

PDH01761

**Proforma for comment on Leeds Site Allocation Plan.**

Name and address

...Andrew Rowden.....  
...24 Dunstarn Lane.....  
...Adel, Leeds LS16 8EL.....

Phone/mobile.....01132614300.....

Email contact... [REDACTED] .....

I wish to comment on the Leeds Site Allocation Plan

**Comment on sites already in the plan**

Phase	Plan Ref.	SHLAA	Address	Capacity	Type
Already in Plan	HG1-72	1033	Government Buildings Site, Lawnswood	130	Brown field
Already in Plan	HG1-73	1299a	Bodington Hall	126	Brown field
Already in Plan	HG1-74	687	Dunstarn Lane	28	Green field
Already in plan	HG1-60	685	Tile Lane, Eastmoor	67	Brown field

Comment.....  
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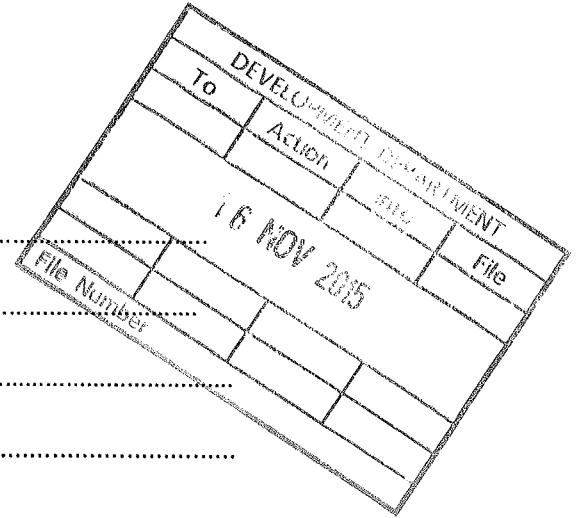
**Additional sites outside the Adel Neighbourhood Plan area that we would recommend for development .**

**Plan ref.HG2-34 Farrar Lane**

**Plan ref HG2-30 Site of the Eyrre Pub, Holtdale Approach**

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

**Plan ref. HG2-32 Cookridge Fire station, Otley Old Road**



**Comment.....I would be in agreement for these sites to be used for housing as they are not green belt locations.....**

**Sites that we are opposed to for development**

**Comment on Plan ref. HG2-18**

**Church Lane Adel**

**This is green belt land and of historical interest. The Parish Church of St. John the Baptist Adel dates back to 1150. Building opposite would change the character and nature of the landscape permanently. This land does not meet the National Planning policy Framework special circumstances for use of the green belt, so I consider it an unsound site for any future building.**

**The roads in Adel are totally unsuitable for any increased future traffic as they are already congested. I feel that Adel has already given enough sites for housing development, which have already reached nearly 400 units, bearing in mind the size of the roads, schools which are already full to capacity and the medical centre which just manages.**

**Comment on Plan ref. HG2-38**

**Dunstarn Lane**

**Dunstarn Lane is green belt land and as such does not meet the National Planning Policy Framework special circumstances for use of the green belt so I consider it an unsound site for building.**

Traffic from this proposed site would be detrimental to the area due to the existing roads not being wide enough in many places and the number of extra vehicles would cause chaos at busy times of the day. The increased cars at the end of Dunstarn lane at the junction with Long Causeway could cause drivers to use Dunstarn Drive as a alternative exit onto Long Causeway so making it noisier and busier than at present. Any additional traffic from Long Causeway onto the Ring Road junction will be a nightmare.

The existing "Dunstarn Lane development" has many various types of wildlife that use the field, for example at this time of year birds collect and migrate, taking advantage of the woods that make up part of the Meanwood valley corridor.

I question the Leeds City Council wording "to round off the existing built up area" as I have lived here for almost 20 years and was never mentioned when I bought my house.

We know with any amount of heavy rain large pools of water collect in various places in the field so drainage is not ideal.

The houses in the Dunstarns are individually designed detached properties and have large gardens so building 68 houses on 2.2 ha I feel is questionable as to plot size etc.

I feel Adel has already given enough sites for building and this site should be remain green belt.

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**Unallocated sites**

Site Address

Site ref. 1243 Back Church Lane former -Rectory Paddock

Site ref. 1246 Back Church Lane- Former Rectory Paddock

Site ref. 1299B Otley Road, Bodington Hall

Site ref. 2052 Tile Lane

Is the plan Sound?

Tests of plan

Is it positively prepared? Is it justified? Is it effective? Is it consistent?

...No I feel that both the Church lane, Adel (HG2-18) and Dunstarn Lane (HG2-38) are both unsound  
. and not justifiable.

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Your comments will be taken into account by the Planning Inspector

Would you like to take part in the forthcoming Public Examination?

Yes .....

No.....no thanks.....

Signature



...Andrew Rowden.....

Date...12th November  
2015.....