

**From:**  
**To:** [Site Allocations Plan](#)  
**Subject:** PDE01064\_LDF Publication Draft | Consultation - Ref HG2-10  
**Date:** 15 November 2015 23:26:07

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Dear Sir,

Re: Site HG2-10 (1221) Gill Lane, Yeadon LS19

I am raising questions about the soundness and legality of the proposals in Leeds Draft Site Allocations Plan relating to the development of site **HG2-10** on Gill lane, Yeadon.

This site lies directly on the already congested A65 and nearby to Apperley Lane/A658. According to the council's own documents the nearby Rawdon roundabout is 77<sup>th</sup> on Leeds Council's own traffic congestion hotspots in the city. Leeds City Council has also failed in its duty to cooperate with neighbouring authorities – in this case Bradford Council about development of this site. The proposed site for development is very near to the border of the Bradford local authority and development on both sides of the Leeds/Bradford border has a cumulative impact on roads and schools in the area. There has been and is continuing to be substantial development on Apperley Lane which is in Bradford. This adds more to the negative cumulative impact in terms of traffic congestion in this area. Congestion has a genuinely adverse and detrimental effect on the local community in clogging up roads, endangering the health of pedestrians in terms of the increase in traffic fumes and actively changing the character of the area.

In Leeds City Council's own documents which I read at a local consultation event at Guiseley Methodist Hall on 23<sup>rd</sup> September, the council also acknowledges that this area of Yeadon is not well served by the amenity of open green space. It is ludicrous therefore to consider developing this site for housing.

Moreover the increase in housing that has been allocated in this area would increase pressure on local services such as schools, GP surgeries, health centres and other health services and would also greatly impact on local schools, increasing the need for more school places.

Furthermore, this site adjoins the Nether Yeadon Conservation area and there are a number of listed buildings close to this site. Leeds Council has a statutory duty under the provisions of the 1990 Planning Act to pay 'special attention to the desirability of preserving or enhancing the character or appearance' of its conservation areas. Leeds Council does not appear to have taken into account the harm that might result from development of the site to this Conservation area or the listed buildings.

Leeds City Council needs to ensure that it takes into account environmental constraints, e.g. greenbelt land as well as infrastructure when developing its allocation plan. I do not believe that the council has adequately considered this in relation to site HG2-10 and I would urge the inspector to consider this matter very carefully.

Yours faithfully,

Helen Bell

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