

LDF PUBLICATION DRAFT
CONSULTATION
FORWARD PLANNING &
IMPLEMENTATION
LEONARDO BUILDING
2, ROSSINGTON STREET
LEEDS LS2 8HD

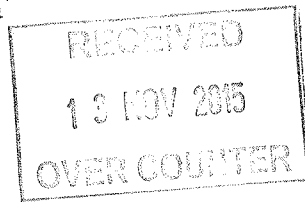
PDH01379
NAME Mr S E WHEELHOUSE

ADDRESS 30 HIGHFIELD DRIVE

GILDERSTONE

LEEDS, LS27 7DW

DATE 11/11/2015



Dear Sirs,

LEEDS DRAFT SITE ALLOCATIONS PLAN CONSULTATION 2015.

After considering information provided about the above consultation, I wish to object to the loss of Green Belt at this stage of the Local Plan; taking land out of Green Belt should not be done before the Leeds Local Plan has reached its halfway point on 1st April 2020, after a formal review of its progress. This is to avoid unnecessary loss of Green Belt if the rate of new development, especially the building of dwellings, falls well short of LDF Core Strategy target numbers.

National Planning Policy Framework (NPPF) paragraph 79 says "the essential characteristics of Green Belts are their openness and their permanence"; para 83 says "once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period". Leeds City Council must take this into account.

(Signed)

Also, I wish to make comments on the following individual sites which are identified by name and by Site Allocations Plan reference number if they have one.

Please see attached Sheet for details of my objections

Note: comments can be sent on-line to www.leeds.co.uk/yourcity, or by e-mail to sap@leeds.gov.uk. Comments, whether electronic or on paper, must be received by Leeds not later than 5pm on Monday 16th November 2015. Preferably, comments should quote the reference number and name of the allocation site to which they refer, if it has any, such as HG2-149, Laneside Farm. There is no limit to the number of sites which can be commented on. Please continue overleaf and add more sheets of paper if needed. Anonymous comments cannot be accepted by Leeds, so always give clearly your name and postal or e-mail address.

1. The roads in and around Gildersome are already at maximum capacity with regular tailbacks that go from the Branch end junction with Gelderd Road, through the village to the village green. This is set to get worse as now planning permission for another industrial estate near that junction. The roads around the M62/M621 are a nightmare due to the amount of traffic that is funnelled into them, a lot of which comes through Gildersome. The roads in general around Gildersome are in a very poor state of repair with very little spending on keeping them in a reasonable state.

The village has already become a rat run for drivers from outside the village and there has been several accidents due to speeding cars. The speed restriction measures in the village have had no effect apart from wasting the money they cost. We also have problems with cars cutting through the back streets to avoid the queue through the village.

Highfield Drive has up to this week been left in a poor state of repair for the last five years and is not wide enough to accommodate the cars of the residents, we have to park with two wheels on the curb to allow vehicles to pass. This development is set to make this problem worst for the residents of Highfield Drive, as this would be the main route into the estate.

2. The field is known to have had day holes in it. I have spoken to older residents who have told me about going to get coal from there. Putting any form of housing would be a massive mistake as nobody knows where about these holes where in the field and the people who did have now passed away. You only have to look at what happen earlier this in Wiltshire when a sinkhole opened up after houses were built on a former mine site.

I note that site H3:22 Churwell Pithills is a former colliery site that is not thought to be suitable for development as it would be too expensive to develop due to its colliery past. The field behind Highfield Drive I see has being in the same category as it was a former mining site and we don't know where the day holes are located and it would be costly to locate them and make safe.

I know that years ago planning permission was refused for this field and one of the reasons stated at the time was that they couldn't find out where the day holes where, I have tried to find a copy of this document, but although the record of the planning permission decline is recorded online, when you use the hyperlink its says that it doesn't exist.

3. Very little thought has used in choosing this site, nobody has given any thought to the residents of the houses that back on to the site. For 46 years these houses have had privacy and a fine view, it's the reason many people choose to buy these properties. If this development is built not only will I lose my view but I will also lose my privacy. No thought has been given to the fall in property value of the houses that back onto this field, as no doubt once the view goes the price of these properties will drop.

Please note that a development near Haigh Moor Road failed due to blocked views from existing house over the countryside nearby. The inspectors decision was clearly and strongly word to this effect. This proposed development should be referred to the independent inspector before any further decision is made.

Leeds City Council seems to be determined to build as much as possible in the area from the ring road to Gildersome, we have seen lots of developments in this area, mostly under used industrial developments. The question that must be asked is why are greenfield sites being targeted when there are hundreds of unused brownfield sites that could be developed before the greenfield sites.

Site HG2-147

4. The infrastructure of the village is at maximum capacity, we struggle to get appointments at the doctors, the schools are full. The drains in the village cannot cope with a lot of rain, the road in the centre of the village regularly floods. I have noticed that the water pressure in the mains water has dropped has more and more housing estates have been built. The services provided by Leeds City Council are dire, the Council can't maintain the services it supplies now, let alone cope with more houses.
5. One aspect that the planners seem to have forgotten about is that wildlife that use that field and the surrounding fields will be greatly effected by this development. I have seen personally rabbits, hares, foxes, even a deer. Then there are the wild birds that use the field. The fields between Gildersome and Leeds are a welcome change for the people of Gildersome from the constant urbanisation of the Leeds area. I think that before any further consideration of development, an environmental impact study should be carried out by an independent body. To assess what impact this proposed development would have on both the wildlife and the area surrounding the field.

Yours sincerely

Mr Scott Elliott Wheelhouse
Resident of Highfield Drive