

From: [Frances Jones](#)
To: [Site Allocations Plan](#)
Cc: [Renshaw, Cllr Karen](#); [Dunn, Cllr Jack](#); [Multherin, Cllr Lisa](#)
Subject: PDE03052_Comments on the SAP Area Proposals Outer SW
Date: 16 November 2015 13:20:48

Dear Madam/Sir

I welcome the open approach LCC has taken to public participation in this new plan.

1. It is good that land has been identified for educational purposes, though I am not enough of an expert to know if this sufficient to cope with the anticipated increase in families from the planned housing development. And some of the local schools are already far too big.
2. It is good that some sites have been identified for sheltered housing near shopping centres.
3. The plans lack ambition in relation to types of housing. Whenever there is a discussion about housing in Leeds (eg the recent YEP-led summit), the Lilac development is always quoted as best practice. Each locality, at least Morley, Beeston and Middleton, should have land set aside for such a development where housing is built to the highest environmental standards and residents commit to living with less reliance on cars. There are many areas which are well served by buses in this sector of the city where this would be possible.
4. The plans lack ambition in relation to collective transport. There is no mention of building a new East Ardsley station, despite the additional housing and employment planned for the bottom of Fall Lane, and no mention of a new station at White Rose to serve retail, business and housing development at the bottom of Churwell.

Nowhere is there a mention of infrastructure for buses, cycling and walking. This needs to include pedestrian access from new areas of housing to the nearest bus stop. Too often in new developments there is a bus stop yards away, but no access has been planned and residents have to walk half a mile to get out to the main road. Not a great incentive to leave the car at home.

The whole area is in danger of coming to a standstill on the roads for hours every day, and yet this plan does nothing to get both new and existing residents and workers out of their cars. We live on the A650 along from Tingley roundabout, so have plenty of experience of the jams that build up. Getting people to White Rose by train would help a lot.

5. It is important to consider the views that we get as we move around our communities. Preserving vistas enhances our wellbeing. It is particularly important for pedestrians if we wish to encourage walking as a means of transport and as a form of exercise. I have commented on individual sites below.
6. It is good that land is identified for travellers/gypsies, although at least one site seems to be rather too far away from amenities including schools. The 2 existing sites off Thorpe Lane at Blackgates are examples of best practice, with no apparent problems on either side.

Comments on individual sites:-

HG2 156 / 2036 Rod Mills Lane - this site needs developing asap if the listed buildings are to be of any use. Some lovely mature trees on site could hopefully be preserved.

HG2 159 / 2098A_C Sissions Farm - site on a prominent slope - needs developing carefully to preserve views.

HG2 167 / 1143B_D Old Thorpe Lane - this should be treated as 2 sites. The land to the east of Thorpe Lane is suitable, though some is very close to the motorway, not good for one's health either in terms of noise or air pollution. A new site will also have to be found for the miniature railway.

The grazing land to the west should be left open, with its vista across to the moors, footpath access and site for funfair and circus.

As part of any development along the A650, all bus stops need shelters and real time information, plus priority at junctions.

HG2 170 / 3456A Haigh Moor Road - this site should be deleted as it would fill in the frontage to the reservoir, a very important local amenity.

HG2 171 / 1258_2105_3365_5144 Westerton Road - some of this site adjacent to the road and going back to the farmland should remain undeveloped to leave us a vista over the reservoir.

Many of the vistas over the land around the reservoir have already been filled in, with big fancy houses that do nothing to help solve the housing crisis and just block our lovely views. These views should be public and not private assets. They are very important for our sense of belonging to the community and the landscape and for our wellbeing.

Finally, may I welcome the fact that Church Fields, East Ardsley, is not included for development, and that some of the land is reserved for educational use. This is a prominent site, with important footpaths, and views both from it and over it.

I hope these comments are helpful.

regards

Frances Jones
129 Bradford Road
East Ardsley
Wakefield
WF3 2DF

--

Frances Jones
Friends of Middleton Park
Trustee & Fund Raiser