance view' from this view point. A view point which my young daughter, wife and regularly enjoy when we regularly walk to thte duckpond to feed the ducklings and goslings who's parent annually visit the duckpond to raise their respective broods.

A Major concern is why the Council is prioritising Greenfield and Greenbelt sites over Brownfield Sites available elsewhere in Leeds? Please can you explain why you are doing this as it contravenes all National Guidelines as set out in the National Planning Policy Framework (NPPF) Specifically the % of housing being proposed to be built on greenfield and greenbelt goes against national policy guidelines. More specifically, Paragraph 83 explains that green belts should only be used in exceptional circumstances and paragraphs 89-90 of the NPPF clearly state reasons not to use greenbelt

Also when reviewing the Sustainability analysis proposed developments are clearly not sustainable. The impact on transport, waste (will the drainage system cope?), local amenities such as Schools, Shops, The Pharmacy, the Medical Centre are all massive. I wonder who is planning to pay for improvements to all of these amenities? If a new School is being proposed on HG2-17 that will mean the majority of Children in Bramhope having to cross the extremely busy Leeds road. The safety of young children is being jeopardised by this scheme. If a school isn't being proposed on this site, then the children who do live on it will have to cross the same road going the other

way and I have personally witnessed a number of near misses as the traffic speeds through at speeds in excess of 50 mph, often racing to beat the traffic lights.

The area already suffers from a high degree of congestion, particularly during rush hour, into and out of Leeds and elsewhere. Has the impact on infrastructure been assessed?

I wholly support all sites named not being allocated sites as I believe there are far more viable brownfield sites available.

I also feel the sites fail basic tests of soundness. Specifically, I don't believe it has been positively prepared in that it doesn't take account of infrastructure needs, as stated above.

Secondly it is not justified in that it is prioritising greenfield over brownfield sites.

Thirdly, it is not effective as infrastructure and amenity sites can not be accommodated.

Finally, as it fails all the above tests, the plans do not comply with the NPPF.

In order to make the plans sound, I believe that all brownfield sites in Leeds need to be assessed and ruled out before any consideration is given to greenfield sites – has this been done?

Secondly, consideration needs to be given to infrastructure need before any site is approved e.g. school capacity- primary and secondary, determination of future highways demand and how this will be met, ability of local primary health structure to meet anticipated needs of local population.

Thirdly, an environmental impact analysis and an assessment of the encroachment on the greenbelt that this development will have should be carried out.

Also, the special circumstances which detail which greenbelt can be taken out of green belt categorisation, do not apply to any of the proposed sites.

If there is a public enquiry into this matter, I would like Councillor Barry Anderson to represent me.

Should you have any questions, then please let me know

Regards
Gareth Osborne