

LINTON VILLAGE SOCIETY

Dear Resident

IMPORTANT NOTICE TO RESIDENTS OF LINTON PLEASE READ

RIDGE MEADOWS NORTHGATE LANE/TIB GARTH LINTON WETHERBY LS22 4GS OUTLINE PLANNING APPLICATION 17/00029/OT: 26 DWELLINGS AND MEANS OF ACCESS

The Linton Village Society are holding an open village meeting to be held on **Thursday 16th February at 7.30pm** in the village hall to discuss the implications of the recent planning application by Kebbell Homes. A hard copy of the Kebbell Homes plan will be available to view at the hall before the meeting from 7.00 pm. We urge you to attend, as this application may have a considerable impact on our village.

As you are probably aware a development of 26 homes has been proposed in Linton by Kebbell Homes, with site access to be via Northgate Lane and Tib Garth. This application follows on from a previous proposal to build 10 dwellings, by the same developer, on the land, which was refused outline planning permission on 23 January 2015.

The Linton Village Society (LVS) and Parish Council are submitting a fully detailed response to Leeds City Council, setting out our concerns and objections and this will be available to be viewed on our web-site following its submission. It is imperative that the City Council understands the views and concerns of as many individual residents of Linton as possible. Your response, along with the LVS and the Parish Council submission, should be with the Council prior to the deadline of February 24th 2017, to ensure that they see and understand in detail every resident's points of view.

Enumerated below are the main items of our detailed submission, which has been formulated in conjunction with an expert planning consultant. You may have other points you wish to raise with the Council directly, or in support of the LVS submission. If you have concerns, **I urge you to ensure that you formally respond to this outline planning application, before the deadline of February 24th.**

At the foot of this letter, I have highlighted the main two addresses which ALL your correspondence should be sent to, allowing not only Leeds Planning to receive your response, but also our local councillors. You may also wish to forward a copy to our current local Member of Parliament, Alec Shelbrooke.

The main areas that LVS will be objecting to this outline proposal are as follows.

1. Suitability

The suitability of this site for housing development has been considered on two previous occasions by independent Local Plan inspectors in 2001 and in 2006, but rejected **because fundamentally Linton is not a sustainable location for development on any scale.** This is in part due to the relatively small size of Linton village and the general absence of local facilities. This was supported by the City Council when it refused the previous outline planning application in January 2015. In that last application, the developer argued that Linton is joined to Wetherby, which the LVS strongly disagrees with and this is supported by Linton having its own proposed Neighbourhood Plan.

2. Accessibility of amenities

The application site does not meet the City Council's adopted accessibility standards. Linton has no shops, schools or services other than a public house and a village hall. The nearest shops are located within the centre of Collingham, around 1.2 miles away, with an estimated walking time of around 30 minutes, well in excess of the Council's standard of 15 minutes. The nearest primary school (Collingham Lady Hastings C of E primary school) and doctors' surgery (Church View Surgery) are also located in Collingham at a similar distance, again well beyond the standard walking time of 20 minutes. The nearest bus stop (Windmill Inn) is located around 700m to the south of the site on Main Street, beyond the 400m desirable walking distance recommended. **This conclusion was also reached by the two planning inspectors who rejected the previous proposed Local Plan application, because fundamentally Linton is not a sustainable location for development on any scale. In LVS's view nothing has changed.**

3. Safety and local highways

The LVS has serious concerns about the effect of the proposed development on the local highway network, taking into account the additional traffic that would be generated over and above the previous proposal and that which could be generated by the recently approved developments at Collingham (150 dwellings) and at Spofforth Hill, Wetherby (325 dwellings), which do not appear to have been taken into account by the developer. The LVS does not consider that the road at either end of Northgate Lane is suitable for increased traffic, especially during peak periods, due to its generally narrow width and configuration. The application indicates that the majority of traffic will flow down Northgate Lane to the Main Street junction. The restricted road width, just prior to this junction, results in two cars travelling in opposite directions, not being able to pass safely and has resulted in damage to cars, as evidenced by debris on the road and damage to grass verges and hedges.

