

AIREBOROUGH NEIGHBOURHOOD DEVELOPMENT FORUM



2 May 2018 (updated version 2)

OTLEY & YEADON WARD Candidate Response To Questions on Development – Local Elections 2018

Questions were emailed to candidates at 8.30am, Saturday 28th April am, responses are in order of return.

ANDF CONTEXT - CURRENT LEEDS POLICY AND TERMS USED IN THE RESPONSES

LCC's Executive Board have agreed the following policies. **The Core Strategy** policy for the location of development is to use an appropriate balance of brownfield and greenfield land – see Spatial Policy 1 (SP1). The policy also indicates that a Green Belt review will direct development consistent with the overall LCC strategy; details are at SP 10 and include a review of the Green Belt around Guiseley/Yeadon/Rawdon.

At SP6, allocation of housing land, the LCC policy is for sustainable locations with a preference for i) brownfield and regeneration sites, ii) sites with least impact on Green Belt purpose. The plan to review the West Yorkshire Green Belt in the light of housing need was laid down in the **Regional Spatial Strategy of 2008**, (page 30), this was carried forward into the Leeds Core Strategy and approved in 2014 by LCC. Details of Leeds Core Strategy.

<https://www.leeds.gov.uk/Local%20Plans/Adopted%20Core%20Strategy/Adopted%20Core%20Strategy%20Final%20Nov%202014.pdf>.

On housing targets, the **Localism Act of 2011** allowed Local Authorities to set their own target based on Objectively Assessed Needs and take into account local environmental conditions. In 2017 the Government released a standard methodology for doing this and indicated that LCC's housing target 2012 – 2028 should be **42,384**, against the **Leeds Site Allocation Plan (SAP)** target of **70,000**. At SP7 of the Core Strategy the policy is that Aireborough as a **Housing Market Characteristic Area** is allocated 3% of any housing target.

The current SAP based on the 70,000 target, was sent to the Inspector for examination on 23 March 2018 and will be tested in the Summer 2018. [https://www.leeds.gov.uk/your-council/planning/site-allocations-development-plan-document-\(ldf\)](https://www.leeds.gov.uk/your-council/planning/site-allocations-development-plan-document-(ldf)). The policy for Aireborough is to allocate 4 green belt sites for 475 houses to be built before 2023, and put 6 green belt sites into Broad Locations for potential use later in the plan. The housing target is under review and changes will be made sometime in 2019, latest thoughts are for a target of 50,000, 2012 – 2028, with an extension to 2033 of 3,247 houses per annum. See our website for more details.

Cllr Sandy Lay— Liberal Democrats

1. If the party that you represent were to be in power or in a minority on Leeds City Council following local elections on 3 May 2018, what would your party's position be on the proposed housing developments on Green Belt sites in Aireborough?

The Liberal Democrats and my own position is that the original target set by the current Labour run council was wholly disproportionate to the needs of the city. Without the ridiculous target of 70,000+ homes over the next 15 years there would be no need to build on our green fields and green belt.

2. What would you personally, as an elected member, do about the proposed developments?

That is why, if in charge, we would review the target and reduce it to a more appropriate, realistic and sustainable level. This would then allow a review of the sites currently identified in the plan. Following this review it is my view that the greenfield/greenbelt sites identified in my part of Yeadon could then safely be removed, including the Banksfield/Coppice Wood and Victoria Avenue sites.

3. What do you, as a council candidate, understand to be the main issue regarding development in Aireborough?

Aireborough has taken a huge amount of unsustainable development over the last decade or so. Indeed, as local Liberal Democrats we have consistently raised the lack of affordability, infrastructure and 'place making' that has already taken place and will continue to do so through Council and use of the planning process.

4. What would you personally do as an elected member to improve the 'quality of place' in Aireborough?

We share your concerns and continue to work to ensure Yeadon and its High St - in particular - remains a welcoming town. Below I have briefly outlined some of the things we are doing to promote Yeadon as a destination for shopping recreation and employment, which include...

