

# Response form

22nd September to 16th November 2015

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OVER COUNCIL

PDH01701

## Your city. Your plan.

Working with you to find the best locations for  
new homes, jobs, greenspace and retail.

These Plans are now at Publication stage and this is your chance to comment on them before they are examined by a Planning Inspector. We would like to hear your views on the Soundness and Legal Compliance of the Plans.

Any terms we've underlined are explained in the **guidance notes**. Please read these before completing this form. **Interactive versions of the maps and this form can be found at [www.leeds.gov.uk/yourcity](http://www.leeds.gov.uk/yourcity).**

### How to find out more about and comment on the two Plans:

- The easiest way to take part is online at [www.leeds.gov.uk/yourcity](http://www.leeds.gov.uk/yourcity), where you will find a link to the interactive site maps and consultation material.

- At your local Library, One Stop Centre, or Leeds City Council Leonardo Building reception in the city centre
- You can also return completed response forms to:  
Site Allocations: [sap@leeds.gov.uk](mailto:sap@leeds.gov.uk)  
Aire Valley Leeds AAP: [avlaap@leeds.gov.uk](mailto:avlaap@leeds.gov.uk)  
or via post to:  
LDF Publication Draft Consultation  
Forward Planning & Implementation  
The Leonardo Building  
2 Rossington Street  
Leeds, LS2 8HD

Should you need help please phone us on (0113) 247 8092

**■ We need to receive your comments by 5pm, 16th November 2015 ■**

### Data Protection

The council is required by law to publish the comments you send us about the Plans, including your name and postal address. Your comments will be made available for the public to read in council offices and online. Your telephone number, email address, and signature will not be published. In addition, the council is required to provide all information submitted to us, including all personal information, to the Planning Inspectorate and their designated Programme Officer as part of the public examination of the Site Allocations and Aire Valley Leeds Area Action Plans. The Planning Inspectorate may use your personal information to contact you during the public examination process. All data provided to the Planning Inspectorate and their programme officer will be shared in accordance with the Data Protection Act 1998. Please note that we cannot provide anonymity or accept comments marked 'private' or 'confidential'. Comments that include offensive, racist, discriminatory, threatening and other non-relevant statements will be destroyed.

Ref:

(For Official Use Only)

## Part 1 - Your details

\*This information must be completed

	Personal details / Client details	Agent details <i>Only complete if you are an agent</i>
Title	MR	
First name*	PETER	
Last name*	GILROY	
Job title <i>(where relevant)</i>	—	
Organisation <i>(where relevant)</i>	—	
Address*	2, ADDISON COURT COLTON LEEDS	
Post code*	LS15 9HL	
Phone/Mobile		
Email		

*(We'd prefer to contact you by e-mail)*

## Part 2 - What comment do you wish to make?

Please use a separate response form for each site/ part of the Plan(s) you wish to comment on.

### 2.1. Which Plan do your comments relate to?

Leeds Site Allocations Plan,  Aire Valley Leeds Area Action Plan

### 2.2. Which section of the Plan do your comments relate to?

a. A specific site/designation in the Plan  
Site reference from the document or Map  
(e.g. HG2-1 (3026))

HG7-3

Do you agree with the proposed use of this site?  Yes  No

Please tick all the themes you wish to comment on;

- Ecology/Landscape/Tree(s)  Local services/facilities  Schools  
 Conservation/Heritage  Loss of Greenbelt  
 Highways/transport  Site Boundary *(please submit a revised boundary)*  
 Other *(please specify)*

IF YOU HAVE COMPLETED 2.2 a - PLEASE GO STRAIGHT TO PART 3

**b. Another part of the Plan**

Title of document (e.g. Publication Plan, background paper, sustainability appraisal)

Policy Ref. (e.g. - RTC1)

Paragraph Number

Diagram / Inset Map

Other

IF YOU HAVE COMPLETED 2.2 b - PLEASE GO STRAIGHT TO PART 3

**c. A site previously considered and not allocated in the plan**

(See Housing & Employment Background Paper)

Reference No (e.g. SHLAA ref)

Address

IF YOU HAVE COMPLETED 2.2 c - PLEASE GO STRAIGHT TO PART 3

**d. A new site which has not been considered. Please attach a site plan.**

Address

IF YOU HAVE COMPLETED 2.2 d - PLEASE GO STRAIGHT TO PART 3

**Part 3 - Is the Plan sound?**

At this stage, before the Plan is sent to the Secretary of State for Public Examination, we are asking for your views about the 'soundness' of the plan. An independent Inspector will examine the plan against the 'tests of soundness' (Please read the guidance notes on how to complete this section)

