

The impression given by Taylor Wimpey representatives at the recent presentation to the Wetherby Town Council was that their application to build 800 houses off Racecourse Approach was a given because the site was included in the approved Leeds Site Allocation Plan.

However, although the site is included in the Plan, they failed to mention it is for a site of 1,100 houses. There is not a joint planning application for the whole site, only for a partial site. **This part site is not part of the Site Allocation Plan!** Indeed the Site Allocation Plan (CD1/1g Page 363) clearly states:

“A comprehensive design brief for the development needs to be agreed prior to the development of the site.”

The Planning Panel has twice requested a plan for the whole site: in October 2018 they “requested to receive further information as to what proposed for the whole of the site...” and in March 2019: “That determination of the application be deferred to await further information on the masterplan of the SAP site as a whole.....”. Taylor Wimpey has failed to supply this plan and no planning application has been received from the owners of the remaining land within the Site Allocation Plan allocation.

If Taylor Wimpey believes that the Site Allocation Plan is written on tablets of stone, they must agree that they have failed to meet its requirements and thus their application must be rejected or withdrawn.

In addition, the Site Allocation Plan states that

“• Highway Access to Site:

*Access points must be created onto **York Road** and Racecourse Approach B1224, possibly requiring widening for ghost island junctions. The access points will need to be linked within the site.”*

At present, no highway access onto York Road appears on the plans. Yet again, Taylor Wimpey has failed to meet the requirements of the Site Allocation Plan and again, because of this, this application should be rejected.