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DEVELOPMENT DEPARTMENT			
To	Action	Info	File
- 9 NOV 2015			

Fieldhead  
 30 Old Lane  
 Bramhope  
 Leeds  
 LS16 9AZ  
 6 November 2015

LDF Publication Draft Consultation, Forward Planning & Implementation  
 The Leonardo Building  
 2 Rossington Street  
 Leeds  
 LS2 8HD

**Leeds Site Allocation Plan**

Dear Sir,

Please find below my comments on the Leeds Site Allocation Plan.

I do not agree with any of the following 3 sites being allocated for housing.

**Site HG2 – 15 (3400) Land at Green Acres**

- The proposed development is inappropriate for this site which is adjacent to the Bramhope Conservation Area.
- The proposed development would lead to additional traffic at the Cross road junction which is already dangerous, has poor sight lines and has been the site of at least one fatal accident.
- The local facilities including, healthcare, school, shops and public transport are not able to support the needs of an additional 42 households.

**Site HG2 – 16 (1002) Rear of 45 Creskeld Lane**

- The proposed development is inappropriate for this site which is adjacent to the Bramhope Conservation Area.
- The proposed development would necessitate the demolition of the existing property which would destroy the character of the local area.
- The proposed development would lead to additional traffic on Creskeld Lane which is already a 'rat run', is very narrow and steep in places, and is often left untreated in winter. This would be dangerous for both drivers and pedestrians. Creskeld lane has no pavement in places and pedestrians often walk in the road on their way to enjoy the footpaths further down the hill.
- The local facilities including, healthcare, school, shops and public transport are not able to support the needs of an additional 23 households.

### Site HG2 – 17 (1080 & 3367A) Breary Lane East/Leeds Road

- The proposed development is inappropriate for this site which is adjacent to the Bramhope Conservation Area and adjacent to a listed building.
- A key mid distance view from Breary Lane East would be lost.
- The scale of the development is out of proportion to the size of the village.
- The proposed development would lead to additional traffic on the already very congested A660.
- The proposed development would lead to loss of Green Belt land
- The local facilities including, healthcare, school, shops and public transport are not able to support the needs of an additional 376 households.

I do not consider the plan, in relation to any of the above sites, to be sound for the following reasons:

1. It is not positively prepared as it does not take account of the local infrastructure.
2. It is not justified. I believe the strategic aim of the council should be to reuse brownfield sites before developing green field and green belt sites.
3. It is not effective. The identified sites are not the most suitable because the required infrastructure is not in place and cannot be delivered.
4. The above 3 points render the plan inconsistent with the National Planning Policy Framework.

To make the plan sound, the following changes should be made:

1. All brownfield sites in Leeds should be exhausted before any consideration is given to greenfield sites.
2. Consideration should be given to infrastructure needs before any site is approved e.g. school capacity (both primary and secondary), determination of future highways demand and how this will be met, ability of local primary health structure to meet the anticipated needs of the local population.

Regarding HG2 – 17 (1080 & 3367A), the area proposed to be taken out of the green belt does not meet the 'Exceptional Circumstances' or 'Special Circumstances' that need to be in place before this can happen.

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Yours faithfully

Mrs Angela Smith