

**From:**  
**To:** [Site Allocations Plan](#)  
**Subject:** PDE02241\_Formal Objection to Proposal Ref HG2-17 (1080 & 3367a) - Land at Breary Lane East, Bramhope  
**Date:** 04 November 2015 14:43:43

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Stephen Broadley,

24 Breary Lane East,

Bramhope,

Leeds

LS16 9ET

Dear Sir,

Leeds City Council Site Allocation Plan

Site Ref HG2 – 17 (1080 3367a) – Land at Breary Lane East, Bramhope

This is a formal objection to the proposal by Leeds City Council to allocate the above site for Housing development in the Leeds Site Allocation plan.

I live at 24, Breary Lane East, Bramhope, Leeds, LS16 9ET, adjoining the site in question. I have lived there for thirty years, so I can claim to have a good working knowledge of the area in general.

My grounds for objection are as follows;

1. The size and scale of the development would ruin the character of Bramhope.
2. The proposal would involve a large number of vehicle movements along the A660 into Leeds. This road is already severely over capacity. I use the road myself regularly for access into Leeds, and this journey is becoming impossible . This results in very long delays, wasted time in endless traffic jams and Environmental damage cause by the fumes and noise from standing traffic. The existing traffic situation is also likely to get worse with the agreed proposal to release land in Otley for development of 1,000 houses and with the recent new and proposed developments in Adel.
3. The development is not sustainable in terms of local facilities including Schools, Shopping, Medical facilities and Employment.

4. Access to what facilities there are in Bramhope is not acceptable, involving the dangerous crossing of a busy main road.
5. The proposal would involve a loss of valuable Green Belt and Greenfield land.
- 6.. It would create further urban sprawl.
7. The site adjoins a Conservation area, and would have an adverse impact on this.
8. There are no "special circumstances" as defined by Government Policy which would justify taking the site out of the Green Belt and Greenfield site protection.
9. There are sufficient Brownfield sites within Leeds to satisfy the agreed Housing requirements during the life of the plan.
10. There are inadequate schools within Bramhope. Even if a school were to be provided as part of the development, this would be likely to attract pupils from Adel, which also has inadequate schools, so it would not serve its purpose of meeting the increased demand for school places caused by the Development.
11. Development of the scale indicated cannot achieve satisfactory standards of design landscaping and residential amenity and provision of on-site Greenspace.
12. It would be impossible to achieve suitable means of access into the Site and the proposal would be detrimental to the free flow of traffic and Pedestrian and cycle user convenience and safety.
13. There is little direct employment within Bramhope, so it is a reasonable assumption that occupants of the proposed Housing will commute, thereby significantly increasing the number of vehicle movements along the A660.
13. Whilst it is accepted that under Government directives there is a need to provide additional Housing, the costs of this proposal in terms of the damage it will cause to the settlement of Bramhope far outweigh any benefit which will be achieved by allowing residential development on the site.

I trust that this objection will be placed before the Inspector for consideration.

Signed      Stephen Broadley FRICS