- Secured over £1 million to update and upgrade Yeadon High St so that it is more pedestrian friendly.
- We have reviewed parking spaces in Yeadon to provide a range of spaces, with a range of times over quite an area. So for example there is 'open' parking in the town square, one hour parking on the High St, with more parking down on Town Street and Silver Lane. And there is the three hours parking at Morrisons available.
- we have funded CCTV so that shoppers can feel safer.
- since the Labour run council removed central funding for the Christmas lights 6 years ago we have funded the Christmas lights from our own - very limited - Wellbeing Funding. We do this because we know that retailers take 1/3 of their yearly takings at Christmas and they need shoppers to visit the High St.
- we are working to ensure that buses are reliable and plentiful so that everyone can visit the High St whether they have a car or not.
- Campaign and lobby for better public transport. We meet regularly with members of the community to feedback their concerns and issues to First Bus.
- we continue to make the case in Leeds for additional funding and just recently my colleague Cllr Colin Campbell, on behalf of all three of us, has applied for more funding to improve other areas in the town.
- Introduced and will complete this year 20mph zones across Yeadon and installed a number of Speed Indication Devices in the area.
- Continue to champion and raise residents concerns and support where necessary for the areas largest employer Leeds Bradford Airport. We will continue to listen to the community regarding raid and rail improvements and ensure that their voices are heard.

But there is always so much more that needs to be done. We will always continue to seek funding, seek solutions and seek ways to improve the 'lived experience' of the residents of Yeadon.

Cllrs Ryk Downes and Colin Campbell – Liberal Democrats

- 1. If the party that you represent were to be in power or in a minority on Leeds City Council following local elections on 3 May 2018, what would your party's position be on the proposed housing developments on Green Belt sites in Aireborough?**

When the Labour Controlled Council first proposed a housing target of 70,000+ in the Leeds Core Strategy we were surprised because it seemed to us to have a poor evidence base. For this reason the Liberal Democrats have consistently and actively opposed and voted against the Leeds housing target.

The City Council were told by the last Labour Government to revise their development plan which though covering all development focused on housing growth. At the time they set a target of 140,000 houses for Leeds, which in 2008 meant 4,300 pa, 77,400 in total between 2008 – 2026 . After the General election which brought the Coalition to power ministers were lobbied and said that local plans were the responsibility of local authorities not central government so gave Leeds the power to make its own decision on housing numbers providing they could provide evidence. The Labour group in Leeds chose 70,000 (4,375pa) as a target.

We have always argued that Leeds housing need could be met by using land which was not within the green belt and later evidence has proved us right. The full Council has debated this issue on thirteen subsequent occasions (if my memory is correct) and despite proposals to amend the figures and remove green belt put forward by all parties the Labour Group on the Council have consistently voted for the 70,000 figure. This continues to be their policy though they have designated some areas to remain in the green belt for the moment. These will be removed and used for housing either late in the plan process or in the subsequent plan.

We do not believe there is a need to take green belt land for housing development.

- 2. What would you personally, as an elected member, do about the proposed developments?**

We would continue to strongly oppose these and any other inappropriate developments both through the Council and the Planning process. We have already done this on several sites Bayton Lane, Carlton Moor and others which we were successful in having removed from the plan.

- 3. What do you, as a council candidate, understand to be the main issue regarding development in Aireborough?**

In simple terms Aireborough (and surrounding areas) has taken a large amount of development. This has eroded the quality of life for residents, strained public services and led to high levels of congestion. There has been little or no investment in infrastructure which needs to be reversed and the open aspect of the area preserved.

- 4. What would you personally do as an elected member to improve the 'quality of place' in Aireborough?**

We would continue to fight tooth and nail for more investment in the area to mitigate the impact of existing development and argue to stop development on Green Belt sites.

We have a track record in this area but a priority is to reduce congestion, improve public transport and invest in infrastructure.

Tom Hollings – For Britain Party

(The candidate was not sent our email until Tuesday 1 May)

1. If the party that you represent were to be in power or in a minority on Leeds City Council following local elections on 3 May 2018, what would your party's position be on the proposed housing developments on Green Belt sites in Aireborough?

For Britain, and myself personally are against development on green field sites, and will restrict development to brown field sites. Quote from our local manifesto :- "Protecting green spaces – restricting development to brown field sites".

2. What would you personally, as an elected member, do about the proposed developments?

I would fight to keep our green field sites. The reason that large numbers of houses are being built is because of the expanding population, which is caused by mass immigration. So to tackle the root cause of building on green and brown field sites, immigration must be halted for a period –probably around 5 years. I realise that immigration comes under the purview of Parliament, so we must take the fight there

3. What do you, as a council candidate, understand to be the main issue regarding development in Aireborough?

See Answer 2

4. What would you personally do as an elected member to improve the 'quality of place' in Aireborough?

I would prioritise repairing the roads, and ensuring that traffic flows freely where possible. "Stop-go" traffic causes pollution. The number of shops closing in this area is alarming, and is due in part to excessive rates. The cost of these measures can be recouped by cutting down on council expenses. For example the leader of Leeds City Council "earns" over £100,000 per year. In fact, there are 15 senior officers earning at least that much last year.

