

PDH00127.

8 Kenilworth Gardens  
Gildersome  
Morley  
Leeds LS27 7EW

DEVELOPMENT PERMIT			
To	Action	Date	File
26 OCT 2015			

20 October 2015  
Leeds City Council  
Housing Proposals

Dear Sirs,

Your planning information Reply Form asks the question "Are these proposals sound?" I have to say, No, they are not sound, in fact in quite a number of ways, they are very much unsound.

The proposals consist of a series of isolated developments, without any regard to the effect of these various proposals on the locality as an integrated whole. For instance, each of the proposed sites is going to make a substantial increase in traffic flow, but this receives only a vague comment in each case, saying that attention will be required to improve junctions etc, without any attempt to quantify the overall effect resulting from all the building sites.

The proposals at Gildersome would add yet more traffic to an already impossible situation if and when the industrial development on Gelderd Road and Asquith Avenue comes into operation, where it is anticipated that one large industrial vehicle every minute will leave or enter the site(that is, 480 vehicles per day) – this on top of an already heavily used road network.

The housing proposals off Asquith Avenue, together with this industrial site, will totally destroy the green spaces which currently separate Morley from Gildersome. If this sad state of affairs should come to fruition, there should be an attempt to salvage something by making Dean Wood into a public open space.

Looking at the various proposals in the whole Morley area, there are several very large blocks of development (Ref nos. HG2 145,149,150,167). These are so large as to make it impossible to create a community atmosphere. Most of the development areas in the rest of the city are much smaller, and therefore more capable of integrating socially.

Over the years, Morley has been treated as a dumping ground by Leeds. Alost all the motorway network in the area is within Morley, which has lost some 5% of land to motorways. Morley has been inundated by industrial developments, and is largely without the public open spaces enjoyed by north Leeds. There is no sign of industry encroaching on to the ring road to the north of Leeds. Many of our local footpaths are being lost to housing developments.

In short, no, the proposals are not sound: No effort has been made to quantify increased traffic flows, The green space between Gildersome and Morley and many rights of way footpaths will have been lost, the large areas of some sites are not capable of becoming integrated social villages, and

there is no indication of any thought to the infrastructure changes that will be needed, and the costs thereof.

The proposals represent an attempt to meet national housing demands, without considering all the fine details and costs which would be involved.

Yours faithfully,

T A Gomersall ARCS BSc DMS