

From:
To: [Site Allocations Plan](#)
Cc:
Subject: PDE01085_SAP Objection : BANKSFIELD/COPPICE WOOD 1255B (HG2-3)
Date: 15 November 2015 22:45:41
Importance: High

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15th November 2015

Emailed to : sap@leeds.gov.uk

LDF Publication Draft Consultation
Forward Planning & Implementation
Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

Reference: BANKSFIELD/COPPICE WOOD 1255B (HG2-3)

As part of the Leeds Site Allocation Plan public consultation process, we write to object to the proposed development plan. We believe it is unsound and do not believe that the Council has carried out a genuinely comprehensive Green Belt review.

Our concerns for this area of land are numerous:

We are appalled that Leeds City Council would consider developing land marked as Green Belt, when there are Brownfield Sites available. NPPF states that brown field sites are to be given priority over the development of green field and greenbelt. Priority should be given to brownfield sites, and open spaces preserved.

NPPF states that merging of communities is to be prevented. This area forms part of a continuous greenbelt between Yeadon and Guiseley and prevents urban sprawl between the two. We believe that this strip of land is the last section separating the two communities. Merging them would contravene the NPPF and result in a loss of identity of the towns.

We do not believe the application to be legally compliant. We have not been made aware of the plans by Leeds City Council, but have had to rely on social media and

friends keeping us informed. Nor have we had any notification of the Consultation Period. Without friends and social media we would have been completely unaware that a public consultation was in fact taking place.

Furthermore, NPPF states that infrastructure must come first. Schools in this area are already at saturation point, with schools clamoring for space, and parents struggling to secure places. Equally, we do not feel that local health services will be able to cope with the increased population proposed. Local residents struggle to secure doctors' appointments without being able to give unreasonably long notice. We have seen no plans from Leeds City Council to demonstrate that these points have been researched or addressed. These points should be addressed fully BEFORE any plans are considered.

Traffic at all times is difficult heading out of Yeadon. Already, travelling into Leeds and Bradford at peak times is untenable, we feel it is at saturation, and this is by road and rail. Parking in the area is difficult. Town centre parking is already limited, both in terms of the number of spaces available, and the time allowed for parking.

We understand that between 2004 and September 2015, there have been between 15000 and 17000 empty properties across Leeds (Data from LCC Data Mill). We believe the council to be allowing developers to choose the most profitable and sought after areas for their developments, where houses will sell at a premium. This is with no regard for local infrastructure and communities.

When we tried to complete our online Response Form, the Leeds City Council website was worryingly unavailable. (Sunday 15th November)

Please keep us informed of the forthcoming Public Examination, the Submission of the Plans and the Adoption of the Plan.

Yours faithfully,

Andrew and Deborah Duffy

Deborah L. Duffy
cc Andrew Duffy