**3.1. Do you consider the plan to be sound?**

Yes (go to Q3.3)

No (go to Q3.2)

**3.2. Which test of soundness are your comments about? (You must select at least one option)**

Positively Prepared

Effective

Justified

Consistency with National Policy

**3.3. Please set out why you think the Plan is sound / unsound? Your comments should briefly cover all the evidence and supporting information necessary to support or justify your view. It helps us if you can use subheadings to deal with specific issues. Please continue on a separate sheet if you need to. There may not be another opportunity to make further comments before the plan is sent to examination.**

SEE ATTACHED SHEET

**3.4. Please set out what change(s) you consider necessary to make the Plan sound.**

You will need to say why this change will make the Plan. It helps us if you can be precise as possible and providing any suggested revised wording. Please continue on a separate sheet if you need to.

## Part 4 - Is the Plan legally compliant?

Please give evidence in support of the comment you gave in Part 2.

4.1. Do you consider the Plan to be legally compliant?

Yes

No

Don't Know

(Please read the guidance notes on how to complete this section)

4.2. Which part of legal compliance is your comment about?

Local Development Scheme

Planning and Compulsory Purchase Act 2004

Statement of Community Involvement

Sustainability Appraisal Report

Consultation of appropriate Statutory Bodies

Town & Country Planning (Local Planning) Regulations

Duty to Cooperate

4.3. Please give details of why you consider the Plan is/or is not legally compliant.

Please try to be as precise as possible, using headings to break up your comments and continue on a separate sheet if you need to.

## Part 5 - Take part in the public examination

5.1. Your comments will be taken into account by the Planning Inspector.  
Would you like to take part in the forthcoming Public Examination?

Yes

No

N.B. The Planning Inspector will decide the best way to hear from those who wish to take part in the examination

## Part 6 - Future updates

6.1. Would you like to be notified of any of the following? (Please tick as appropriate)

The Submission of the Plan(s) for Public Examination

The Adoption of the Plan(s)

Please sign and date this form

Signature:

Date:

14/11/15

Thank you for taking the time to give your comments on the Leeds Site Allocations Plan and/or Aire Valley Leeds Area Action Plan.

If you would like to make another comment on another site or different part of the Plan (s), please use a separate response form.

## **THE PROPOSED RELEASE OF GREEN BELT LAND IN COLTON FOR A DEVELOPMENT OF 165 HOUSES (South of Colton Road East).**

**SITE REFERENCE: HG7-3**

### **ECOLOGY/LANDSCAPING/TREES**

The site includes 7 acres of working farm and has always been fully operational, (with a 2<sup>nd</sup> generation tenant, who inherited the tenancy from her father). The land is used for grazing horses and cattle, the orchard is home to hens. The site is made up of grazing pasture, old established trees and hedgerows, wildlife, a pond, a recently planted wood, culverts, streams and dykes.

#### **WOODLAND HEDGEROWS WILL BE DISTURBED, CUT DOWN OR DESTROYED**

- On the south side of the site, there are old vintage trees (including oaks, sycamores, ash, hawthorn, holly and Lime trees. Within Yew Tree Farm there are rare apple trees (Royal Horticultural Society).
- A young wood (some 4000 trees) has been planted in recent years, funded by grants (English Woodland Grant Scheme). Woodland Trust states that this newly planted woodland in the centre of the site is a part of the Forest of Leeds remit (2007), in compliance with grant regulations, "no development should be allowed on this area" due to it being a part of the City Park (Temple Newsam). The grant is still live for maintenance.
- Yorkshire Wildlife Trust has concerns that planning could lead to damage to woodland. The government states it is committed to protecting and improving public woodlands.
- The National Planning Policy Framework refers to "aged and veteran trees" stating that "planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitat, including aged or veteran trees found outside ancient woodland. (See Wildlife Trust Factsheet).
- Hedgerows, a characteristic feature of the British countryside is an important source of food and shelter for many species of wildlife and provide valuable nesting sites for birds. They are a wildlife corridor for species to move between different habitats (Factsheet Yorkshire Wildlife Trust).
- Yew Tree Farm orchard has apple trees that have been identified by the Royal Horticultural Society as being "old and rare". The orchard also contains, damson, plum and pear trees.

#### **THERE IS THREAT AND DESTRUCTION TO WILDLIFE CONSERVATION**

- Locals have witnessed a variety of wildlife on the land, including Deer, Barn Owls, Bats, Newts, Frogs & Toads and possible protected species.
- Yorkshire Wildlife Trust states for amphibians that not only do they require water, they spend 99% of their time on land, the loss of terrestrial habitat (rough grassland, wetlands, hedgerows, scrub and woodland) is as damaging as the loss of ponds" (Yorkshire Wildlife Trust Amphibians, Planning and the Law).
- The best habitat for barn owls is rough grassland which supports an abundance of small mammals such as field voles. Other good habitats where barn owls can hunt are along watercourses, wide rough grassy margins or ditches, woodland edges and wide clearings. (Yorkshire Wildlife Trust Planning and Barn Owls).

