

LEEDS SITE ALLOCATIONS PLAN

RESPONSE TO THE INSPECTOR'S MATTERS AND ISSUES

PREPARED ON BEHALF OF ABERFORD PARISH COUNCIL

MATTER 5

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1.0 INTRODUCTION

- 1.1 This response to the Inspector's Matters and Issues has been prepared by Directions Planning Consultancy Ltd on behalf of Aberford Parish Council. Directions Planning Consultancy Ltd has been instructed to represent the Parish Council during the Examination. The Parish Council has previously submitted representations at the various stages of the Site Allocation Plan preparation in connection with the allocation of a new settlement at Parlington under reference MX2-39.
- 1.2 Our comments in relation to the Inspector's Matters and Issues focus on the Parish Council's concerns regarding the allocation of the new settlement at Parlington within the last stage of the Plan's preparation. This means we have not responded to every Matter and Issue: only those relevant to concerns previously expressed and that are specific to MX2-39 Parlington Estate, Aberford.

2.0 MATTER 5

2.1 **QUESTION 2. Does the evidence demonstrate that the necessary critical infrastructure will be provided in a timely manner to support the planned delivery of development?**

- 2.1.1 The evidence does not demonstrate that the necessary critical infrastructure will be provided in a timely manner to support the delivery of development. For example, in the case of MX2-39 Parlington, CD1/35 identifies highways improvements will be needed on the M1 J47 within the next ten years, but there is no costing for the improvements. Furthermore, in relation to the provision of the school it is stated that "the total number of forms of entry required would be dependent on the final agreed capacity of the proposed development" (page 89). Paragraph 6.5 then goes on to state how "for these large scale residential developments, developers and landowners are expected to provide schools as an integrated part of the development. In these cases, the school can either be constructed as part of the proposed development site or the site reserved and transferred at nil consideration to the appropriate body delivering the school together with a contribution in cash or kind to the delivery of the school." Clearly, there is no consideration in the Paper to the consideration of timing alongside the delivery mechanism.
- 2.1.2 Furthermore, the Revised Publication Draft Section 3: Area Proposals: 6. Outer North East (September 2016) makes no reference to how timing is expected to play a role in the delivery of the allocation of site MX2-39 Parlington. This is despite it being a new settlement where infrastructure will be critical to the delivery of development.
- 2.1.3 Given the infrastructure will need to come first, but it is a cost on development, we are a little concerned that no consideration appears to have been given to how any upfront costs will be funded ahead of development being delivered. Funding is a critical consideration to delivery, especially given the scale of the proposed development. We are therefore of the opinion that the Plan is unsound as the allocation has not been fully justified.