

Phil Crabtree
Planning Department
Leeds City Council

Our Ref: GM/LDF/DJ
25 July 2013

Dear Mr Crabtree

RE: Local Development Framework

I am writing to submit my comments on Leeds City Council's Local Development Framework (LDF) as part of the consultation on the housing aspects of the Site Allocations Plan.

My first concern lies in the extent of new housing land that is envisaged, which makes the use of green field and indeed Green Belt land virtually unavoidable. I question the methodology that has been used to arrive at that requirement and would urge the Council to consider alternative visions. I have for example been very interested in the work of Dr Rachael Unsworth of the University of Leeds on sustainable development, pointing out that the planning process should not base future projections on historic patterns of demand. Instead we should be looking to develop new kinds of communities, which minimise the need to travel and are energy efficient, on brownfield sites in central locations.

It is clear that there is a need for more affordable family housing, but I am dismayed that many of the sites identified in the draft Plan will instead inevitably be used to build larger expensive homes, especially on sites in Pool and Bramhope, as developers seek to make as maximise their returns. This type of development will certainly not ease the demand for affordable housing. Neither will it help first time buyers or increase the availability of social housing.

I oppose all proposed sites situated in the Green Belt when there are numerous brown field sites available across the city. I urge the council to make these brown field sites the first priority and avoid building on the Green Belt when other, more sustainable options are available.

Turning now to the options that have been put forward in the Leeds North West constituency, I agree that all those sites that the council have marked as red are not suitable for allocation for housing. I strongly object to any of these sites being allocated in the current plan.

In respect of the other sites across my constituency, I have listed my views below, and I would be very grateful if you could ensure that my views on the proposed sites are taken into account as part of the Council's consultation on the LDF.

Please reply to Constituency Office

Wainwright House, 12 Holt Park Centre, Holt Road, Leeds, LS16 7SR Tel: 0113 226 6519 Fax: 0113 267 2237
E-mail: info@gregmulholland.org Website: www.gregmulholland.org Twitter: @gregmulholland1

Adel and Wharfedale

Support

- Government Buildings, Otley Road, LS16 5PU (Ref: 1033) - I agree that this site should be developed.
- Holt Park Leisure Centre, Holt Road, Adel (Ref:3010) – I agree that this site should be developed.
- Government Buildings, Lawnswood, Otley Road, Leeds, LS16 2PU (Ref:1033) - I agree that this site should be developed.

Object

- Land to rear of 45 Creskeld Lane, Bramhope (Ref:1002) - I do not believe that this site should be developed as it is partly situated on the Green Belt, and I firmly believe that brown field sites should be prioritised. In addition, as above, I do not feel that this site will provide affordable housing. The total number of proposed homes in Bramhope is excessive and would completely alter the nature of the village.
- Breary Lane East, Bramhope LS16 (Ref:1080) - I do not believe that this site should be developed. Again this site would not include enough affordable housing and the size of developments in Bramhope would have a drastic impact on the nature of the village.
- Land at Old Bank, Pool in Wharfedale, Otley, LS21 (Ref:1095B) - I do not believe that this site should be developed. Again this is Green Belt and should not be developed before brown field sites. The size of this development would have a hugely detrimental affect on Pool and change it very significantly. Local services would be swamped by the influx of new residents.
- Land at Old Pool Bank, Pool in Wharfedale, Otley, LS21 (Ref:1369) - I do not believe that this site should be developed. Again this would adversely affect the nature of the village and have a huge impact on the local infrastructure.
- Church Lane, Adel (Ref:2130) - I do not believe that this site should be developed. Development would have a detrimental affect on local infrastructure, in addition to public rights of way and a significant impact on local residents. My comments above about the nature of housing also apply to Adel, where developers are sure to submit applications for large executive homes rather than the more modest family units that are required locally.
- Leeds Road, Bramhope Site A (Ref:3367A) - I do not believe that this site should be developed as it is a Green Belt site. The scale of development proposed for Bramhope is excessive.

- Land at Green Acres, Moor Road, Bramhope, LS16 9HJ (Ref:3400) - I do not believe that this site should be developed. Again, this is on the Green Belt and should not be developed. The scale of development proposed for Bramhope is excessive.
- Land South of Dunstarn Lane, Adel, LS16 (Ref:1178A) - I do not believe that this site should be developed. This is a Green Belt site and should not be developed.
- Land off Moseley Wood Gardens, Cookridge, LS16 (Ref:1199) - I do not believe that this site should be developed. Development on this site would have too negative an impact on local infrastructure.

Weetwood

Support

- University of Leeds, Tetley Hall, 40-42 Moor Road, 11 (Ref:174) - I agree that this site should be developed.
- Bodington Hall, Otley Road, Lawnswood, LS16 (Ref:1299A) – I agree that this site should be developed.

Object

- West Park Centre, LS16 (Ref:2049) - I do not believe that this site should be developed. There is a long running issue relating to this site and the closure of the West Park Community Centre and I cannot support any development that does not include a community and cultural centre.

Otley and Yeadon

Support

- Former All Saints Middle School, Bridge Street, Otley LS21 1BQ (Ref:7) - I agree that this site should be developed.
- Westgate, Otley (Ref:313) - I agree that this site should be developed.
- Wharfedale General Hospital, Newall Carr Road (Ref:317) - I agree that this site should be developed.
- Ashfield Works, Westgate, Otley (Ref: 320) - I agree that this site should be developed.

Object

- Moseley Wood Gardens (Ref:1199) - I do not believe that this site should be developed. Part of this site falls in the Green Belt and should therefore not be developed. In addition the number of houses being considered would have a hugely detrimental affect on the local community and infrastructure.
- Land at Shaw Lane, Guiseley and Banksfield Mount, Yeadon (Ref:1255B) - I do not believe that this site should be developed. This is Green Belt and should not be developed, and would also have a negative impact on local infrastructure.
- Harrogate Road, Yeadon (Ref:3366) - I do not believe that this site should be developed. This site is situated on the Green Belt and should not be developed. In addition the local infrastructure could not support further development.

Headingley

Object

- Land at Headingley Lane, Headingley (Ref: 1120) - I do not believe that this site should be developed. The impact on local infrastructure would be too detrimental.

Thank you for your assistance.

Yours sincerely



Greg Mulholland

Member of Parliament for Leeds North West