

From:
To: [Site Allocations Plan](#)
Cc: barry.anderson@leeds.gov.uk
Subject: PDE00703_Comments on Leeds Site Allocation Plan
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Importance: High

Name & Address

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Which sites my comments relate to

I would like to make comments on the **Leeds Site Allocation Plan** and specifically –

HG2 – 15 (3400) Green Acres and Equestrian Centre
HG2 – 16 (1002) Creskeld Lane, Bramhope – land to rear of no.45
HG2 – 17 (1080_3367A) Breary Lane East, Bramhope, LS16

I do not agree to all the above mentioned sites allocated for housing and my comments below are applicable to all proposed developments –

The combined impact of these sites would be disastrous for the village on a number of factors and the site with the biggest detrimental impact is the proposed housing plans for HG2 – 17 (1080_3367A) Breary Lane East, Bramhope, LS16. These site allocation plans will have a disastrous consequence on a number of factors –

- the character of the village
- loss of green space
- impact on wildlife habitats (a host of red kites, woodpeckers and other wild birds and animals enjoy the refuge the green spaces provide them)
- effects on ecology and conservation area
- lack of local infrastructure to cope with such an increase
 - The proposed convenience store will also have a negative impact on local and independent businesses who rely so heavily on passing traffic, the sad truth of branded convenience is that local businesses are likely to suffer (e.g. Cairns and Hickey wine merchants, Wilkinson & Son Butchers, Newsagents, Dry Cleaners,
- unacceptable loss of the green belt and green fields
- No plans for schools for hundreds of children with an already busy and limited primary schools in the area
- A disproportionate increase in a village classified as a smaller settlement
- a lack of up to date demographic evidence to support such proposals
- All of these sites are adjacent to the Bramhope Conservation Area and the Breary Lane East site is adjacent to a listed building (The Old Farmhouse opposite the duck

pond). There is also a 'key mid-distance view' from this area on Breary Lane East across the fields.

- the inability of the A660 road to cope with this scale of development
 - Each household on average has approx. two cars, the proposed housing sites for the village **will place an additional almost 1000 cars** onto the already congested and one of the busiest roads in Leeds (road safety and lack of road infrastructure will be of major concern)
 - The knock-on effects of what an additional 1000 cars will have on the surrounding areas including the Airport, Pool, Otley, Bradford, Adel etc.

Is the plan sound?

No I believe not, the plans are unsound for the following reasons –

- Positively Prepared – No, it does not take into account the infrastructure (road, facilities, schools etc)
- Justified – No, the strategic aim should be reuse of brownfield before green field and green belt.
- Effective – No, many of the sites are not suitable particularly because the infrastructure is not in place and cannot be delivered. For example there is no space for schools or even any thought of how an additional 1000 cars will be handled on the already congested A660.
- Consistent with national policy – As the above tests have not been satisfied it cannot be consistent with the National Planning Policy Framework.

To make the plans sound you first need to ensure all brownfield sites in Leeds have been exhausted before any consideration is given to greenfield sites. Consideration (of which there has been none) also need to be given to infrastructure and the impact these sites will have on a small community village inytersected by one of the busiest roads in Leeds – how will an additional 1000 cars be handled locally? Where will children go to school? If buses are provided then the traffic problem would be further exacerbated, how will local businesses be protected from the provision of a convenience store (will this be open to independent only tenants? i.e. not Tesco, Coop etc?)

Land being taken out of green belt

I would also argue that the sites being taken out of green belt do not meet the exceptional circumstances or special circumstances that need to be in place before this can happen, I believe the sites do not meet **any** exceptional circumstances which would justify being taken out of green belt.

Sites not allocated in the plan

I would also like to comment on the sites previously considered for housing but not allocated in these plans, for reference these sites are –

1181A Land at The Sycamores Site A

1181B Land at The Sycamores Site B

1204 Land at the Old Manor Farm, off Old Lane, Bramhope LS16
3434 Land at Green Acres, Moor Road Bramhope, LS16 9HJ
3367B Leeds Road, Bramhope Site B (site known as Spring Wood)

I would like to express my support of them being unallocated. I believe these sites should remain in the green belt and highway accessibility is poor and they would cause unnecessary urban sprawl.

Nominee for attendance at the Public Inquiry

I would like to nominate Barry Anderson as my representative at the public inquiry.

Any questions or queries on my comments please don't hesitate to contact me on the address above.

Regards

Mr Phil Bundy

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