

**From:** [Mulherin, Cllr Lisa](#)  
**To:** [Site Allocations Plan](#)  
**Cc:** [Pickering, Lois](#); [Renshaw, Cllr Karen](#)  
**Subject:** PDE02724\_Ardsley and Robin Hood ward proposals  
**Date:** 16 November 2015 15:57:39

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Dear Sir/Madam,

Further to the comments in my letter dated 25<sup>th</sup> July 2013 in the options and appraisals consultation, I welcome the fact that the Churchfields in East Ardsley, Hope Farm in Robin Hood and Cemetery Lane in Lofthouse sites have been removed from consideration for housing for all of the reasons set out in my letter of 25<sup>th</sup> July 2013.

I furthermore welcome the Churchfields in East Ardsley and Hope Farm in Robin Hood being ringfenced for possible future school sites, should additional educational provision become necessary in these local areas.

I welcome what was the huge **2127 Tingley Station** site being removed from consideration for housing as it had no relationship to the existing developments in the area, the sheer volume of housing proposed there on one site would have completely overwhelmed the already over-stretched amenities (health facilities, shops and schools) in this area) and had a very detrimental impact on the local highway network, especially Thorpe Lane and the A650 and A654.

I welcome and support the proposals for development of Thorpe Hill Farm, Lingwell Gate Lane in Thorpe and of the old East Ardsley Primary School site, both of which are brownfield and which would be of a size and scale that they would not overwhelm existing amenities, but which may add value to them, particularly Thorpe Primary School which has taken a bulge year last year and was asked to take an additional bulge year next academic year. The school leadership are keen to progress to Thorpe becoming a 2 form entry school and some additional development in this locality is therefore considered desirable. I am also not opposed to the smaller scale development of site HG2 -166 land off Longthorpe Lane, Thorpe for 17 houses even though it is on green field, because it could enable the existing primary school to develop to a full 2 form entry primary school thereby enhancing the village's current amenities.

### **Outer South West HMCA**

I do not support the proposals for HG2-169 at Haigh Wood, West Ardsley, HG2-167 Old Thorpe Lane, Tingley, HG2-171 Westerton Road, East Ardsley and HG2-170 Land off Haigh Moor Road for the following reasons:

HG2-170 Land off Haigh Moor Road: Housing on this predominantly Green Belt site is unacceptable. It may only have a stated capacity of 41 houses, but planning applications here have already been fiercely resisted by local residents and ward Councillors. The sensitivity of this site is primarily due to its setting alongside a cherished local beauty spot and amenity space of Ardsley Reservoir. The views across to the reservoir for walkers are highly prized by local people. Before the car park was built on this site (at public expense) the parking problems caused on Haigh Moor Road by people parking up to walk around the reservoir (it is particularly popular with dog walkers) were considerable. The car park is of itself a public amenity that is valued by those living in this area who want to ensure that traffic movements up and down

Haigh Moor Road are made as safe as possible, but also by those travelling from further afield to enjoy this public amenity space.

HG2-167 Old Thorpe Lane, Tingley: development of this 28 ha site, on Green Belt – not greenfield as its says in the consultation booklet, with a stated capacity of 619 is over intense and would place an unbearable strain on existing local amenities that can barely cope with the population living here already e.g. the GP practice at Leigh View which already serves a very wide area and where older residents in West Ardsley have complained to us that they have to wait three weeks for an appointment because they can only attend at certain times of the day owing to their reliance on the incredibly poor public transport network. There is a need to retain some land in this area for a park and ride route that would improve public transport access from my constituents and which could provide a useful transport hub for those travelling not only to Leeds and Morley, but also to Wakefield (along the A650) and to Dewsbury. Schools are also under considerable pressure in this part of my ward with Blackgates Primary and Westerton Primary schools both having been expanded already in recent years to accommodate the population of children and families who already live in this area. A much smaller scale development to the West of Spinkwell Lane may not be unacceptable if developed alongside the local community and done in a way which would enhance local community and sporting facilities. The fields to the immediate East of Spinkwell Lane between there and Thorpe Lane are currently in use for grazing for an equestrian centre and to the front of that site alongside the A650 they hold the annual autumn fair. The Green Belt fields to the East of Thorpe Lane would be considered unacceptable for housing because they help to form the distinction between settlements in Tingley and East Ardsley.