- Bats are present around the listed buildings Vine Cottage and Yew Tree Farm. We have had an unofficial consultation and visit from a principal ecologist and conservation official who has 15 years experience in ecology and holds a Class 2 Natural England Bat License; who has confirmed that bats and bat roosts are present at Yew Tree Farm and the surrounding area.
- The Yorkshire Wildlife Trust states that the law protects bats and bat roosts from damage and destruction, any work to existing buildings or removal of trees may result in disturbing these roosts, which would be breaking the law. (Yorkshire Wildlife Trust, Bats, Their Habitats and Wildlife Law).

## CONSERVATION/HERITAGE

### THE SITE FALLS WITHIN THE CONSERVATION BOUDARY AND ENCROACHES INTO THE CONSERVATION AREA OF COLTON

Temple Newsam House is the number one free tourist attraction in Yorkshire

## HIGHWAYS/TRANSPORT

**A POTENTIAL 330 CARS WILL BE ADDED TO THE EXISTING TRAFFIC ISSUES IN COLTON. IT WOULD PUT UNNECESSARY STRAIN ON NARROW COUNTRY ROADS THAT HAVE NOT BEEN DESIGNED TO ACCOMMODATE OR SUSTAIN SO MANY VEHICLES. (REFERENCE CENSUS 2011, ESTIMATED 2 CARS PER HOUSE)**

- **TRAFFIC CONGESTION:** Already a large build-up of traffic at peak times at both ends of Bullerthorpe Lane (Sainsbury's roundabout north, Woodlesford junction south). Bullerthorpe Lane is a main route for many cars from the Rothwell/Woodlesford/Oulton area and gives access to Sainsbury's Retail Park, Thorpe Park, M1 (north and south), Selby Road (Ring Road/Crossgates) and Leeds City Centre (via Selby Road/Halton/York Road). At peak times there is a bottleneck at these junctions.
- **ROAD SAFETY:** Many commuters who travel this way already, take a short cut through the village, (Style Hill Way, through to Colton Roundabout) and use Colton Road East and Colton Lane as a "rat run", ignoring speed limits and traffic calming measures.
- **ROAD RAGE:** Residents can testify to witnessing episodes of road rage between impatient drivers taking this route and refusing to give way at the chicanes on Colton Road East.
- The current speed limit of 20mph creates impatience for commuters using these roads as a "rat run". The speed limit is often ignored by these drivers, who will overtake in a hurry, which is potentially very dangerous on small country roads.
- Both Colton Lane and Bullerthorpe Lane are "fatal" roads. Bullerthorpe Lane in particular is known by locals for being an accident highway.
- Access in and out of the village (Colton Roundabout and Style Hill way/Sainsbury's Roundabout) is difficult, with queueing at peak times. The only access for Colton Old Village (Park Road and Meynell Road) is at the T Junction onto Colton Lane.
- School lane isn't a viable exit for traffic at peak times because of the school traffic. The school has been refused planning to extend its facilities in the past, because of the unsuitability of the lane and its narrowness.

- There are presently parking issues around school times, as parents pick up and drop off they tend to park wherever they can (School Lane, Colton Road East, Colton Lane).

#### **LOCAL SERVICES/FACILITIES**

We have one Doctors surgery in the Village, at Colton Mill. Waiting times are approximately 2 weeks.

We have no dentist surgery in the Village.

#### **LOSS OF GREENBELT**

##### **IT IS GREEN BELT, GRADE 3 AGRICULTURAL LAND, WHICH WILL BE LOST**

- The site includes 7 acres of agricultural land which is the total acreage for Yew Tree Farm, fully operational and working. The tenant of the farm keeps horses and cattle on the site, in addition there are hens in the apple orchard. Taking this land away will make this farm redundant. The rest of the agricultural farmland on the site is being utilized by Temple Newsam Farm and Grange Farm, both currently operational.

#### **SCHOOLS**

##### **COLTON PRIMARY SCHOOL IS ALREADY OVER SUBSCRIBED**

- Colton Primary School is consistently over-subscribed. Intake this year alone has been in the region of 127 applications for 30 places, taking into account 16 of those were for siblings.
- The other primary schools in the area (Austhorpe, Halton/Temple Newsam) are also over subscribed.