

**From:** [Robert Solyom](#)  
**To:** [Site Allocations Plan](#)  
**Subject:** PDE02721\_HG2-17(1080\_3367A) Breary Lane, Bramhope, LS16  
**Date:** 16 November 2015 15:58:09

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Dear Sirs

My comments on the Leeds Site Allocation Plan with respect to the above site:

1. The proposed Site Allocations are unsound generally because they fail to comply with Para 158 of the NPPF which requires that “the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area”. The estimate of population grown in the Core Strategy was apparently based on figures from 2008. The most recent census indicated that population growth was actually some 43% less than expected. The Core Strategy and hence the Site Allocations Plan is therefore based on inadequate and outdated evidence and unsound. The 2011 Census figure showed Leeds had a population in 2011 of 751,500; the Core Strategy document estimated the population as 755,136 in 2010 further indicating the figures are inadequate and out of date and that the council has failed to monitor the figures as it said it would or, worse, has failed to take heed of reports which indicated a need for only 50,000 – 60,000 new houses.
2. Bramhope has a population of 3,400 out of a total population of 85,500 for Leeds outer North West (4%) yet the Site Allocation Plans provide for the allocation of 449 houses out of the total allocation for Leeds Outer North West of 2,000 (22.5%). This impact on a town identified as a smaller settlement is disproportionate, unjustified and not in accordance with the Core Strategy in a number of respects:
  - a. The Breary Lane East Site in particular would not be a sustainable development as it would impact dramatically on the local environment because of its scale and is unlikely to be able to be achieved in line with the requirements of Para 4.1.13 of the Core Strategy;  
  
Leeds is successful and prosperous because we have outlying villages; these should not be allowed to become urban sprawl otherwise people won't be attracted to live and work in Leeds. I moved to Leeds and chose Bramhope because of its very village nature and now employ circa 70 people at Brown Butler. If we do not maintain our villages we will not attract people from outside the area to move to Leeds and set up businesses in Leeds.
  - b. The proposed allocation for the Breary Lane East Side would be a very negative effect on the green corridor generally and, in particular the habitat network identified in Policy G9 of the Core Strategy;
  - c. Although the requirement for enhanced infrastructure is referred to, the total impact is inadequately considered; the effects of an increase in the population of Bramhope of over 30% is hardly considered in terms of social impact, and the requirement and impact of supporting infrastructure such as shops, health facilities etc. The proposed Site Allocations for Bramhope would therefore be non-compliant with Spatial Policy 6(i) of the Core

Strategy.

Some examples of traffic problems currently encountered are as follows:

Turning right onto Otley Road from Breary Lane East

In rush hour this is impossible; you have to turn left and go down to the roundabout and come back on yourself

Turning right from Tredgold Crescent onto Otley Road

In rush hour this is impossible and people get out of their cars and press the button on the pedestrian traffic lights and wait for red and then rely on the good nature of drivers coming from Leeds to allow you out

Turning right into Creskeld Lane from Otley Road

In rush hour this is extremely nerve racking ; the filter lane for you to turn right is not wide enough for a car, so you end up taking space from both sides. You are in constant fear of being hit especially if a bus or lorry comes from either direction.

These are issues we currently have in Bramhope; it is totally unreasonable to allow them to be exacerbated.

- d. The proposed Site Allocation is not in accordance with Spatial Policy 1(i) which requires the scale of growth in smaller settlements such as Bramhope to be considered with regard to the Settlement's size, function and sustainability.
  - e. Given the disproportionate allocation to sites in Bramhope, there is little or no discussion of which other sites in the district have been considered and/or the reasons why such sites may have been discounted. This makes it impossible to comment on other options and is therefore unsound.
3. Following on from point 2b above, although the Site Allocations Plans refer to the need for an Environmental Survey to be undertaken before any development on the Breary Lane East Site was considered, this indicates an inadequate consideration of the environmental issues prior to the Site Allocation. The site contains an identified habitat network and is surrounded by Strategic Green Infrastructure. Badger setts have been identified in the habitat network, newts are found on the site, bats are present on the site and it is a breeding ground for geese, ducks, coots and moorhens as well as a regular visiting point for herons. The impact of any development on these should have been fully considered before any allocation and indicates that, in this respect, the Site Allocations Plans have not been positively prepared and would be non-compliant with spatial Policy 6(i) and (vi) of the Core Strategy.
  4. Generally the Site Allocation Plans for Bramhope, and for Breary Lane East site in particular, fail to comply with objectives 8, 11, 17, 21 set out in Para 3.3 of the Core Strategy.

Your faithfully

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