

Part 1 - Your details

**This information must be completed*

	Personal details / Client details	Agent details <i>Only complete if you are an agent</i>
Title	<input type="text" value="Ms"/>	<input type="text"/>
First name*	<input type="text" value="Joanne"/>	<input type="text"/>
Last name*	<input type="text" value="Hebden"/>	<input type="text"/>
Job title <i>(where relevant)</i>	<input type="text" value="Clerk & RFO to the Council"/>	<input type="text"/>
Organisation <i>(where relevant)</i>	<input type="text" value="Micklefield Parish Council"/>	<input type="text"/>
Address*	<input type="text" value="6 Churchville Avenue"/>	<input type="text"/>
	<input type="text" value="Micklefield"/>	<input style="border: 1px solid black; padding: 2px; text-align: center;" type="text"/> RECEIVED - 6 NOV 2015 OVER COUNT.
	<input type="text" value="Leeds"/>	<input type="text"/>
Post code*	<input type="text" value="LS25 4AS"/>	<input type="text"/>
Phone/Mobile	<input type="text"/>	<input type="text"/>
Email <i>(We'd prefer to contact you by e-mail)</i>	<input type="text" value="clerk@micklefield-pc.gov.uk"/>	<input type="text"/>

Part 2 - What comment do you wish to make?

Please use a separate response form for each site/ part of the Plan(s) you wish to comment on.

2.1. Which Plan do your comments relate to?

- Leeds Site Allocations Plan Aire Valley Leeds Area Action Plan

2.2. Which section of the Plan do your comments relate to?

a. **A specific site/designation in the Plan**
 Site reference from the document or Map (e.g. HG2-1 (3026)) HG2-125

Do you agree with the proposed use of this site? Yes No

Please tick all the themes you wish to comment on;

- | | | |
|---|--|----------------------------------|
| <input type="checkbox"/> Ecology/Landscape/Tree(s) | <input type="checkbox"/> Local services/facilities | <input type="checkbox"/> Schools |
| <input type="checkbox"/> Conservation/Heritage | <input type="checkbox"/> Loss of Greenbelt | |
| <input checked="" type="checkbox"/> Highways/transport | <input type="checkbox"/> Site Boundary <i>(please submit a revised boundary)</i> | |
| <input checked="" type="checkbox"/> Other <i>(please specify)</i> | Surface Water Flood Risk | |

IF YOU HAVE COMPLETED 2.2 a - PLEASE GO STRAIGHT TO PART 3

b. Another part of the Plan

Title of document (e.g. Publication Plan, background paper, sustainability appraisal)

Policy Ref. (e.g. - RTC1)

Paragraph Number

Diagram / Inset Map

Other

IF YOU HAVE COMPLETED 2.2 b - PLEASE GO STRAIGHT TO PART 3

c. A site previously considered and not allocated in the plan

(See Housing & Employment Background Paper)

Reference No (e.g. SHLAA ref)

Address

IF YOU HAVE COMPLETED 2.2 c - PLEASE GO STRAIGHT TO PART 3

d. A new site which has not been considered. Please attach a site plan.

Address

IF YOU HAVE COMPLETED 2.2 d - PLEASE GO STRAIGHT TO PART 3

Part 3 - Is the Plan sound?

At this stage, before the Plan is sent to the Secretary of State for Public Examination, we are asking for your views about the 'soundness' of the plan. An independent Inspector will examine the plan against the 'tests of soundness' (Please read the guidance notes on how to complete this section)

3.1. Do you consider the plan to be sound?

Yes (go to Q3.3)

No (go to Q3.2)

3.2. Which test of soundness are your comments about? (You must select at least one option)

Positively Prepared

Effective

Justified

Consistency with National Policy

3.3. Please set out why you think the Plan is sound / unsound? Your comments should briefly cover all the evidence and supporting information necessary to support or justify your view. It helps us if you can use subheadings to deal with specific issues. Please continue on a separate sheet if you need to. There may not be another opportunity to make further comments before the plan is sent to examination.

Site HG2-125 (Land to the south of Pit Lane, Micklefield) is not part of the Adopted Green Belt and forms land currently designated as a Protected Area of Search (PAS) within the existing Settlement Envelope around Micklefield. Please see separate sheet for a fuller explanation as to why Micklefield Parish Council agrees in principle with the allocation of site HG2-125 for housing, but why the 'effective' test is not satisfied and why the Plan is thus unsound in terms of this site.

3.4. Please set out what change(s) you consider necessary to make the Plan sound.

You will need to say why this change will make the Plan. It helps us if you can be precise as possible and providing any suggested revised wording. Please continue on a separate sheet if you need to.

