

From:
To: [Site Allocations Plan](#)
Subject: PDE02444_Leeds Site Allocation Plan
Date: 16 November 2015 17:00:54

Objection to Planning Application to planning application concerning:
HG2-18 Church Lane, Adel
HG2-38 Dunstarn Lane, Adel

From Michael and Gillian Moore
127 Adel Lane
Leeds LS16 8BL

We wish to object to the above proposals on the following grounds

re HG2-18 Church Lane, Adel

1. The setting of the Norman Church and the distant views of Wharfedale – For many years we have treasured our walks around Adel enjoying the beauty of the setting of such a well-known and ancient church together with the distant views of Wharfedale and consider this development will result in a loss not only to the community of Adel but to those from elsewhere in the city and beyond. We believe there are other sites in the city with derelict land, which would be improved by new building. This is a heritage site as the church dates from 1150 and as an early Norman is of local and national importance. The environmental setting of the church is very important. This was acknowledged by the UDP Inspector's report in 1999 in which it was said in referring to Adel St John's Church that 'the preservation of its setting is of unchallenged importance'

2. In terms of Greenspace - part of this land was designated as PAS land in 1999 which meant that it might be considered suitable for housing development at some point in the future. We have now reached the stage at which the council is prepared to consider releasing this land for development. Within the context of its location, heritage and current attitudes we find this difficult to accept. In addition the remaining part of these sites is being taken from the Green Belt. We can argue that this land does not meet the National Planning Policy Framework's Special Circumstances for use of the Green Belt.

3. With reference to Highways - the revised planning applications envisage that traffic access to and from the two sites will be split with traffic from the land to the rear and north of the Willows accessing Otley Road opposite Kingsley Drive. The A660 Otley Road is one of the most congested roads in Leeds and will receive extra volumes of traffic from developments currently underway e.g. Bodington Manor, the former Department of Work and Pensions site in Adel together with developments in Bramhope and Otley It is proposed that traffic from the site adjoining Centurion Fields will exit onto Church Lane via Holt Avenue opposite Adel Sports and Social Club. We do not consider these traffic proposals sustainable and is likely to add congestion to Long Causeway at its junctions with Adel Lane and the Ring Road.

4. re Drainage - there are serious concerns regarding flooding that could arise from this development. All new developments should have soft rather than 'hard' engineering solutions wherever possible (Sustainable drainage systems).

2. Existing new building and planned developments in Adel. For us this is not a question of NIMBYism, as one of the planned developments (the former Department of Work & Pensions) though not actually in our own back yard, is on the other side of our back fence and we are only 4 houses away from an entrance to Bodington Manor. We accept that more housing is needed but believe that the existing new building and planned

developments in Adel, (Bodington Manor, Centurion Fields, the former Department of Work & Pensions and Eastmoor School,) provide a substantial increase in housing in one area of the city, without further development.

3. Traffic problems. Living on Adel lane, we have long been concerned about the speed of traffic. A substantial amount of this is those using it as a short-cut between the Otley Rd and the Ring Road, including some very large commercial vehicles. Even 10 years ago before I retired, the traffic backing up Adel Lane at the junction with Long Causeway was often considerable during the morning rush hour. Making a deviation via St Helens Lane and Long Causeway or the Otley Road only added to the congestion on these roads. The Church Lane – Adel Lane junction is also subject to bottlenecks during the morning and evening rush hours, which would be aggravated by traffic leaving the site via Church Lane. Proposals to develop traffic lights at the junction of Kingsley Drive to facilitate direct entry to Otley Road will increase congestion on a very heavily used road.

Drainage

There are serious concerns regarding flooding that could arise from this development. All new developments should have soft rather than 'hard' engineering solutions wherever possible (Sustainable drainage systems).