



## APPENDIX 1

### ROUNDHAY WARD NEIGHBOURHOOD DESIGN STATEMENT Supplementary Planning Document

#### Representations Statement

(relating to the main issues raised during the formal consultation period in accordance with Regulation 18(4)(b) of the Town and Country Planning (Local Development) (England) Regulations 2004 as amended).

#### SUMMARY OF REPRESENTATIONS RECEIVED DURING CONSULTATION PERIOD 5<sup>th</sup> NOVEMBER – 17<sup>th</sup> DECEMBER 2010

**Notes:** In the following table:

1. 'PAGE' refers to the page number of the Consultation Draft.
2. 'REF' refers to the Responses, listed in Annex B below.
3. 'LCC COMMENTS' have been made by the Roundhay Planning Forum Management Committee but endorsed by relevant Leeds City Council officers
4. 'HOW ISSUES ADDRESSED IN THE SPD' – proposed modifications to Consultation Draft

PAGE	REF	MAIN ISSUES RAISED IN CONSULTATION	LCC COMMENTS	HOW ISSUES ADDRESSED IN THE SPD
15	5	1) Bus routes - should also include the 13 and 13A which go along Lidgett Lane.	We agree	This will be corrected by adding 13 and 13A to 'Lidgett Lane' in paragraph 3.
		2) Key points - there are also no direct bus routes to Leeds rail, bus or coach stations.	We agree	This point will be added to paragraph 4 on page 15 and in the 'Key points' box at the end of the theme.
32	5	1) Listed building - North Leeds and St Edward's Hall School should read North Leeds and Gledhow School. It was the predecessor to the present Gledhow School on Lidgett Lane. It was a church school with connections to St. Edmund's church. The cap badge had the St. Edmund crown with two arrows through it and the initials GS on either side of the arrow points.)	<p>We agree</p> <p>This may well be true but the name given is the official listing on the Leeds City Council's Gazetteer of Listed Buildings at <a href="http://tinyurl.com/2uwbrr2">http://tinyurl.com/2uwbrr2</a>. In fact the on-line listing is in error as the published Gazetteer in the Central Library lists it as North Leeds and St Edmund's Hall School. It is not clear what its correct name should be. Built in 1872/73 it belonged to St Matthew's until 1903, then St Edmunds until December 1959, and the uniform dates from about 1936. After 1959 it was called North Leeds Preparatory School. (Ref. Barbara Barr (2001) Oak Leaves Part 1, pages unnumbered).</p>	It will be listed correctly as in the printed Gazetteer (North Leeds and St Edmund's Hall School.) but followed by 'Gledhow School' in brackets.

		2) Notable building - Lobb Cottage (and also 1.3) - something needs to be done urgently as the roof slates are being removed.	We agree.	No Action
40; paragraph 3.1	5	The reference to "Stone flags, kerbs and set channels" in the Park Villas and Lidgett Park character area is relevant to the whole of Gledhow and Oakwood West character area as well. Our own road (Gledhow Wood Grove) is presently under threat of having the present kerb stones removed and replaced with concrete ones. The footpaths are in bad condition but the kerbstones have years of life left in them.	This issue is covered by Guidance 4 (page 57).	No Action
58	5	Street lighting and the reference to painting the new lamp posts black. The new "heritage" lights at the top of Little Switzerland (junction of Gledhow Wood Road, Gledhow Lane) are excellent and give a better light than the others. Perhaps the light standard immediately on the downside of the bridge could also be painted black?	This issue is covered by Recommendation 4 (page 58). It is our understanding that all standards in Conservation Areas will be painted black.	No Action
35	6	Include - erection of signs indicating the boundaries of the	This issue is not relevant to the RWNDS.	No Action.

