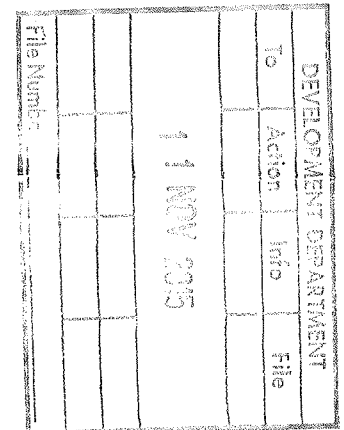
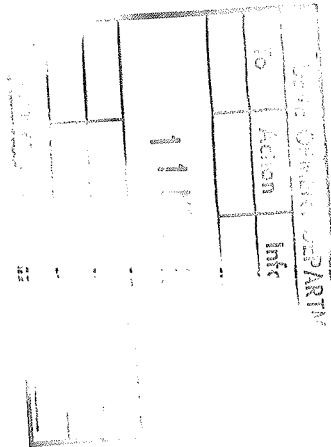


PDH00770

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 strongly disagree with the above site being allocated for housing.

I am shocked and surprised that this site has been chosen for development as it is contrary to so many of the key principles of the Leeds Core Strategy, namely:-

"A strong focus on building on brownfield sites in order to promote regeneration and protect the greenbelt"

This proposed site is not just spare greenfield land. It is productive agricultural land that has been supplying dairy products to the local community for over one hundred years. It is perverse that this site has been chosen over brownfield alternatives. Sites of this nature should only be developed as a last resort and when the battle against "urban sprawl" is finally lost. Part of this site is also currently "green belt" and I believe the decision to relocate it away from greenbelt status is also unsound as it does not meet any of the special or exceptional circumstances laid down by the "National Planning Policy Framework" and such a move could certainly not be a way of protecting the greenbelt.

"Fairness across the city, in terms of all parts of Leeds accepting some housing"

This current allocation increases the size of Bramhope by over 30%. This is more than any other similar community in Leeds so this can hardly be considered as fair. A 5 -10% increase in housing would be sustainable and fair. The current allocation is not an ordered, controlled and sustainable development of the village but a devastating impact that will alter its characteristics forever.

"Respecting and retaining community identities and character, rejecting possible urban sprawl"

This proposed allocation would destroy the existing community. Worse still it would create a physically split community. The proposed new housing is not connected in any way (other than via the main road - A660) to other parts of the existing village. This would inevitably lead to a split rather than an integrated community. The proposed new development would simply be urban sprawl.

More than 60% of the proposed new site boundary is 'cheek by jowl' to the existing Bramhope conservation area which would inevitably be damaged by its presence. No thought or consultation has been given to this issue. The National Planning Policy Framework requires that such thought and consultation is given which leads me to believe again that this allocation is unsound as well as being contradictory to the aims of the core strategy.

"Infrastructure of services around new development, such as schools and health services to be carried out in a manageable and sustainable way"

This proposed allocation is based on an estate of 376 dwellings being connected to the main road (A660) by one exit and access point. Is this a *manageable and sustainable* way to develop a new housing estate in the 21st century? Not only would we be creating traffic problems for the new occupants but we would be feeding them into one of the busiest and oversubscribed roads in Leeds, with no hope of improving this situation for at least 20 years. If the proposal was to build 376 dwellings feeding into the A660 over its whole length, it may be considered to be *manageable and sustainable* but to feed this in at one single point is clearly not.

The schools and health services in Bramhope and its neighbouring communities of Adel, Otley, Pool and Cookridge are currently more than oversubscribed and with the proposed allocations across the area will undoubtedly come under additional pressure. Whilst the proposed allocation for the Breary Lane East site has made provision for a new primary school there are clearly other services that will be lacking. In addition it is not clear which comes first - the dwellings or the school. Also a school will generate an increase in traffic movement, not just from local residents, but other families from outside of Bramhope who will want their children to attend a school in a 'good area'.

School traffic plus the residents of 376 dwellings using one access point is not a sustainable plan.

Supporting regeneration and environmental enhancement

This proposed allocation is deeply damaging to the environment of Bramhope. It would increase traffic movement and, more importantly, increase traffic queues, the worst for fumes and particle pollution.

It would mean a loss of productive farmland, which has been in production since medieval times. It would lead to the loss of established oxygen giving trees and ruin the countryside aspect of the village for many residents. If these proposals were to go ahead it would lead to environmental destruction - not enhancement.

In summary, whilst I support the key principles of the new core strategy, I cannot understand why they have not been applied to this particular site. It almost looks like the proposed site has simply been coloured in on a map because it appears to be balanced overall. Based on the core strategy's key principles, I think, to allocate housing to this site is deeply unsound. The council should be looking at communities like Bramhope and learning from them as to how to make and plan desirable communities rather than planning to destroy them.

Yours sincerely

Andy Russell