

Representation Confirmation

Please find a summary of your comments below:

Comment Reference: SAP3356

Part 1

Personal Details / Client Details

Title: Mr

First Name: John

Last Name: Lynch

Job Title:

Organisation: Bramham Neighbourhood Plan Group

Address: 1. Fossards Close

Bramham

Wetherby

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Part 2

2.1. The Plan your comments relate to:
Leeds Site Allocation Plan

2.2. You chose a. A specific site/designation in the Plan

Site reference: 3391

Site address: Headley Hall, Bramham, Leeds

I do not agree with the proposed use of this site

Part 3

3.1. I do not consider the plan to be sound

3.2. Tests of soundness:

Effective

Justified

Consistency with National Policy

3.3. Why you think the Plan is sound / unsound:

Ecology/Landscape/Tree(s): The development of 272 hectares of open countryside would have significant adverse impact upon the local ecology, through the loss of habitat and the removal or reduction in trees and hedgerows. The visual quality and character of the area would be significantly changed.

Greenbelt: This area currently fulfils key Green Belt purposes in maintaining the openness of the area, which is widely visible from surrounding roads and footpaths and in maintaining the separate identity of

surrounding villages and Tadcaster. The size of the allocation makes this loss significant in itself. In addition the allocation would be likely to lead to further losses of Green Belt, since it is not defined by logical or defensible boundaries.

Local services/facilities: Contrary to the claims that the development allocation has a critical mass sufficient to secure the provision of comprehensive local facilities, the reality is that there are no identifiable delivery mechanisms, whereby this might be achieved. The development would inevitably be phased over several years and there would therefore be a long time period during which adequate local facilities would not be in place. This would be unsatisfactory for occupants of the development itself and would put pressure on facilities in surrounding communities, either permanently, or for several years. This deficit in local provision would lead to the increased traffic generation involved in future residents having to travel to other communities to gain access to services and facilities.

Schools: The previous comment about facilities as a whole is relevant. The development would involve adverse impacts for school capacity in other settlements until such time as on-site provision might be made. The length of this intervening period would be likely to be a number of years, possibly equivalent to a whole school career for some families.

Highways/transport: The location is accessible only through low capacity rural roads. Development on the

scale envisaged would involve major construction of additional highway capacity within the area itself and in its connections to the surrounding highway network. There is no public transport provision at present and the closest bus services to the site are limited in routes and frequency. Future bus access to and penetration of the development area is likely to be on a limited scale during the extended period over which construction would be phased. The large scale highway construction which would be involved is objectionable in itself, in terms of the area of land which it would occupy. Most of all, the combination of the location, the scale of development, the inevitable limits on public transport options and the absence of local facilities would result in significant dependency on private car use, with extensive adverse impact upon the environment within the locality and in surrounding areas affected.

Other: It is understood that a Master Plan / development brief for the development might appear to offer a theoretically sustainable form of development. However, even if this hypothesis is accepted, this outcome would not be achieved for several years, if at all. In any event, the loss of Green Belt and in particular the substantial loss of high quality productive agricultural land would remain as a permanent sustainability deficit. An inherently unsustainable development proposal cannot be disguised by a Master Plan, in view of the practical realities which would be involved in the development.

It is noted that, at no stage has the Council offered a reasoned evaluation of, or justification for, this proposed allocation, and has effectively deferred this as a requirement for the comprehensive development brief which is stated to be necessary. The loss of agricultural land of the "best and most versatile" quality has not been addressed at any stage through the production of the proposed allocations. The proposed Headley settlement does not comply with the Core Strategy. Clearly, it is at odds with the settlement hierarchy which it sets out. Moreover, the principle and location of a new settlement of this scale are matters which should properly have been considered and examined through the Core Strategy itself, instead of being introduced via the site allocations exercise.

3.4. Change(s) you consider necessary to make the Plan sound:

Headley 3391 should be removed. Development allocations should apply to sites which respect the Core Strategy settlement hierarchy, including PAS sites and others which may have been considered in previous stages before being excluded.

Part 4

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

Don't know

4.3. Why you consider the Plan is/or is not legally compliant:

Part 5

5.1. I would like to take part in the forthcoming Public Examination

Part 6

6.1. I would like to be notified of The Submission of the Plan(s) for Public Examination

I would like to be notified of The Adoption of the Plan(s)

Uploaded Files:

Question 3-3: NPG response to SAP Nov 15.doc

Thank you for making a representation on the soundness of the Leeds Site Allocations and Aire Valley Leeds Area Action Plans.

Your comments will now be considered by the Council prior to the Submission of the plans to the Planning Inspectorate in due course. To keep up to date with the progress of the plans please check the City Council web-site www.leeds.gov.uk/ldf. If you require any further information on the Site Allocations Plan please e-mail us at sap@leeds.gov.uk. If you require any further information on the Aire Valley Leeds Area Action Plan please e-mail us at avlap@leeds.gov.uk.