

From:
To: [Site Allocations Plan](#)
Cc:
Subject: PDE02095_Response to SAP consultation on HG2-50 (1242) Paddock, Church Avenue
Date: 11 November 2015 14:47:55

I cannot download the form on my council mobile device so can you accept the following as my ward Councillor submission.

I am concerned about the site being rated as green for residential recommending 25 units, my comments below support my request for this site to be removed from the SAP.

My main concerns relate to the site being unsuitable for development because of its value to the local community as greenspace which is scarce in Moortown Ward, the existing issues around traffic on Church Lane, the issues regarding the site around its topography and drainage and its biodiversity and wider environmental functions.

The landowner has proposed that units for older people be built on the site which I acknowledge are necessary in the locality. However if the site is considered appropriate for development there is no protection for this type of unit and a developer may come forward with another residential scheme which needs to be considered on its merits.

This leads to my first concern around traffic, Church Lane already has significant issues around traffic and speeding and a high level of RTAs. The area is part of a proposed 20MPH zone the only street which needs an intervention to reduce traffic speed to meet the needs of a 20 MPH zone is Church Lane. The road access to Church Lane won't be easy due to the topography of the site and sightlines maybe restricted for cars emerging onto Church Lane and there is already a busy private emerging onto Church Lane which is used as a rat run. If the development is not older persons units this will also impact on traffic on Church Lane.

In terms of biodiversity and natural habitat this is a wild meadow. There are few remaining such meadows in the locality or Inner Leeds. It acts as a habitat for many species of animals such as Hedgehogs which would be threatened by development and are unusual for an inner city area.

Local Residents have reported issues of flooding due to natural springs and the waterlogged nature of the site, it is above a well used cemetery and I am concerned that this site could suffer flooding as well as the houses further down Church Lane.

In conclusion I would like to request the site not be considered suitable for housing development.

Thanks

Cllr Alex Sobel
Moortown and Meanwood