		Gledhow Area	This issue could be taken forward by the Gledhow Valley Conservation Area Group.	
		Erection of discrete 'History Boards' on the green outside Gledhow House	This issue is not relevant to the RWNDS. This issue could be taken forward by the Gledhow Valley Conservation Area Group.	No Action.
		Identification by plaques- in red perhaps but not blue as they already give an identity [-] of buildings of interest	This issue is not relevant to the RWNDS. This issue could be taken forward by the Gledhow Valley Conservation Area Group.	No Action.
		Identification and adoption of Gledhow logo for local service providers	This issue is not relevant to the RWNDS. This issue could be taken forward by the Gledhow Valley Conservation Area Group.	No Action.
22	11	Coach house and stables, Mansion Lane, 1-7 Park Cottages.  These buildings are important in informing the character of the Park. It is vital that their external features are retained and their eventual use is a contributory feature of the Park	We agree with the comment. The Coach house and stables, Mansion Lane, 1-7 Park Cottages are recorded as listed buildings on page 22 of the RWNDS.	No Action
22 and 23 (Recommendation 5)	11	The Gate Lodges etc. Wetherby Road.  These listed structures have been	We agree with the comment.	No Action

		left in a very poor state and are an eyesore.	Recommendation 5 on page 23 addresses this issue.	
25	11	The area to the west of Elmete Lane contains some very poor buildings/site which detract from an otherwise excellent environment. In particular Braim Wood School site. See 2.4 and recommendation 2.	See 2.4 and recommendation 2.	No Action
No page or paragraph references made	12	<p><u>Leeds Core Strategy &amp; Transportation Policy</u></p> <p>Recent weather forecast from Hong Kong -13c -15c -20 -22c -22c "<u>but they live in boxes</u>". In summer it often 29c plus. One coal fired power station supplies all their needs. taken from blog "land of no cheese" HK Review.</p> <p>In Leeds we have houses designed around the hearth. Should not we be looking at how others in the world have approached their cities, the transportation system and infrastructures. Design that may have been appropriate when land was plentiful &amp; resources &amp; cheap. May not [res]pect today needs. Transportation systems</p>	Noted. Our NDS is not concerned with production and use of energy in Roundhay Ward.	No Action

		need to be direct, & speed is the life a city "speed is freedom" Le Corbusier.		
3	13	I suggest in the central column, the words "witness, for example, the recent addition of an Education Centre..." – may be more logical to remove word 'witness'	We agree	Word 'witness' to be deleted and replaced with 'see'.
10 1968 – 2010 section	13	Whilst no fan of Tesco, I'm not sure that the takeover of Hillards by Tesco has directly led to a detrimental effect on Oakwood. I'd suggest a variety of factors are involved which may have occurred had Hillards continued to operate the store	Noted	No Action
23 Recommendations for enhancement	13	Can we add the sports pavilion on Soldiers Field to the west of Princes Ave to the one noted just off West Ave	We agree	This point will be added to Recommendations for Enhancement
31 Recommendations for enhancement	13	May be worth including a line about preventing further use of pre-fabricated stone and 'flamboyant' railings on garden walls. This is notes later in the document also (page 60)	We agree	A new Recommendation will be added: "No. 10 The out of character use of concrete or artificial stone boundary walls and flamboyant railings should be prevented." Also insert "10. In accordance with Leeds UDP (2006) Policy N25" on page 66. See also Guidance 1, page 56.
32	13	Notable buildings list may wish to	We agree	It will be added to page 32.

		include the 36 Oakwell Mount, later referred to in “Recommendations for enhancement” on the following page		
37	13	There is a recommendation for heights of buildings which is excellent – I do wonder if this should also be noted at the rear of the document for planning guidance?	Bullet point 4 on page 56 covers this issue as does Policy BD5 of the Leeds UDP (2006)	No Action
44	13	I personally would not wish to compliment the red brick Tesco store. I think it’s virtues are the relatively low height and screening. Beyond this is has little merit, although vastly better than the awful building approved recently for the Homebase site	Noted	No Action
52	13	Braimwood School site: I agree the playing pitches should be protected in any future use. I do want to see the land used for some worthwhile purpose either as part of the park or a development of some sort e.g. new primary school.	Noted	No Action
No page or paragraph references made	15	The Wyke Beck Valley with the Wyke Beck as its central feature extends from Shadwell, through Roundhay Park, then through Wykebeck Woods, across the	Noted.  Roundhay Planning Forum values the work of the Wyke Beck Valley Community Forum and	

