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BEESTON COMMUNITY FORUM

Leeds City Council Development Department
By e mail

1st December 2014

Dear Sirs

PLANNING APPLICATION REFERENCE 14/06007/FU- PROPOSED REDEVELOPMENT
OF FORMER ICE PACKING FACTORY AT 49 BARKLY ROAD, LEEDS, LS11 7EW

We are taking this opportunity to lodge an objection to the above mentioned planning application. Although we accept that the proposals have been scaled down by comparison with the previous planning application for this site , we believe that many of our reasons for objecting to the original application still apply .

We continue to believe that there is a substantial risk that the development would be likely to lead to an increase in the level of on street parking. Owners of cars would , in our view be more likely to use cars than public transport to travel to the development .We note that an important feature of the proposed development is an underground car park. We believe that this will not provide a solution to any issues which would be created by cars travelling to and from the proposed development. We believe that motorists would be more likely to park on local streets than take the time and trouble involved in entering and leaving an underground car park. Even if this view is proven wrong, there is still the substantial risk of congestion in the area resulting from cars entering the underground car park at the same time. In addition there are a number of issues arising from the construction of any underground car park; for example steps will need to be taken to ensure that the structural soundness of adjacent buildings will not be undermined.

We believe that the infrastructure of the area will not sustain a development of the size envisaged by the current plans. The area is a residential with narrow streets. Barkly Road has had a number of traffic calming measures put in place (notably speed humps and chicanes) specifically to reduce the amount of traffic in the area and cannot cope with the traffic which will be generated from this development. This is likely to cause congestion and pollution. We believe that the use of the site for housing would present a much more beneficial outcome for the local community and indeed that the utilisation of brownfield sites such as Ice Pak are essential for the Leeds Authority to meet its housing target of 70,000 homes by 2024."

We believe the increase in traffic will undermine the safety of children attending St Anthony's Primary School which is situated almost adjacent to the site and Hugh Gaitskell Primary School some 500 metres away. Moreover, the level of pollution in Beeston is already significantly higher than the city wide average and has a high proportion of residents with respiratory dysfunction. Any further increase is unacceptable.

We believe the development would be likely to duplicate existing business or leisure facilities and hence threaten their viability. There is already an overprovision of office space in the LS11 postal area. With regard to leisure, we note that the MUGA facilities at Hugh Gaitskell Primary School are underused; South Leeds Sports Centre was closed by Leeds City Council on the grounds that it was no longer viable.

What assurances have been given by Aspiring Communities that they will have adequate resources to complete the development of the scheme, should planning permission be granted? Furthermore no business plan, estimation of running costs or details of partnerships for the delivery of the skill or sports agenda have been published."

Aspiring Communities have 'parachuted' this project into the Beeston area without apparently carrying out any work relating to community cohesion in this locality. It has been put together by strangers from Goole, Skipton and Manchester.

In contrast, Beeston Community Forum has embarked on a programme which aims to write a neighbourhood plan for Beeston. The Forum has put in place a steering committee which is working to set up a neighbourhood forum, representative of the whole community. An application for the designation of the Neighbourhood Forum has been submitted to Leeds City Council; we expect to receive a decision about the application in the very near future. Meanwhile, the Beeston Community Forum has called for decisions about site allocations in two areas of Beeston including the former Ice Pak factory to be delegated to the Neighbourhood Forum, which will consult with the community to determine the priorities and initiatives for next 10 to 15 years and then produce a plan. If adopted by a referendum, the plan will become a statutory, planning document; it will be the product of a community working together to shape its future. We believe that this is community cohesion in practice. We trust that the issues which we have raised will be given due consideration.

Yours faithfully

ROBERT J.W. WINFIELD