

PDM00270

Mr T. Hill & Mrs L. Shackleton-Hill
16 Parkside Crescent
Meanwood
Leeds
LS6 4JU

30 October 2015

Dear Sir / Madam

Reference; **HG2-50**

DEVELOPMENT DEPARTMENT			
To	Action	Info	File
- 3 NOV 2015			
Plot Number			

Proposed Residential Development in the Leeds Site Allocation Plan, Meanwood, LS6

Proposed erection of 25 houses on Church Land Paddock

We **OBJECT** strongly to the application for the proposed residential development in the Leeds Site Allocation plan of houses on Church Lane Paddock.

We have examined the proposals and as local residents we know the site very well.

One of the most critical points relates to the location of this land next to the Church of the Holy Trinity. This church is a Grade II Listed Building, and would be blocked visually from the erection of 25 houses. According to Heritage England there is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. I believe by building 25 houses into this space would impact greatly on the setting, and the preserving of the listed building.

It is clear that this site has remained undeveloped as part of the overall setting of the church and place of worship. The impact of building in such close proximity to this historical site would have such a vast impact on its history and place in the local community.

The paddock is not a vast area, and 25 houses would take properties right up to the perimeter of the church with a catastrophic impact on the historical site.

As Greenfield land the site is purposefully allocated as undeveloped land within Meanwood to be used for agriculture, landscape design, or left to evolve naturally. If the properties were to be built each of the following items below would be negatively affected;

- Once land has been converted to development, it is unlikely to ever be converted back to Greenfield use
- Destruction of the natural habitat of many animals and plant species
- Loss of potential agricultural land
- Complete loss of amenity or recreation value, this land could be used for allotments!
- Negative effect upon transport and energy use

Already in Meanwood we have congestion around Church Lane, Green Road and the Meanwood Road junction. 25 houses, each with an average of 4 people per house and 2 cars means 100 more

people in the area and at least 50 more vehicles causing congestion. The nearest train station is over 2.5 miles away meaning cars would be the primary mode of transport. Not to mention the pressure on local schools and GP's.

The Paddock is on steeply inclined land, careful consideration would need to be given to access. Access should not interfere with current access to the Church or parking facilities.

The second impact of the steeply inclined land is the consideration that must be given to the site and local community regarding possible flooding. Areas of the Paddock are very susceptible to surface water flooding. What guarantees do we have that this would not impact other local dwellings and the site of the Church. Drainage issues from run off pollution and increased flooding risks around Meanwood Beck must be considered.

A development of this nature erodes the special character of Meanwood and long term sustainability of the area.

For these reasons we require that our objection be noted and acknowledged and we will seek attendance at any hearing in respect of the application.

Yours faithfully,

Mr T. Hill & Mrs L. Shackleton-Hill