		<p>Easterly Road, being joined then by a small tributary of the Beck, thence onward through Fearnville and Killingbeck, across Halton Moor, and joining the Aire at Knostrop opposite Rothwell Country Park. It is important that this landscape feature is viewed as a whole and not simply as disconnected stretches in Roundhay, EASEL, &amp; the AVAPA. The Forum will publish on 17<sup>th</sup> December a comprehensive Ecological Survey of the Valley and this should be taken into account.</p>	<p>Friends of Wykebeck Woods and the Wyke Beck Valley Project as a whole.</p> <p>Our Land Use map (page 16) clearly shows that the Wyke Beck valley is a designated N8 urban Green Corridor. The corridor is also referred to in paragraph 2.2, page 26</p>	<p>Additional text will be added to paragraph 6, page 15 as follows - 'and to the Aire valley to the south via Wyke Beck valley.'</p>
No page or paragraph references made	15	<p>The field alongside Asket Hill is a species-rich meadow of unimproved grassland which has remained largely unchanged for at least 150 years according to documentary and verbal evidence. The Friends have worked with Leeds CC in instituting a sympathetic grazing regime which will protect the many species of plants that cover this field. The special nature of this field should be recognised. The adjacent Woods and the field are one of our local Breathing Places and developments are in</p>	We agree	<p>New text will be added to section 2.2 in the Landscape section of the "East of the Park Character Area" (on page 25) to record this landscape feature; as follows: "This field is a species-rich meadow of unimproved grassland which has remained largely unchanged for at least 150 years. It is now protected by a sympathetic grazing regime."</p>

		hand to improve biodiversity and access for both the able-bodied & disadvantaged.		
No page or paragraph references made	15	The completion of the footpath & cycleway from the Park, through the Woods and onto Arthur's Rein will be the first stage of the Wykebeck Way itself & is being financed by Sustrans (with Big Lottery moneys) and Leeds CC. Other projects are in hand at Killingbeck to further extend and improve foot & bike access. An increase of traffic to the Park by this route is anticipated. The Friends have already commissioned (using a grant from the Heritage Lottery Fund) an archaeological survey of the Woods and a copy was shown in the Oakwood public library. We notice with disappointment that this survey is not referenced in you bibliography but display boards have been produced which will be put in place on completion of the track outlining both the historical and ecological significance of this area. The essential information is also available on disc in Parks & Countryside.	Noted.  The Wyke Beck Way is separately mapped on our Theme 4: Movement map as 'Combined cycle and foot path including part of Wyke Beck Way'.  We do not have room to include published evidence for even the important sites in Roundhay Ward e.g. the scheduled structure in Gipton Wood or the two SEGIs.	We will add a new paragraph to the Landscape section on page 25 as follows: 'Asket Hill has not been developed for housing because it has interesting man-made structures e.g. a hollow way and a terrace, though archaeological evidence for their dating has not been found'.

No page or paragraph references made	15	<p>The Beck itself must not be neglected. It teems with native White-clawed crayfish. Kingfishers are frequently seen along its length. Plans are under consideration to try to extend the range of water voles, presently only in the Selby Road to Halton Moor Road stretch, northwards to the Killingbeck, Fearnville and Wykebeck Woods stretches. The Beck also acts as a vector for the spread of the non-native Himalayan Balsam. A concerted effort should be made to eliminate this undesirable species, starting at the north end, outside the Park if necessary, and working downstream.</p>	Roundhay Planning Forum supports this excellent ecological work.	No Action
14	16	<p>The Carriage House and associated cottages within the Roundhay Park Estate are also badly neglected (even though they are listed buildings) This point was also made in the document prepared for Leeds City Council in September 1999 by Land Use Consultants (see Roundhay Park, A Landscape Restoration Management Plan 1999) and the buildings have subsequently fallen even further</p>	We agree	The Carriage House and associated cottages will be included in the Built Form 'Key Points' Box on page 14.