For the allocation of site HG2-125 for housing to be sound, the Site Requirements should expressly include a number of positive measures, in addition to those already stated, that would enable a housing development to be a credible proposition and which would thus make the Plan sound in terms of the 'effective' test. Please see separate sheet for a full description of the positive measures that should be added to the Site Requirements for HG2-125.

Part 4 - Is the Plan legally compliant?

Please give evidence in support of the comment you gave in Part 2.

4.1. Do you consider the Plan to be legally compliant?

Yes No Don't Know

(Please read the guidance notes on how to complete this section)

4.2. Which part of legal compliance is your comment about?

- | | |
|---|---|
| <input type="checkbox"/> Local Development Scheme | <input type="checkbox"/> Planning and Compulsory Purchase Act 2004 |
| <input type="checkbox"/> Statement of Community Involvement | <input type="checkbox"/> Sustainability Appraisal Report |
| <input type="checkbox"/> Consultation of appropriate Statutory Bodies | <input type="checkbox"/> Town & Country Planning (Local Planning) Regulations |
| <input type="checkbox"/> Duty to Cooperate | |

4.3. Please give details of why you consider the Plan is/ or is not legally compliant.

Please try to be as precise as possible, using headings to break up your comments and continue on a separate sheet if you need to.

In terms of this specific proposed housing site, HG2-125, the Plan is legally compliant.

Part 5 - Take part in the public examination

5.1. Your comments will be taken into account by the Planning Inspector.

Would you like to take part in the forthcoming Public Examination?

Yes No

N.B. The Planning Inspector will decide the best way to hear from those who wish to take part in the examination

Part 6 - Future updates

6.1. Would you like to be notified of any of the following? (Please tick as appropriate)

- The Submission of the Plan(s) for Public Examination
 The Adoption of the Plan(s)

Please sign and date this form

Signature:

Date: 05/11/15

dd/mm/yy

Thank you for taking the time to give your comments on the Leeds Site Allocations Plan and/or Aire Valley Leeds Area Action Plan.

If you would like to make another comment on another site or different part of the Plan (s), please use a separate response form.

Submit your form

MICKLEFIELD PARISH COUNCIL

Sole Trustee of Micklefield Recreation Ground Charity



APPENDIX TO CONSULTATION RESPONSE

Leeds Local Development Framework (LDF) Leeds Site Allocations Plan – Publication Draft (Public Consultation:- September - November 2015)

Site HG2-125

3.3 Please set out why you think the Plan is sound / unsound?

Micklefield Parish Council believes that it is almost impossible to justify any existing PAS allocations remaining as such, if this means that further deletions from the Green Belt and allocation of land for housing would be necessary in order to provide the required number of residential units for Outer South East Leeds. This is why Micklefield Parish Council agrees in principle with the allocation of site HG2-125 for housing.

However, the 'effective' test is not satisfied as there are particular problems with this site which if left unresolved will render the Plan 'unsound'.

- (i) There are significant issues in Micklefield regarding the foul sewer and surface water drains and the provision of an adequate and effective drainage system for any new dwellings.
- (ii) According to the Environment Agency's online mapping system, part of this site (in its existing form as an agricultural field) already has a quantifiable risk of flooding from surface water. This is where, during sustained heavy or very heavy rainfall, rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead. The surface water flows can be either wholly within the site and/or outflow from adjacent land. The area in the north east corner of the site is defined as 'Low Risk' and an area near the centre of the site is defined as 'High Risk'. This matches the Parish Council's own understanding of what happens in site HG2-125 during sustained heavy or very heavy rainfall.
- (iii) The junction of Pit Lane with Great North Road has restricted visibility, especially so for vehicles turning left out of Pit Lane. If the development of HG2-125 for housing results in the 79 dwellings suggested in the Plan, the number of vehicular movements exiting Pit Lane will be greatly increased, at what is an extremely sub-standard junction.

3.4 Please set out what change(s) you consider necessary to make the Plan sound.

The following positive measures should be in the list of Site Requirements for HG2-125, for the allocation to be a credible proposition, satisfy the 'effective' test and for the Plan to be sound:

- (i) Development of HG2-125 for housing will require a flood risk assessment of the site itself and an assessment of the development's cumulative impact on the existing foul sewer and surface water drains in Micklefield. Where necessary, mitigation measures will need to be provided so that there will be no negative impact on the occupants of the new houses and no negative cumulative impact on the wider drainage system or the surface water flood risk elsewhere in Micklefield.

- (ii) Development of HG2-125 for housing will require off-site highway improvements to Pit Lane. These will need to include improvements to the junction of Pit Lane with Great North Road, but might also need to include opening up the roundabout on Pit Lane to the west, to enable vehicles to directly access the A656 Ridge Road.

Joanne Hebden
Clerk & RFO to Micklefield Parish Council
5th November 2015