

**Reasons for being against the proposed building of houses on The Paddock, Meanwood, site ref 1242**

**1. Access**

The field is set down from Church Lane, which is now a busy road used not only by local residents, but as a cut through to the Ring Road for people commuting further out of Leeds. The volume of traffic using Church Lane has been considerably increased since Waitrose Supermarket opened in the village. The slope down to the field makes access a bit more difficult as there is an old stone wall as a boundary, which is part of the field boundary.

It is hard to conceive how the builders would create the access to the field – if this is at the junction of Parkside Green and Church Lane this would make the junction more hazardous as cars have a tendency to speed up and down Church Lane. The Council is aware of this speed problem and proposals are currently in hand to place speed bumps along this busy bus route. A bus stop is located at this point on both sides of the road so it would be an increased hazard to those using the buses as is experienced by traffic currently leaving this short street. This bus stop is used by children using the school bus to Abbey Grange School so has a number of children congregating at this point in the morning and similarly alighting at the end of their school day.

There is also a footpath running down to the Church from Parkside Green which is also used by people walking down to the shops.

**2. Drainage.** There is an underground spring running through the field – in the winter the field is extremely muddy over a large area and running water can be seen on the field. There are two houses currently built in the field and there were extensive problems in building the houses due to the spring – two attempts had to be made to build the house and they are now built on rafts for their foundations. If the builders were to sort out the drainage in the field would this cause problems to properties further down from the field as they would get increased water at wetter times, whereas at present the field acts like a mini flood plain? If this water drained to Meanwood Beck this would add to the Beck which has been known to flood, so ultimately this would have an effect on houses near the beck being liable to flooding.

**3. The effect** of more houses in the vicinity – at present the local primary school is oversubscribed and families living as close as Church Avenue have been known not to secure a place in the School causing a lot of worry to the families involved – more houses and therefore more families in the area would only increase this problem.

**4. The environmental impact.** The field is a valuable green space in Meanwood which has a very village like community. Local people on their way past the field enjoy stopping to watch the wildlife in the field. The field has also frequently been used as a paddock with horses grazing causing pleasure to people young and old in the area. There are a number of mature trees on the boundary field including lime trees, horse chestnuts, sycamore etc. The field acts as a haven for birds and wild life. The field is situated next to Holy Trinity Church which is a grade 2 listed building and compliments its setting.

Submitted by A .Barber 6 Parkside Green, Leeds LS6 4NY

DEVELOPMENT DEPARTMENT			
To	Action	into	File
- 4 NOV 2015			
File Number			