

## **RACECOURSE APPROACH UPDATE 23 July 2020**

### **PLANS PANEL MEETING 6<sup>th</sup> AUGUST 2020**

Members of the public who have objected to the application (17/02594/OT/NE) by Taylor Wimpey to create a massive new development of 800 houses on land off Racecourse Approach, recently received **a letter** from Leeds Planning Services giving notice that this matter is again to be considered by the Plans Panel (meeting of Councillors) on 6<sup>th</sup> August 2020. See the **Leeds CC** planning portal for documents related to the application, or **our website** for a selection of objections.

For those unfamiliar with the application, the negative impact of this enormous development on Wetherby will be severe. It will result in a huge increase in local traffic, adding to the existing highways problems of the town, with the consequence of a worsening of air pollution. It will place further strain on already overburdened schools, health services, local infrastructure and services. However, despite hearing the strong grounds for objection, in August 2019, Leeds Plans Panel approved outline planning permission subject to certain conditions. An important condition was provision to allow vehicular access to the site from York Road. This was also a requirement from the Government Inspector, when approving inclusion of this site in the overall Leeds Site Allocations Plan (SAP). In short, the conditions have to be met before building can commence.

Now, almost 12 months on from the approval of outline planning permission, the developers have been unable to reach an agreement to purchase the portion of land that will enable access from York Road and now wish that condition to be removed. Taylor Wimpey has served a Notice of Appeal that may result in a Public Inquiry if the Plans Panel does not support the removal. **BW** contends that should the Plans Panel allow the removal of this important condition, this will fail to conform to the approved Leeds Site Allocation Plan (SAP). Such action will call into question the relevance of the SAP and undermine the whole ethos of the planning process.

**BW** will therefore be writing to the Plans Panel objecting to the removal of the condition and outlining other serious concerns about this application process. Although it had been expected that Taylor Wimpey would meet with BW to consider various aspects of the development, it is a matter of regret and disappointment that the company has chosen not to engage. **We encourage people who have objected previously and others who may not yet have done so but are concerned about this application, to also make their concerns known in writing to Leeds Planners by 4<sup>th</sup> August.** Please note that we believe this may be the last chance we get to have our say in this matter

Objections can be made online at by logging into the planning portal at **this link**.

Alternatively you can write to Planning Services, Leeds City Council, 9th Floor Merrion House, 110 Merrion Centre, Leeds, LS2 8BB quoting ref: **17/02594/OT Land off Racecourse Approach.**

Representatives of **BW** will be attending the Plans Panel meeting on 6<sup>th</sup> August. We believe that **BW** and Ward Councillor representations are essential at the meeting and will be seeking to ensure this is allowed.

Due to the current Government restrictions concerning the Covid-19 crisis and social distancing measures, the Plans Panel meeting will be held remotely. Access to observe the meeting should be available **at this link**, please check our **website** for any updates

A report of the proceedings on 6<sup>th</sup> August will be available on the Better Wetherby website and also will be reported in our next newsletter.