

From:
To: [Site Allocations Plan](#)
Cc: [Anderson, Cllr Barry](#)
Subject: PDE00445_Leeds Site Allocation Plan - Phase 2 HG1-29 SHLAA 1199b
Date: 10 November 2015 13:58:11

Mr & Mrs D Brill
32 Moseley Wood Gardens
Cookridge
LEEDS
LS16 7HR

We would like to object to the proposals contained in the Leeds Allocation Plan and the Phase 2-HG1-29 SHLAA 1199b.

Ecology/Landscape/Trees

Moseley Bottom is home to a variety of wildlife including some of the following: Redpolls, Waxwings, Siskins, Reed Buntings, Nut Hatches, Gold Finches, Fieldfares, Tree Creepers, Sparrowhawks, Red Kites and woodcocks. It consists of many acres and forms part of a green corridor leading into the city of Leeds and out towards the airport and on to Otley. This land was Green Belt up to a few short years ago and should have been safe from this development but after the last attempt by Taylor Wimpey to build on this site, it was not returned to Green Belt (as we all assumed) but merely a Protected Area of Search, which most of us residents did not know about until Mr Barry Anderson made us aware of what had happened. The resident foxes have an earth somewhere in the last bit of ancient Moseley Wood which offer a valuable insight into how these delightful creatures live, we have watched brown hares "boxing", grass snakes have been seen, bats hunt down the line of oaks and on to the bottom of this site, deer have also been seen which lends weight to the valuable green corridor of which this site is a part of. The site also has bank voles, woodmice, shrews and other such small rodents so loved by the tawny owls we see. The line of mature oak trees stretching down part of this site (which are probably over 100 years old) probably run the risk of having their roots damaged by such a development. The pond at the bottom of this site and the surrounding marsh (HG1-58 SHLAA) is home to many aquatic animals and insects so important to the food chain. At present, a flock of sheep graze this land. Good fields are rare these days and the present farmer would find it difficult to replace this site.

Local Services/Facilities

We know that the local primary schools of Cookridge Primary, Holy Trinity and Holy

Name together with Ralph Thoresby and the Horsforth Comprehensive would not be able to cope with so many extra children to educate, which would mean children having to be educated outside the area. Doctors surgeries are in the same position, and new bus routes would have to be provided. The infrastructure of this area is simply not adequate to absorb all these extra people.

Highways/Transport

Roads would be even more congested with the added problem of extra congestion on the already overloaded A660 and the knock-on effect of developments to the North, East and West of Adel, in Bramhope, Otley, North Yorkshire, Bradford etc.

Loss of Green Belt

As we have mentioned above, this land was Green Belt up to a few short years ago. It has now been downgraded to a PAS which we were not told about until Mr Barry Anderson advised us on what had happened. It is hard not to feel cheated by this. The recent publication of "The State of Nature in the UK" paints a desperate picture of the serious decline in our native flora and fauna. Over all, our native species of birds are down by 35%, including once common birds such as starlings (down 82% since 1979), sparrows (down by 63%), butterflies, bats, hedgehogs, bees and most of our general insect populations, so necessary to the food chain, have been adversely affected to the extent that 13% of our native species will probably be extinct by the end of this century. The constant marginalisation of our wild places must stop.

Site Boundary

We would suggest a revised boundary where we feel the site should be pulled in.

Unallocated Sites

We support this site (HG2-29) not being allocated.

Is the Plan Sound

Test of Soundness

Positively Prepared – The plan should be prepared based on the Core Strategy and infrastructure. We do not believe that this Site Allocation fits with the Core Strategy as it does not take account of the infrastructure.

Justified – Is this Plan the most appropriate strategy. The strategic aim should be the reuse of brownfield sites before greenfield or green belt sites are used. This site is not suitable, particularly because the infrastructure is not in place and cannot be delivered,

e.g. no spaces in schools, no spaces in Doctors' surgeries, roads already in bad repair and future congestion will occur.

Effective - Is this plan deliverable. This site is not suitable, particularly because the infrastructure is not in place and cannot be delivered, e.g. no places in schools, Doctors' surgeries full, roads already congested and in bad repair.

Consistent with National Policy – As the above tests have not been satisfied, it cannot be consistent with the National Planning Policy Framework.

Extra Concerns – This site is subject to flooding. The area is riddled with underground streams (we have 32 years of experience of this). Anyone living in the area will confirm what we say. Even in Summer the fields are always wet and boggy. Also, we have been in touch with Taylor Wimpey over this proposed cycle route from the top to the proposed bottom development. They say they have no plans to fence it in. Firstly, who would want to ride a bike from Cookridge Drive down to the proposed new development? Secondly, it is also going to be a pedestrian footpath which would mean there would be nothing to stop people wandering off into the wood and causing damage and disrupting the wildlife. Thirdly, they and their dogs could attack the sheep (the farmer has already lost two sheep to dog worrying) and it would be open day for burglars after dark as there is no illumination on to the proposed site.

Lastly, this site does not meet any of the Special Circumstances which would justify it being taken out of a Protected Area of Search.

Signed Donald & Catherine R Brill (a Copy of this email will be forwarded to you by post so you can see our signatures)

Dated 10 November 2015

Date



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