

DEVELOPMENT DEPARTMENT			
To	Action	Info	File
11 NOV 2015			
File Number			

30 Old Lane
Bramhope
Leeds
LS16 9AZ

7th November 2015

PDH00789

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

Re: Site HG2-15 (3400)
Site HG2-16 (1002)
Site HG2-17 (1080)
Site HG2-17 (3367A)

Dear Sirs,

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

I do not believe that development of any of these three sites for housing is appropriate. They do not take account of the local infrastructure. The plan is not effective, as the identified sites are not the most suitable for the reasons below. They are therefore not consistent with National Planning Policy Framework.

The following points have not been given adequate consideration:

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.

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

- The scale of the proposed development is totally inappropriate for this site which is adjacent to the Bramhope Conservation Area and is effectively in open countryside.
- The development would necessitate the demolition of the existing property which would destroy the existing character of the local area.

- The proposed development would lead to additional traffic on Creskeld Lane which is a narrow country lane and quite steep in places. Creskeld lane has no pavement in places. This would be dangerous for both drivers and pedestrians.
- The local facilities including, healthcare and schools are not able to support the needs of an additional 23 households. The nearest bus stop is about half a mile away up a steep hill.

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.
- 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.
- A key mid distance view from a historic listed property on 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.

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.

Yours faithfully

Mr Howard A Smith