		into decline. We think it is essential to include them within the list at the top of page 14 of the NDS		
23	16	Carriage House and cottages should again be mentioned within recommendations for enhancement	We agree	The Carriage House and associated cottages will be mentioned as part of Recommendation 5 on page 23.
58	16	Paragraph on "At risk and Redundant Historic Buildings and Structures should also, in our view, specifically mention the Carriage House and cottages.	We agree	The Carriage House and associated cottages will be mentioned as part of the first sentence in the 'At risk and Redundant Historic Buildings and Structures' section on page 58.
14 & 18	17	We welcome the identification of derelict and neglected buildings within the ward as such buildings often contribute to a negative perception of an area. Redeveloping existing buildings is sustainable and can improve the character of the local area, or indeed reinstate its historic character.	Noted	No Action
		It is clearly demonstrated that green open space is highly valued within the ward but that it has suffered from development pressure in recent years.  Natural England strongly believes that everyone should have	Noted  A policy cross reference to the 'Nature Nearby' - Natural England	No action

		access to good quality natural greenspace near to where they live and advocates the use of standards (ANGSt) to ensure there is enough open space for communities. Our guidance document 'Nature Nearby' provides further information on the importance of natural greenspace to communities.	Accessible Natural Greenspace Guidance Standard (ANGSt)' is made in 'Recommendations for Local Future Policies and Proposals' (p 48) Recommendation 3, and in 'Recommendations for Action and Management' (p 59) Recommendations 8-10.	
27	17	We support recommendations 2 and 3 in order to maintain/enhance the existing greenspace in the area and provide attractive, safe access routes for people.	Noted	No Action
28	17	We note that mature trees dominate the Whetherby road and Park Avenue area and are accepted as an essential component making up the character of the area.  Consideration should therefore be given to protecting these trees, through Tree Preservation Orders, where appropriate.	See 'Recommendation for Local Future Policies and Proposals' (p 48) Recommendation 4 on new TPOs.	No Action.
31	17	We welcome recommendations 3 and 9 as tree planting can considerably soften the impact of roads/other developments and introduce additional biodiversity in	Noted	No Action

		to urban environments.		
37	17	We particularly welcome the recommendation to implement a Landscape Management Plan for the Brackenwood estate that introduces tree/shrub planting and open space and advises that the use of appropriate species mixes and mowing regimes will benefit wildlife as well as create a more attractive place for people to live.	Noted	No Action



## ROUNDHAY WARD NEIGHBOURHOOD DESIGN STATEMENT SUPPLEMENTARY PLANNING DOCUMENT

### Consultation Report (Regulation 17)

(relating to consultation undertaken in connection with the preparation of the SPD in accordance with Regulation 17(1)(b) of the Town and Country Planning (Local Development) (England) Regulations 2004 as amended).

### ANNEX A: BODIES CONSULTED

#### **Specific Consultation Bodies**

- Environment Agency
- English Heritage (Historic Buildings and Monuments Commission for England)
- Natural England

#### **General Consultation Bodies**

- Disability Rights Commission

#### **Other Consultees**

- 20<sup>th</sup> Century Society
- Ancient Monuments Society
- Age Concern/Help the Aged
- Chambers of Commerce
- Leeds Civic Trust
- Council for British Archaeology
- Metro
- Society for the Protection of Ancient Buildings
- Sport England
- Sustrans
- Victorian Society
- Georgian Society
- Garden History Society

