

ADHOC 103

DEVELOPMENT DEPARTMENT			
No	Action	Info	File

# MEANWOOD VILLAGE ASSOCIATION

12 NOV 2015

**Site Ref: HG2-50 (1242)**

**Planning Dept, Leeds City Council**

At a meeting of the committee of the Meanwood Village Association held on Monday 26<sup>th</sup> October 2015 the above referenced planning proposal was discussed at length.

Apart from the recording and preserving the history of Meanwood our other main aim is "To preserve the Village atmosphere and environment". This aim was in our minds as we discussed this application. As a group we wish to strongly protest at the inclusion of the "Paddock"-formerly the "Glebe Field"- as suitable for housing.

The land in question is adjacent to Meanwood Parish Church in itself a listed building. The view towards the church across the Paddock from Church lane is unique. The church is one of the focal points of Meanwood Village and as such we feel needs to be free from development.

It would appear from the plan of this site issued by yourselves that a number of mature trees will need felling if the proposed housing goes ahead. With the best will in the world no city council can compensate in any way for loss of mature trees.

Further arguments against any housing development are concerned with the steep slopes on either side, surely not compatible with housing for the elderly.

We understand that there is an active spring-line across the site and in part the ground is soft and wet. Money in large quantities would surely have to be spent to rectify this problem. It would seem from our view point that such large sums might be spent to better effect on some other site.

Finally the question of access troubles us greatly. As the site is effectively unapproachable from the land occupied by the church buildings and cemetery on one side, a couple of church owned houses at the top end and lastly bordered by a stonewall running along Church Lane(with a steep slope into the hollow at the bottom of the Paddock) where could 25 housing units have access to the roadway?

Logic might dictate that any entry to this site be on Church Lane but this is likely to be an impossibility unless wholesale alterations are to be made to the land. Any exit from the land in question would need to travel up a steep gradient and feed the extra traffic onto an already busy thoroughfare.

Should a developer get planning permission and build houses other than those suitable for the elderly, these might well be bought by families with children. Apart from the 2 Catholic schools on Tongue Lane the only other school within walking distance – Meanwood C of E Primary – is already oversubscribed. The other neighbourhood school was pulled down and sold off for apartments some time back.

The Meanwood Village Association request that Leeds City Council urgently review the suitability of the Paddock as a venue for housing and remove this land from their portfolio for the reasons given above. The Paddock was deemed a not fit site for a replacement C of E School in the early 1990's and nothing has happened to that land since which makes it a fitter place for housing.

Finally the Meanwood Village Association earnestly request Leeds City Council to re-consider the impact of housing on the area known as "The Paddock" against the following concerns.....

- \* the loss of an important but *small* area of vital green space to the Meanwood Community
- \* the steepness of the slope of the land
- \* the presence of a spring-line across the area and the softness of the lower regions
- \* the possible loss of mature trees
- \* further pressure for school places, GP surgeries etc.
- \* and last but most importantly the question of access to the site; in the first instance for contractor's vehicles and later for the vehicles of the householders

The aims of the Meanwood Village Association are

1. To record in all possible ways the history of Meanwood
2. To preserve the village atmosphere and environment

On behalf of

Chairman MVA

(secretary MVA)

11 Holmwood Drive,  
Meanwood,  
Leeds LS64NF