

Land Registry

12, Kirklees Rise,
Farsley.
LS28 5TH

DEVELOPMENT DISPERSED		DEPARTMENT	
To	Action	1	File
11 NOV 2005			
File Number			

Dear Sir / Madam

I wish to make the following observations with respect to the allocation of Kirklees Knoll , Farsley (SITE PLAN REF: HG3-15 SHLAA REF 1114) as PAS land.

The site details, that you present describe this site as FLAT. This is far from the case and suggests that there is an mistaken view of this sites attributes. In fact the land slopes quite steeply to the east : dropping from approximately 100metres AOD at Calverley Lane to < 65 metres AOD at Bagley Lane This fall occurs over a distance of only about 600m; an average gradient of about 1: 17. This erroneous description of the site is critically important as it strongly influences the potential for this site to enhance the risk of flooding in Rodley.

(1) I note that you recognise the potential for increased flood risk if the Kirklees Knoll site is developed. . Whilst substantial investment in SUDS could partially reduce this enhanced flood risk, an enhanced risk of flooding will undoubtedly be created if the site is developed for housing.

[This risk arises because the soils at this site are underlain by an exceptionally clay rich B horizon. Currently the surface horizons are able to store excess rainfall, but these buffering surface horizons would be disturbed or destroyed by any normal housing development. This would facilitate heavy rainfall generating excess runoff which would increase the potential for flooding in Rodley :a settlement that already experiences periodic flooding.]

(2) I also note that you are aware of capacity issues on the ring road. These persist despite the expensive modifications that have recently been made at Rodley and Horsforth roundabouts. These road capacity issues will undoubtedly be made worse when the housing developments on the old Sandoz site and the Mulberry Manor housing development on Calverley Lane are completed.

The proposed housing developments, south and west of the Horsforth roundabout, and on the old college site, will exacerbate the existing transport problem, as would any large housing development on the Kirklees Knoll site.

(3) At the present time Rodley and Farsley have distinctly different characteristics, and discrete communities. However, the development of housing on this tract of land would destroy the green space that separates them which is an amenity for both communities

At present this land is designated as PAS land and it may well be appropriate to maintain this designation, though any future evaluation of this land should consider the following additional adverse effects of its development.

(A) If housing development were to occupy Kirklees knoll, it would impair the view and amenity currently enjoyed by the community owned, and much used recreation ground in Farsley and adversely impact on Farsley's Conservation Area.

(B) The development of this land would remove the only working agricultural green space in Farsley and would impact adversely on the sustainability of the farm that currently uses the land to support its livestock enterprises.

[At the recent enquiry the inspector appears to have been influenced by claims that the loss of land to the farmer would be compensated by further land being made available, and that the farmer had not raised an objection to the loss of Kirklees Knoll from the land that was currently farmed.

Though the point was made that a tenant farmer is unlikely to object to the activities of a landlord when their livelihood is dependent on the landlord's good will, this was not mentioned in the inspector's summary. Moreover since

the enquiry it has become apparent that the replacement farm land offered to the tenant , was of a much lower quality than the land at Kirklees Knoll, and so there would have been a significant adverse impact on the farm's sustainability should Kirklees knoll be developed for housing.]

(C) I am concerned at the steady erosion of the 'greenspace' between Bradford and Leeds and am far from assured that the combined impact of the developments proposed by these two separate planning authorities have been given adequate consideration. The reduction of this 'greenspace'/ green belt between these two cities will adversely affect the communities of East Bradford and West Leeds.

I trust that these comments will be taken given consideration even though they have not been made via the mechanism that you have presented on your website. The reason for this is that I find that the options provided in your formal system are confusing and limiting to anyone who is not steeped in planning procedures, terminology and jargon. For example I have no notion as to whether the allocation meets legal requirements.

Yours faithfully,

David Cotton. (10 / 11/ 2015).