#### **Local Consultees**

##### *Councillors (Inner NE Leeds)*

- Matthew Lobley <matthew.lobley@leeds.ac.uk>
- Valerie Kendall <Valerie.kendall@leeds.gov.uk>
- Ghulam Hussein <ghulam.hussain@leeds.gov.uk>
- Jane Dowson <jane.dowson@leeds.gov.uk>

- Mohammed Rafique <mohammed.rafique@leeds.gov.uk>
- Eileen Taylor <eileen.taylor@leeds.gov.uk>
- Sharon Hamilton <sharon.hamilton@leeds.gov.uk>
- Mark Harris <mark.harris@leeds.gov.uk>
- Brenda Lancaster <brenda.lancaster@leeds.gov.uk>

*MP, Leeds NE*

Fabian Hamilton <fabian@leedsne.co.uk>

*Community Associations:*

- Brackenwood Community Association (postal address -no email contact given, letter required; Mr Terry Morley, 8 Chandos Terrace, Leeds, LS8 1QT; Tel. 0113 266 3586)

*Community Association and Registered Charity:*

- Wyke Beck Way Community Forum (David Conboy <wykebeckway@yahoo.co.uk>

*Voluntary Organisations:*

- Gledhow Valley Conservation Area Group (Christine Osborne <chris\_lesley\_osborne@yahoo.co.uk>)
- Friends of Gledhow Valley Woods (Martin Calvert <martin.calvert1@sky.com>)
- Friends of Gipton Wood (Peter Kelley <peter.kelley2@ntlworld.com>)
- Friends of Roundhay Park (David Binns <news@forp.co.uk>)
- Ramblers - Leeds Group (Carl Richman <carl-richman@aliencamel.com>)
- REAP (Jill Jones <info@reap-leeds.org.uk>)
- Roundhay Conservation Society (Malcolm Dixon <malcdixon@hotmail.com>)
- Roundhay Allotments' and Gardens' Association (Brian Livesey <b.livesey@ntlworld.com>)

*Trade Associations*

- Oakwood Traders Association (Nick Wayne <nick@printideas.co.uk>)

## METHODS OF CONSULTATION USED

For the history of the project to this stage see full details as supplied in the same section of the report to the Planning Board after the internal consultation with LCC officers

### **Formal Consultation**

The approved Consultation Draft was subject to formal consultation from 5<sup>th</sup> November 2010 to 17<sup>th</sup> December 2010.

Formal notices were issued to both statutory consultees and local organisations and the document was posted on the City Council's website together with response forms. Hard copies were available on request.

Hard copies and response forms were also available at the Development Enquiry Centre in the Leonardo Building and at the Oakwood Library.

See below for final representations received.

ANNEX B: RESPONSES RECEIVED

<b>Ref</b>	<b>Name</b>	<b>Organisation</b>	<b>Format</b>	<b>Note</b>
1	Sonja Harper	Resident	Email	Support
2	Diana & Alexander Sutherland	Residents	Email	Support
3	Russell & Anna Sweeney	Residents	Email	Support
4	Jeremy Kidd	Resident	Email	Support
5	Peter and V Harper	Residents	Response form	Support and suggested improvements and corrections
6	Tony Spice	Resident	Response form (PDF)	Support and comments
7	Brian Picken	Resident	Email	Support
8	Penny Picken	Resident	Email	Support
9	Mary Jeffrey		Email	Support
10	Robert Reid	Resident and Committee member FoRP	Response form (PDF)	Support and comments
11	Phillip Townend	Resident	Response form (PDF)	Comment
12	Cllr Matthew Lobley	Roundhay Ward Councillor	Response form	Support and suggested improvements, corrections and additions
13	Louise Cottingham	Resident	Email	Support
14	David Waters	Resident and Friends of Wykebeck Woods and Wyke Beck Valley Community Forum	Email	Suggested improvements, corrections and additions
15	Julia Wilson	Chairperson, Friends of Roundhay Park	Response form	Support and suggested improvements, corrections and additions
16	Hannah Booth	Natural England	Response form (PDF)	Suggested improvements, corrections and additions
	END			