



# WETHERBY TOWN COUNCIL

## **17/02594/OT | Outline planning application with all matters reserved except for access, for the creation of a new community comprising up to 800 dwellings, a food store (A1) (up to 372 sq.m), primary school and public open spaces | Land Off Racecourse Approach Wetherby LS22**

Wetherby Town Council has agreed that it wishes to take this opportunity to submit a renewed and reinforced objection to the above planning application. Its previous representation indicated that the application was premature to the drafting of the Site Allocations Plan (SAP) by Leeds City Council.

It is now evident that a robust objection to this application is required given the developer's continuing interest in the proposal and the site's ongoing inclusion in the SAP.

The Town Council's concerns continue to centre around the ability of Wetherby's infrastructure to cope with the demands that would be placed upon it by an additional 800 dwellings. Whilst there may be plans for the later provision of a primary school and a food store this does not address local concerns about road capacity, leisure facilities, dental and medical services etc. Nor does it take in to account the fact that there are another 680 dwellings which are already being built or which have secured planning permission.

The Town Council can see no requirement for 1,500 new dwellings to be imposed on Wetherby as it clearly goes above and beyond the 'supply of housing [which is] required to meet the needs of present and future generations.'

Another of the Council's concerns about this proposal relates to its location on a greenfield site on the Eastern side of the A1.

It is considered that the proposal on Land off Racecourse Approach would be against the requirement of Spatial Policy 6i which states that housing development should be in 'sustainable locations ... supported by existing or access to new local facilities and services'. The potential for the town to once again be divided by the A1 would see an unwelcome breach of a crucial settlement boundary and would not 'reinforce or enhance the distinctiveness of existing neighbourhoods and quality of life of local communities', nor would it 'respect the local identity, character and distinctiveness' of the Wetherby community.

New residents will no doubt consider themselves as citizens of Wetherby but will be segregated by a 6-lane motorway and will have to rely on the car as their main method of transport given that it is too far for most people to want to walk in to the town centre and there is no railway link nor a regular bus service meeting the requirement for a 15 minute service to the nearest large place of employment (Leeds). This hardly meets the NPPF requirement of providing 'accessible local services', nor the Core Strategy's objective of "ensuring that new development takes place in locations that are or will be accessible by a choice of means of transport, including walking, cycling, and public transport."

We note that this sentiment is reflected in the consultation responses from the Highways Authority which is also of the view that the proposals do not meet their criteria for housing development.