

From:
To: [Site Allocations Plan](#)
Subject: PDE01115_Comments in respect of LDF Publication Draft Consultation, Forward Planning and Implementation
Date: 15 November 2015 22:09:19

Comments concerning "Leeds Site Allocation Plan".

1. The Soundness of Leeds Site Allocation Plan

LCC have decided that 74,000 houses need to be built between now and 2028. They continue to maintain that this figure is necessary despite evidence from the ONS in 2014 that the population growth on which their figure is based has actually been 43% less than they estimated.

This figure is therefore clearly unsound. The true figure for planned housing should be in the region of 31,820.

In addition, it is government policy for all Brownfield sites to be used first.

The government's methods to reduce the deficit have led to a shrinking of the economy.

This all points to the need for utmost caution in setting target figures.

Proposed Sites in Cookridge/Holt Park

2a. Already in Plan /HGI -58 SHLAA 1191a/ Moseley Wood Gardens

135 houses/Current Reserved Matters site/ Cookridge

The LCC have given their approval, for the second time, to a proposed drainage scheme in the full knowledge that the applicants (Taylor Wimpey =TW) have failed to comply with their original instructions to determine the suspected sources and volumes of water present on the site. This means that the proposed drainage scheme is unsupported by scientific evidence. It is therefore unsafe.

In January of 2014 LCC Geotechnical Section (GS) found TW's consultant's Haigh Huddleston & Associates =HHA) investigations to be both inadequate and of poor quality. GS stated that they suspected that there were two sources of water on the site, one in the surface soil coming down from above, and the other within the bedrock coming up from below. They also stated that, in order to measure how much water was coming from each source, two separate sets of boreholes needed to be installed and monitored. The importance of this is as follows:- LCC GS stated that if the main source of the water is found to be issuing from the bedrock then the chances of success of any drainage scheme are problematic.

The two currently stated sources of water are also unsupported by scientific evidence .

The LCC has a responsibility to current and potentially future residents to refuse to allow this application to progress to a Reserved Matters hearing until their instructions have been carried out over a minimum period of 1 year, and are independently monitored, after which the applicants need to demonstrate their ability to prevent flooding with a drainage plan based on

the actual, but as yet undiscovered, sources and volumes of water present on this site.

The proposed pedestrian/cycle link would pass through undeveloped land to which there has previously been no public access.. It would give unrestricted access to those with criminal intent to the rear of all the properties on Moseley Wood Gardens which back on to the site.

It would also remove the safe cul de sac status of Cookridge Drive.

It goes against Police advice in "Secured by Design" which states that the siting of footpaths "should reduce crime and anti-social behaviour."

No reason has been given for this proposed path in connection with the proposed development.

Regarding the proposed sites at Cookridge, no account has been taken of the lack of infrastructure despite that this has been repeatedly pointed out by current residents over the past two years.

2b. Phase 2/ HG-29/1199b/ ** Moseley Wood Gardens/2.4 ha/ 63 houses

Greenfield Site/ Cookridge

The above comments apply as this is part of the same site.

In addition development of this site will mean taking some land out of green belt to which I strongly object. It does not meet any of the Special Circumstances.

2c. Phase 1/HG2-31/4000/ Ralph Thoresby site/0.4 ha/15 houses/ Greenfield site

Holt Park

I do not agree with the proposed development of this site as it is a Greenfield site.

2d Already in Plan HG1-59/3010a/ Land South East of Holt Park Leisure Centre/

52 houses/ Brownfield site/ Holt Park

2e. Phase 1/HG2-30/4216/ Eyrie Public House/0'4 ha/14 houses/ Brownfield site/

Holt Park

2f. Phase 1 /HG2-32/4217/ Cookridge Fire Station/0.4 ha/15 houses/ Brownfield

Site/ Cookridge

2g. Phase 1/HG2 33/3010b/ Land South East of Holt Park Leisure Centre /0.8 ha

28 houses/ Brownfield site/ Holt Park

**2h. Phase 1/ HG2-34/ 4233/ Farrar Lane/ 0/9ha/ 16 houses/
Brownfield site/ Holt**

Park

I agree with proposals to build on sites numbered as 2d-2h because they are Brownfield sites, and I also understand that they have been identified as suitable for elderly/ independent living schemes.

3. Adel

**3a. Already in Plan/HG1-74/687/Dunstarn Lane/ 28 houses/
Greenfield site**

**3b. Phase 2/ HG2-18/ 2130/Church Lane Adel/ 14.9 ha/58 houses/
Greenfield site**

**3c Phase 2/HG2-38/ 1178a/ Dunstarn Lane/2.2 ha/68 houses/
Greenfield site**

I do not agree with residential development of these sites as they are Greenfield sites.

4. Bramhope

**4a. Already in Plan HG1-25/ 364/Creskeld crescent (11) Bramwood/ 8
houses**

Greenfield site

**4b. HG2-15/3400/Green Acres and Equestrian Centre/ 1.5 ha/42
houses**

82% Greenfield site 20% Brown

**4c. HG2-16/1002/ Creskeld Lane- land to rear of no. 45/ 1.5 ha/ 23
houses**

Greenfield site

**4d HG2-17/1080_3367A/ Breary Lane East/ 19.3 ha/376 houses /
Greenfield site**

I do not agree with residential development of these sites as they are all Greenfield sites, and additionally 4b,4c, and 4d contain some greenbelt land which would be taken out and put into Greenfield status. They do not meet any of the listed Special Circumstances.

5. Safeguarded Sites

5a. Pool

HG3-5 1095B-1369 Old Pool Bank/ 23.1 ha/540 houses

I agree with this land being in the category of Safeguarded Land, and that there are currently no further sites in Pool for consideration at present.

6. Sites in Cookridge not identified for Housing

6a Land North of Pinfold Lane/1.6/50/ Green/ Green Belt

6b Land South of Pinfold Lane/5.6/148/Green/Green Belt

6c Cookridge Golf Club (s)/22.4/578/ Mixed/ Green Belt

6d Cookridge Golf Club (n) 36.7/0/Mixed/Green Belt

I agree with the fact that sites numbered 6a-6c have not been identified for housing in Cookridge.

7. Another Part of the Plan -Policy EG3 - Leeds Bradford International Airport (LBIA)- Employment Hub

I am concerned that a development here may result in increased volumes of traffic on minor roads, given that people will find the most direct and shortest route to and from the airport from the A660 such as Old Lane Bramhope, or to and from the airport from areas to the west of Carlton.

I would like to nominate Barry Anderson to comment on my behalf during the public enquiry before a government inspector.

Daphne Kelly

14th November 2015