HG2-171 Westerton Road, East Ardsley: Again the proposal to introduce 189 units to this site of is unacceptable because it would be over intense and would result in the loss of valued Green Belt. Again it has open vistas toward Ardsley Reservoir and a pedestrian access to it. So many new houses on this site would place an unacceptable strain on the local highway network particularly the junction with the A650, but Westerton Road itself is also under strain the existing volume of road traffic that has grown in recent years from the in-fill developments along Haigh Moor Road, on Batley Road and along Westerton Road itself. The new mini Tesco on Westerton Road has exacerbated parking problems that add to the traffic flow along this road. Development of the old West Ardsley Adult Training Centre for Extra Care Housing has support locally and the recreation ground near that needs to be protected. The other fields should remain in agricultural use.

HG2-169 Haigh Wood, West Ardsley: Another proposals that is simply too intense. There has been a considerable volume of new build in this vicinity in recent years (including most recently at Jude's Pond) which has placed a strain on the existing local amenities, done nothing to improve the public transport infrastructure and has simply added to the volume of traffic along what should be considered a country lane at Haigh Moor Road and at the junctions with Westerton Road and the A650 as set out above.

### **Outer South HMCA**

At the other end of my ward I would be willing to support the development of the site HG2-181 if there is corresponding investment in improving the recreation ground behind it off Northfield Avenue and efforts made to improve the junction of Leadwell Lane and the A61 and to deal with

the parking bottleneck at that point near the One Stop Shop which is an endless source of complaint to the Council and local Neighbourhood Policing Team from residents across Robin Hood .

I do not support the proposals for HG2-185 Church Farm in Lofthouse as they currently stand. This site is a mix of brownfield and Green Belt with the majority being Green Belt and in agricultural use. At a public meeting which we as ward Councillors held to ensure that the public were aware of the Outer South HMCA proposals in this round of consultation this site was the main concern of the hundreds of people who attended. Nearly every householder from Green Bank must have been in attendance and they were to a person determined to ensure that access to this site would not come from their quiet residential cul-de-sac and I would wholeheartedly support them in that. The intensity of development proposed here again seems too much for a small semi-rural village. A smaller scale development may not be considered unacceptable here as long as it offered some benefit to the local community. The GP practice recently sought to expand its premises and was refused on the grounds of the parking issues already causing problems for local residents. If a smaller scale mixed-use development were offered here with a re-located GP practice and extra care housing offering a choice for older people to enjoy their retirement in Lofthouse and carefully planned highways access that did not run through a quiet residential cul-de-sac it might be slightly more acceptable as it has defensible boundaries and would not risk creep into more of the Green Belt in this area. Green Bank residents also want to ensure that the trees that offer some boundary protection for them are protected and replaced where they have already been removed by prospective developers.

### **General Principles**

In general I have concern about the overall scale of housing proposed across Ardsley and Robin Hood ward, which has seen significant new build over the last twenty years already. Local residents are development weary and they rightly feel that they have had hundreds of new houses without the supporting infrastructure improvements e.g. at the Ardsley Sidings where the housing site was approved and developed but the adjacent retail/employment site was granted approval but never saw any building take place. We desperately need improvements to amenities particularly health facilities, public transport, the highways network, introduction of cycle lanes (because there aren't any) and any new development must ensure that it promotes active transport through walking (inc. walk and ride infrastructure where people could walk to a public transport hub at park and ride) and cycling.

Our communities in Ardsley & Robin Hood cannot continue to take more than our fair share of the housing target for the city and not get the benefits of improvements to amenities and infrastructure.

Yours faithfully,

**Councillor Lisa Mulherin**  
**Executive Member for Health, Wellbeing & Adults (including Sport)**  
**Chair of the Health & Wellbeing Board for Leeds**  
**Labour Councillor for Ardsley & Robin Hood**

**Leeds City Council**

**Labour Group Office, Civic Hall, Leeds, LS1 1UR**