

Part 1 - Your details

*This information must be completed

Personal details / Client details

Agent details

Only complete if you are an agent

Title	Ms	
First name*	Joanne	
Last name*	Hebden	
Job title <i>(where relevant)</i>	Clerk & RFO to the Council	
Organisation <i>(where relevant)</i>	Micklefield Parish Council	
Address*	6 Churchville Avenue	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> RECEIVED - 6 NOV 2015 OVER COUNTER </div>
	Micklefield	
	Leeds	
Post code*	LS25 4AS	
Phone/Mobile		
Email	clerk@micklefield-pc.gov.uk	

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)) HG8-3

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> | Premature removal of General Employment designation | |

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 HG8-3 (Land off Phoenix Avenue, Micklefield) is within the settlement boundary of Micklefield and thus not in the Adopted Green Belt. The land is currently designated for General Employment use. Please see separate sheet for a fuller explanation as to why Micklefield Parish Council objects to the allocation of site HG8-3 as a permanent site for Travelling Showpeople, why the 'Positively Prepared' and 'justified' tests are not satisfied and why the Plan is thus fundamentally 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.

Site HG8-3 should not be allocated as a permanent site for Travelling Showpeople. The site should be incorporated into site EG1-44 as part of that allocation for General Employment Use.

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 Travelling Showpeople site, HG8-3, 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:

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 HG8-3

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

This site forms part of the existing General Employment allocation E3B:6 at Peckfield Business Park, confirmed as such in the Leeds UDP Review 2006. Micklefield Parish Council acknowledges that no planning applications for General Employment use have been submitted for this site since it was first allocated in the Leeds UDP 2001.

However, this apparent lack of interest in any attempt to develop the site for General Employment use has arisen from a unique, site-specific set of circumstances. In this particular instance, the absence of any planning applications is not symptomatic of the site being fundamentally unsuitable for General Employment use.

In fact, it is almost certainly the case that Leeds City Council, as landowner, has purposefully dissuaded any interested parties from attempting to develop this site, or for that matter site EG1-44, for their currently allocated use.

There are two separate, but interlinked, reasons as to why Leeds City Council has chosen not to positively promote site HG8-3 and site EG1-44 for General Employment use.

- (i) Network Rail has a profound problem with the existing railway station at Micklefield, in particular its location within the same signal block as the junction of the York and Selby railway lines. One of the options that Network Rail is seriously considering in order to obviate the problem of trains stopping at Micklefield Station, and preventing other trains from having a clear path across the junction, is to relocate Micklefield Station further to the west (ie. adjacent to site HG8-3 and site EG1-44) immediately to the west of the level crossing.
- (ii) ~~The West Yorkshire Combined Authority (WYCA), the train operating companies and, to a certain extent, Central Government have the aspiration of creating an 'East Leeds Parkway' Station somewhere on the east side of Leeds. One option is for a park-and-ride station to be constructed at Thorpe Park near Junction 46 of the M1, the other option is to expand the scope and scale of a relocated station adjacent to Peckfield Business Park in Micklefield.~~

If Micklefield Station is closed and replaced by a new station adjacent to Peckfield Business Park, then site HG8-3 and site EG1-44 would both be needed in order to provide the required parking area for the station. This is certainly the case if the relocated station was constructed as the new 'East Leeds Parkway' Station, but site HG8-3 would arguably still be needed as the parking area for village users of a simpler local station.

Micklefield Parish Council considers that the closure of the existing Micklefield Station and its relocation to a point west of the level crossing would create significant disbenefits to the residents of Micklefield. However, we recognise that the Transport Planning system *might* ultimately lead to the railway station being relocated in this way, regardless of the direct effect on our local community.

If Micklefield Station is relocated, then it would be essential for the car parking for village residents (especially for residents of Old Micklefield who would finish up being upwards of 1¼ Miles (1600m) from the replacement station) to be at the closest point to the village adjacent to the station, ie. at site HG8-3.

Once the issue of any relocation of Micklefield Station has finally been resolved, site HG8-3 will either be needed as the car parking area or other facilities associated with the replacement station, or it will finally be freed up for other General Employment use.

The allocation of site HG8-3 as a *permanent* site for Travelling Showpeople does not satisfy the 'Justified' test because Leeds City Council has not taken into account the existing and known transport planning issues relevant to the site.

The allocation would be premature, would preclude site HG8-3 from fulfilling an essential planning requirement of any relocation of Micklefield Station and would unnecessarily curtail its potential use as an important resource of General Employment land.

The Sustainability Appraisal for this site is of little use in assessing or rationalising whether the allocation is correct in its own site-specific land-use context, because it gives no weight to the sustainability impact of removing its current designation for General Employment use.

Even if one takes the Sustainability Appraisal (which is arguably deficient in its scope, content, analysis and ability to rank sites against each other) at face value, site HG8-3 scores unfavourably in comparison to several sites that were considered but not chosen by Leeds City Council as sites for Gypsy and Traveller allocations.

The sites at Barkly Road, land to the north of Thorpe Lane in Middleton, Manor Mill Lane, Pym Street/Donisthorpe Street and at Wyther Community Centre in Bramley all appear to have more positive Sustainability Appraisals than site HG8-3 and yet they were not chosen.

As well as the Plan not satisfying the 'Justified' test in respect to site HG8-3, Micklefield Parish Council would contend that the Plan has not been 'Positively Prepared' and also fails on that test. There has been no positive attempt to show in the Plan how the methodology of choosing potential Gypsy and Traveller sites actually led to site HG8-3 being chosen.

It is for the reasons outlined above why Micklefield Parish Council considers the Plan to be unsound.

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

Site HG8-3 should be deleted as an allocation as a permanent site for Travelling Showpeople and the land should be incorporated into site EG1-44 as an allocation for General Employment use.

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