Sian Gregory - Labour Party

1. If the party that you represent were to be in power or in a minority on Leeds City Council following local elections on 3 May 2018, what would your party's position be on the proposed housing developments on Green Belt sites in Aireborough?

As a Yeadon resident, I believe it is extremely important that our town (and our neighbouring towns) are kept distinct and the green spaces (which act as natural borders) are protected. As a mother who raised my son in the town, I was grateful for the amount of green spaces that exists in the area and I would like to see that protected for the next generation.

2. What would you personally, as an elected member, do about the proposed developments?

I will work with anyone and everyone to ensure the best possible outcome for Yeadon. The Council's housing target is set to be reduced and I will argue hard for our area to ensure that our greenbelt sites come out of the Site Allocations Plan. I would also like to be part of creating a proper town plan that has statutory power. That way we can have our own say on how our town is developed.

3. What do you, as a council candidate, understand to be the main issue regarding development in Aireborough?

Many of the sites that are earmarked for development in Yeadon will see us lose natural borders between ourselves and neighbouring towns. We do not want to see our town, which has a distinct culture and history, turn into a Leeds suburb. We must make our case to city planners in a positive and professional way and ensure that it is part of the emerging neighbourhood plan.

4. What would you personally do as an elected member to improve the 'quality of place' in Aireborough?

I'm tired of excuses. I'm tired of petty grandstanding. I want to see our area succeed. I want to see young people with opportunities and a high street that is fit for the name. We need action and we need fresh energy and ideas. I will work with anyone and everyone to deliver a quality town and restore town pride.

James Ranson – Labour Party

1. If the party that you represent were to be in power or in a minority on Leeds City Council following local elections on 3 May 2018, what would your party's position be on the proposed housing developments on Green Belt sites in Aireborough?

I would advocate for a 'brownfield first' policy and work with local community groups such as the ANDF to identify sites that would be more suitable for development than the current plan. There is a great opportunity here with the revised housing target, to rethink the way we approach development and I look forward to that challenge.

2. What would you personally, as an elected member, do about the proposed developments?

I would work with the Aireborough Neighbourhood Development Forum, Leeds City Council, our MP and my fellow councillors to establish a proper town plan. Otley have been successful in advocating for themselves and achieving a Neighbourhood Plan. We need to achieve similar here in Yeadon.

3. What do you, as a council candidate, understand to be the main issue regarding development in Aireborough?

I am concerned about the indigenous wildlife and the natural beauty that exists in Yeadon. We must ensure that the local environment is protected as it is the most attractive aspect of living in Aireborough. We need to get on with ensuring as many Greenbelt sites are taken out of the SAP altogether as possible and look to ensure that at least those in phase one are moved into the council's broad locations.

4. What would you personally do as an elected member to improve the 'quality of place' in Aireborough?

This area has been let down by councillors who don't deliver and instead pass the buck to Leeds. We will work with Leeds, as well as our MP to make sure our priorities are delivered which will improve the quality of our high street, our traffic issues and allow us to have our own say on development

Elliot Nathan – Labour Party

1. If the party that you represent were to be in power or in a minority on Leeds City Council following local elections on 3 May 2018, what would your party's position be on the proposed housing developments on Green Belt sites in Aireborough?

I want to protect our Green Spaces. It is as straightforward as that. We all accept that people need houses but the National Planning Policy Framework, introduced by the Tories and Liberal Democrats place power in the hands of developers which creates housing that does not equate to the needs of the town. I will battle this and ensure that development protects green spaces and provides housing that is sensitive to the needs of the town.

2. What would you personally, as an elected member, do about the proposed developments?

I will use my new influence on city planners to shape the new Site Allocations Plan to suit the needs of Yeadon. The current councillors have done very little to change the minds of city planners—maybe because they spend so much time trading petty insults. Lets get round the table and crack a proper deal for Yeadon which means development works for the town, bringing us the infrastructure that we need and keeping our green spaces safe.

3. What do you, as a council candidate, understand to be the main issue regarding development in Aireborough?

There are too many Greenbelt sites still in the Site Allocations Plan. We must do everything we can to get these sites reconsidered, especially in light of the new housing targets.

4. What would you personally do as an elected member to improve the 'quality of place' in Aireborough?

I think we need to rejuvenate the High Street and help small businesses achieve. This is a complex but not impossible problem. It is going to take proper leadership and ingenuity. I would encourage voters at this election to opt for a change and lets get some fresh ideas into the action. Things can be a lot better than this.

Ken Creek, Philip Rees, Diane Fox - Conservative Party

Not yet responded

Mick Bradley - Green Party

Not yet responded.