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**Oak Cottage
18 Creskeld Lane
Bramhope
Leeds
LS16 9EX**

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

8th November 2015

Comments on "Leeds Site Allocation Plan

Site reference HG2 – 17 (1080 – 3367A) Breary Lane East, Bramhope LS16

Dear Sirs

I consider the proposed allocation of housing to the above site is flawed and incorrect. This allocation contravenes the key principles of the Leeds Core Strategy and has not followed the guidance issued by the National Planning Policy Framework. I consider this allocation is both unsound and unsustainable for the following reasons.

1. The allocation process was meant to be fair with every community in Leeds taking its fair share of housing growth, yet the Bramhope community is expected to take an increase of over 30%. This is simply unfair. A 5 – 10% growth would be appropriate and reflect the growth of the whole city in the time that is under consideration. Why Bramhope has been singled out for such dramatic growth is difficult to understand.
2. The proposal would be more understandable if the site in question was just 'spare ground' but it is productive arable land that has provided produce for the local community and beyond since medieval times.
3. It is even more distressing when one of the key principles of the National Planning Policy Framework is to develop brownfield sites first. The difference between this site and a brownfield site are the extremes of the spectrum. If the principle is really to develop brownfield sites first then this site should only be developed when all alternative sites have been fully

exhausted but, when you look around the whole city of Leeds, we are clearly a long way from this.

4. The other area the allocations seem to have overlooked, or purposely avoided, is the affect this proposed development will have on the Bramhope conservation area. More than 60% of the proposed site is adjacent to the conservation area and no allowance has been made for a buffer zone nor any consideration given to the impact the proposed development would have on conservation aspects. The National Planning Policy Framework advises that consultation should take place to ensure any such development is not detrimental to the conservation area and if it is then the development should not go ahead. No local consultation has taken place on this issue and on this basis I consider the allocation unsound.
5. The allocation is unsustainable. The concept that 376 dwellings will only be accessible via one entry point to the A660 is frankly a travesty of planning in the 21st century. The A660 in itself is oversubscribed at peak times and any hope of alleviating this problem in the next decade is clearly not a realistic proposition. The volume of traffic will be further exacerbated by the proposed new school on the Breary Lane site with its associated additional traffic. These issues have not been addressed. Sustainable development needs infrastructure before development begins and on these grounds I argue that this allocation is both unsound and unsustainable.

Finally, the allocation of this site is totally against the democratic wishes of the majority of Bramhope residents and it appears that their previous objections and the principles of the Core Strategy and the National Planning Policy Framework have simply been ignored when allocating this site. I would hope that the democratic views of the local people and the Bramhope Parish Council, who have effectively run the village for many years, will be listened to in this review and the wanton destruction of productive land and rural environment, which is a valuable resource for the city, is avoided.

Yours Sincerely

Fran Russell