

LDF Publication Draft Consultation
Forward Planning & Implementation
Leeds City Council
Leonardo Building
2 Rossington Street
Leeds, LS2 8HB

DEVELOPMENT DEPARTMENT			
To	Action	Info	File
12 NOV 2015			
File Number			

Date 7-11-15

PDH00986

Dear Leeds City Council,

REF SITE HG2-124

I do not support the proposed development of the Stourton Grange South site, ref: HG2-124, and I believe its inclusion in the Site Allocations Plan renders the plan unsound.

If development were to take place on Stourton Grange South it is suggested that there will be a possible requirement for a new Southern road bypass to Garforth to mitigate traffic generated by this development. This would put a huge time and cost burden on the development of Stourton Grange Farm South. Are we sure that this site would still come forward if it was required to provide a bypass? If Stourton Grange Farm South does come forward with the bypass, will the community benefits and/or financial benefits due from the development be compromised as a result? The potential environmental impacts of such a southern bypass could be very significant. Does Stourton Grange South therefore represent the best choice for Garforth?

Also the Stourton Grange Farm South site is at an elevated position above the town. It is open fields with wide open views across it. It doesn't have much by way of boundary landscaping (trees or hedgerows) so the impact of new development will be quite noticeable. Does Stourton Grange Farm South therefore represent the best choice for Garforth?

I understand that the Stourton Grange South site is affected by Mines and Minerals Rights over the land. This could prevent potential development of the site and mean the Site Allocation Plan is ineffective. Are Leeds City Council therefore sure that it would still come forward? If Stourton Grange Farm South does overcome its Mine and Mineral Rights issues, will the community benefits and/or financial benefits due from the development be compromised as a result?

I therefore do not consider that Stourton Grange Farm South represents the most suitable option for growth for Garforth.

An alternative site exists to the north of the railway line to the east of Garforth – Sturton Grange North. This site does not have the impediments of Stourton Grange Farm South and is a more suitable site. I request that the Council consider this site as a more appropriate and sound option for this part of the District.

I urge the Council to remove the Stourton Grange South site from the SAP and instead include the proposed Sturton Grange North site.

With kind regards,

NAME PETER SIMON

7~~00~~/11/15

ADDRESS 110 LINCOMBE DRIVE, LEEDS, LS8 1PT