4. Safety of residents and walking

In addition, there is particular concern over the poor pedestrian connectivity of the proposed development to the surrounding road network, especially the proposed link to Muddy Lane. Linton has no continuous footpath or safe walking routes within Northgate Lane from the main site access via Tib Garth or within the Linton main street to either Collingham or Wetherby. The suitability and practicability of the proposed connection to Muddy Lane is questioned, especially during the winter period, due to its steep gradient. Many of the footways that do exist in the village are narrow and unlit.

5. Emerging Linton Neighbourhood Plan

The Linton Neighbourhood Plan, is currently not yet adopted, due to a challenge in the Court of Appeal to the recent high court judgment (*Kebbell Developments Ltd v Leeds City Council 28/10/2016*). This draft Linton Neighbourhood Plan, which was supported by village meetings, opposes development of the application site and wishes to see it returned to Green Belt. The draft plan was modified by the City Council following the independent examiner's report and has been approved by residents via a local referendum. This is a clear statement of the views of the local community, which are fully endorsed by the LVS and should be taken into account in the decision-making process.

6. TibGarth Residents

The proposed development has major implications for these residents and they are very worried about how it will affect their quality of life, bearing in mind that they currently live in a peaceful 9-house cul-de-sac. They are also concerned about the danger from additional traffic on such a narrow access as Tib Garth isn't a full width road. During the winter access is especially difficult, and there are concerns that the proposed "ramped" access to the new houses would result in cars not being able to safely access the site,

thereby forcing or encouraging future residents to "park" in Tib Garth where no on-street parking is available. Tib Garth residents feel that using the road as access to the site is completely unacceptable. This issue is magnified now that 26 houses are proposed with between 50 and 70 cars and the plethora of delivery and ancillary vehicles they would see on a day to day basis.

7. Effect on the Character and Appearance of the Village

Of particular concern to the LVS is the height of the majority of the proposed houses, which would be up to 13m. This is untypically high for two-storey dwellings, which rarely exceed around 9m. It is, however, noted that some of the proposed dwellings, on the western part of the site, are intended to be single-storey only and no higher than 6m. Another concern is the environmental impact of the proposed vehicular access via Tibgarth Lane, was a point that was discussed in the planning officer's report on the previous application. The LVS considers that officers should satisfy themselves that the proposed access road would not harm the character of the housing development and the wider landscape.

8. Ecological grounds

While no objections are raised on ecological grounds, in view of the presence of a badger sett within the site and in the event that outline planning permission is granted. The LVS would expect a pre-condition to be imposed requiring the prior approval of a scheme for protecting badgers, together with a timetable for their protection during both the construction of the proposed development and following its completion.

The above is a summary of the LVS's response to the outlined planning application. Please ensure you read the more detailed response on our website, to give you a full picture of the issues and concerns raised by the LVS.

Please send your responses to this outline proposal, quoting reference 17/00029/OT, by post and/or e-mail to

Planning Services
The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

By e-mail to : planning@leeds.gov.uk

Councillor M Robinson	e-mail	matthew.robinson@leeds.gov.uk
Councillor R Procter.	e-mail:	rachael.procter@leeds.gov.uk
Councillor R Stephenson	e-mail:	ryan.stephenson@leeds.gov.uk

Postal address for all councillors above, Conservative Group Office 2nd Floor East, Civic Hall, Leeds. LS1 1UR

TO ENSURE ALL YOUR VIEWS ARE KNOWN, YOU MUST RESPOND PRIOR TO 24th FEBRUARY 2017.

Please do not hesitate to contact a member of the LVS (all committee contact details are on the LVS web site) should you require clarification or support regarding this matter. We look forward to meeting you at the **Village Hall on 16th February at 7.30pm**

Regards

Ashley Guise, LVS Chairman