

From:
To: [Site Allocations Plan](#)
Subject: PDE02510_Leeds City Council - Consultation on Site Allocation Plan
Date: 16 November 2015 16:49:33

Dear Sir/Madam

I wish to comment on the Leeds Site Allocation Plan on behalf of Adel Crag Community Association.

Adel Crag Community Association accepts plan ref HG1-72 (1033), HG1-73 (1299a), HG1-74 (687) and HG1-60 (685) are brownfield sites and would wish to see these sites used before any consideration is given to any other sites in Adel. We would wish to make reference to the number of Housing Market Needs, which local residents have reported that there is a need for a mix housing in Adel particularly in addressing the need for smaller houses, either for first time buyers or for older members of the community to downsize.

We believe that Adel have taken its fair share of housing development, with site HG1-60 and the previous development at Centurion Fields and Bodington Hall.

Comments on sites currently proposed for development

We object to the proposals for development on the following sites

Plan ref. HG2-18, Church Lane, Adel Capacity 58

We refer to the land opposite the Parish Church of St John the Baptist, Adel, which was turned down for planning application in November 2014. The potential development of this site was previously examined by a Government Inspector as part of the Unitary Development Plan in 1999, as a result of which clear parameters for any development were set out, in terms of protecting the settings of the Grade 1 Listed Parish Church of St John the Baptist.

Highways:

The revised planning applications envisage that traffic access to and from the two sites will 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. 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 believe that these proposals are not sustainable. In addition we anticipate that this situation is likely to be compounded if housing to the north, east and west of Adel in Bramhope/Otley/North Yorkshire/Bradford and if proposed development in and around Leeds/Bradford goes ahead, adding to congestion on the A660 and with motorists using Church Lane as a cut through to avoid the A660 would make this a rat-run.

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).

Schools:

Despite the significance of the heritage of this site that has been recognised by Historic England it is recommended by the City Council that this site should include provision for a school.

The issue of school capacity is one of the most pressing issues within the local area but we do not believe that this site should be used for the reasons listed above.

We believe that all brownfield sites in Leeds need to be exhausted before any consideration is given to greenfield sites. Consideration needs to be given to infrastructure need before any site is approved. None of the sites in Adel that are proposed to be taken out of the green belt meet the exceptional circumstances or special circumstances that need to be in place before this can happen. In Leeds case the land does not meet any exceptional circumstances, which would justify it being taken out of green belt

We also believe that the local councils targets of the proposals to build 70,000 new homes across the city, should consider reducing the figures to 50,000 to 55,000 homes.

Francis Garbutt
Chair

On behalf of Adel Crag Community Association

November 2015