

PDH0542

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Adel
LEEDS LS16 7QQ

DEVELOPMENT DEPARTMENT			
To	Action	Info	File
16 NOV 2015			
File Number			

Leeds Local Plan - Site Allocation Plan

I wish to make the following comments of my agreements and objection based on my observations and concerns.

My comments are pertinent to the following sites:

Phase	Plan Ref.	SHLAA	Address Area	Capacity	Type
Already in Plan	HG1-72	1033	Government Buildings Site, Lawnswood	130	Brown field
Already in Plan	HG1-73	1299a	Bodington Hall, Lawnswood	126	Brown field
Already in Plan	HG1-74	687	Dunstarn Lane, Adel	28	Green field
Already in Plan	HG1-60	685	Tile Lane, Eastmoor, Adel	67	Brown field
Phase 2	HG2-34	4233	***Farrar Lane, Adel	16	Brown field
Phase 2	HG2-18	2130	*Church Lane, Adel	58	Green field
Phase 2	HG2-38	1178a	**Dunstarn Lane	68	Green field

Plan ref. HG1-72 Former Government Buildings, Lawnswood.

I have no objection to residential development on this brownfield site. What must be considered is this an opportunity to build houses of a size suitable for single retired local residents to downsize into? The lack of such suitable housing is blocking the vacating of many family size houses locally.

The building line should be set back from the edge of the A660 highway as other past developments between Ring Road and Bramhope are. (Only Lawnswood Filling Station has broken the highway property line!) This will facilitate future highway improvement without compulsory purchase. Without improvement of the North Leeds section of the A660, future north west development will be compromised!

A generous visual splay must be provided for traffic merging onto the single lane of the 40mph highway.

The design of the development must be such that rat running is not advantageous.

The entry/exit to Adel Lane will add more traffic problems to an already contentious community service road.

Plan ref. HG1-73 Former Boddington Hall, Lawnswood.

I feel that there is still chance for an improved mix of house size to help single local people downsize. It might also help the developer move properties faster!

Plan ref. HG1-60 Tile Lane, Eastmoor School Site.

I have no objection to residential development on this brownfield site. Adel needs a better mix of house size to accommodate its growing elderly population who wish to downsize. Large houses attract large families with several cars per household. Consideration has not been given to local education and road networks.

The access road, Tile lane must be reinstated to such a design that it will be safe for pedestrians and motorists.

Plan ref. HG1-74 Dunstarn Lane, Adel/Weetwood.

I cannot object to residential development on this site as it is accepted on the plan. The development must be of a density in keeping with the area's inherited style.

I do object to the extra Traffic that it will generate for Long Causeway and the Ring Road Junction.

Plan ref. HG2-34 Farrar Lane.

This is a good brownfield site comprising of a large underutilised car park and bus turnaround. It has never been used for park and ride as its original intention.

This is a good site for affordable housing or special adaptation housing near shops and facilities.

The Grade II Listed Buildings of the High Farm Public House must be given respectable space to show off the significance of this group of buildings. National Planning Policy Framework (NPPF) and Heritage Assets recommendations should be observed.

The boundaries of the adjacent Holt Park must be respected. Sufficient parking and vehicle access for Bowling Green maintenance provided.

Plan ref. HG2-30 Site of the Eyrie Public House, Holtdale Approach.

This is a good brown field site ideal for residential development.

It must be seriously considered that site is appropriate for affordable or starter homes.

Plan ref. HG2-31 Land at the corner of Otley Old Road and Holtdale Approach.

This is a good brown field site ideal for residential development.

It must be seriously considered that the site is appropriate for affordable or starter homes.

Plan ref. HG2-32 Cookridge Fire Station, Otley Old Road.(When vacated)

A prime brown field site. It must be seriously considered that site is appropriate for affordable or starter homes.

This site development must not jeopardise the reinstatement of Farrar Lane as a public transport route or service road to Holt park development. (Trolley bus route)?

Traffic produced by **HG2-30, HG2-31, HG2-32, and HG2-34** Should be channelled toward Otley Old Road.

A serious consideration. Having accepted these sites and the previous development at Centurion Fields along with years of surreptitious infilling of large garden plots, Adel has now accepted its fare share of housing development.

Plan ref HG2-18 Church Lane, Adel.

I object to this proposed development as an extension of Centurion Fields. It would cause the loss of important Green Belt. The development would be too close to a very important Historic Site. Earlier adjacent development has spoiled long distance views.

I observe regularly that the previous development's traffic has aggravated local traffic congestion at Church Lane. If the traffic from this proposed development was to be directed toward the A660, it would be entering standing rush hour traffic or later in the day negotiating a steady flow.

I am told by local parents that there will be inadequate school capacity for young children if there is further residential development in Adel. This is not a personally confirmed fact.

Plan ref HG2-38 Dunstarn Lane, Adel/Weetwood.

I object to this Green Field being taken to extend present Dunstarn development. It is going to obtrude into the pastoral view across the vally from the Meanwood Conservation Area.

I object because it will generate more traffic using Long Causeway and the Ring Road Junction.

Unallocated Sites –I support the following sites not being allocated for future development

- Site ref. 1243 Back Church Lane
- Site ref.1246 Back Church Lane
- Site ref. 1299B Otley Road, Bodington Hall
- Site ref.2052 Tile Lane
- Site ref. 3360A Cookridge Golf Club (s)
- Site ref.3360B Cookridge Golf Club (n)
- Site ref. 4157 Land East of Sadler Way
- Site ref.4153 Eccup Lane
- Site ref.4159 Otley Road, Adel
- Site ref.4160 Adel Mill
- Site ref.4159 Otley Road
- Site ref. Lawnswood Arms
- Site ref.4251 Land at Eccup Lane
- Site ref.1079 Long Causeway
- Site ref.1178B Dunstarn Lane (Land South)

Development of the above sites would cause a loss of important Green Belt and local amenities overloading of highways and services.

Brown Field sites must be developed before these are considered.

I feel that the Site Allocation Plan is unsound because:

- It does not take into account of present infrastructure provision of improved infrastructure or the Core Strategy.
- The council is not justified in allocating these sites until available Brown Field sites are exhausted.
- The Plan would have an adverse effect on traffic congestion, schools, health support and leisure facilities.
- The Plan fails to encourages developments that meet the needs of the present without compromising the ability of future generations to meet their own needs.

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