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Leonardo Buildings
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Wednesday 2nd September 2009

Planning application *P/0910216SIFU/NE*

I wish to submit my objections to this proposal that seeks to develop an area of woodland off Valley Terrace in my constituency. In my view this area of woodland is an important natural amenity and should be preserved as such for environmental reasons that I list below. Development of this site would only be possible following an unconventional redevelopment of an existing bungalow in order to provide access and I consider this to be inappropriate.

1. The woodland significantly enhances the neighbourhood and provides an additional lung and source of oxygen for the urban environment.
2. The existing wooded area provides a buffer to the noise from the A6120 Leeds Ring Road.
3. The trees soak up a great deal of water when it rains, thus preventing flooding of the houses which front the Ring Road.
4. The wooded area comprises mature trees, all of which have Tree Protection Orders (TPOs) and form an area of natural beauty at the back of the gardens of the properties which surround it.
5. This piece of land should not be exploited for commercial gain, but should become an amenity for all local residents.
6. The woodland is completely surrounded by housing and the only access will be a narrow former driveway of the bungalow at number 16. Even with the demolition of half this property, it is doubtful that there will be wide enough access for a fire engine or an ambulance.
7. The construction process itself would be hugely disruptive of the lives of local residents in this quiet and peaceful community.
8. The insurance of the properties below the wooded area are bound to increase in cost, or be declined completely, owing to the greater probability of flooding if the mature trees are removed.

Yours sincerely,

Fabian Hamilton
Labour Member of Parliament for Leeds North East

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