

1 Leven Gardens
Wetherby
West Yorkshire
LS22 7YH

10 JUL 2019

Planning Services
Leeds City Council
9th floor, Merrion House
110 Merrion Centre
Leeds
LS2 8BB

8 July 2019

Dear Sirs,

REF PLANNING APPLICATION 17/02594/OT – RACECOURSE APPROACH

Please find enclosed a document which I would like you to put on the Planning Objections website for the above planning application. I previously emailed Adam Ward requesting that this be put on, but it has not been done so far.

Thus I request this directly, in writing.

Yours faithfully,

A black rectangular redaction box covering the signature of P G Catton.

P G Catton
Better Wetherby

BWP RESPONSE TO DEVELOPERS' CLAIMS THAT THE SITE OFF RACECOURSE REALLY IS SUSTAINABLE

CATEGORY	LCC CORE STRATEGY ACCESSIBILITY STANDARD	APPLICANT'S SITE ASSESSMENT		MEETS STANDARD?	
			APPLICANT'S VIEW	LCC VIEW	BWP VIEW
To Local Services	Within 15 min (1,200m) walk	<p>Convenience store on site.</p> <p>Ancillary services at Moto Wetherby Services c.1,200m walk from centre of site.</p> <p>Petrol filling station at corner of York Road / Deighton Road c.900m walk from edge of site(c.1,300m from centre of site).</p> <p>In addition, the comprehensive range of services and facilities within Wetherby town centre including Post Office on High Street, whilst beyond LCC's threshold distance, lie within the 2km distance set out in the former guidance PPG13. The comprehensive range of services and facilities offered will off-set the increased walking distance. Wetherby town centre will also be accessible via proposed Hopper Bus service</p>	Yes	No	<p>No</p> <p>This corner shop will not be built for some time and its viability is questionable, being tucked away inside the estate.</p> <p>Motorway Services in North Yorkshire are across busy Motorway/Service Area island - simply too dangerous</p> <p>Not within distance</p> <p>PPG13 no longer applicable</p> <p>Hopper bus will only run for 10 years, less than the claimed build out time of 13 years 4 months</p> <p>Clearly the local services are too far away and most visits will be by car.</p>

To Employment	Within 5 min walk (400m) to a bus stop offering 15 min service frequency to a major public transport interchange	The site does not meet this part of the standard but the proposed Hopper Bus will link the site with Wetherby (defined as a Major Settlement and by WYCA as a Transport Hub) at a 20-minute frequency enabling onward connections to Leeds city centre (via X98 and X99 services) and to Wakefield city centre (via 174/174A services). Wetherby town centre and employment areas off Sandbeck Lane are within walking distance of the site.	No	No	No Hopper bus will only run for 10 years, less than the claimed build out time of 13 years 4 months Most will travel to work by car
To Health Care	Within 20 min (1,600m) walk or a 5 min walk to a bus stop offering a direct service at 15 min frequency	The Wetherby Surgery, Hallfield Lane – c.800m from edge of site (c. 1,200m from centre). Wetherby Heath Centre marginally beyond standard – c.1,250m from edge of site (c.1,650m from centre). Crossley Street surgery is c.1400m from edge of site (c.1,800m from centre). Dentist practices (on York Road and York Place) within walking distance. Pharmacy at Boots, Horsefair in town centre.	Yes	No	No Wetherby Surgery is in the Health Centre!! Error pointed out to developers but ignored. All the rest are beyond limit
To Primary School	Within 20 min (1,600m) walk or a 5 min (400m) walk to a bus stop offering a direct service at a 15 min frequency	On-site primary school. St. James' Church of England Primary School c.800m from edge of site (c.1,200m from centre of site).	Yes	Yes	Questionable. Will not be built and staffed for several years (5, 10?) This is only school currently with spare capacity and will also be taking children from other developments, which will take up more than spare capacity.
To Secondary School	Within 30 min (2,400m) direct walk or 5 min (400m)	Wetherby High School – c.1km from edge of site (c.1,400m from centre).	Yes	Yes	Yes

	walk to a bus stop offering a 15 min service frequency to a major public transport interchange				
To Town/City Centres – defined as Leeds, Bradford and Wakefield	Within a 5min (400m) walk to a bus stop offering a direct 15 min frequency service	The site does not meet this part of the standard but the proposed Hopper Bus will link the site with Wetherby(defined as a Major Settlement and by WYCA as a Transport Hub)at a 20-minute frequency enabling onward connections to Leeds city centre (via X98, X99 and 70/71services)and to Wakefield city centre (via 174/174Aservices).	No	No	No Hopper bus will only run for 10 years, less than the claimed build out time of 13 years 4 months Most will travel to centres by car

Clearly this estate is a non sustainable settlement under the only numerate guidelines within the Leeds Core Strategy. It is a settlement isolated from Wetherby by a 6 lane motorway. Nearly all travel will be by car, contrary to the current Climate Change Strategy of Leeds City Council.