

DC Admin

From:
Sent: 18 June 2026 20:05
To: DC Admin
Subject: Further Objection to Revised Landscape Masterplan – Planning Application 2026/90310

Importance: High

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Dear Planning Officer,

I wish to submit further comments regarding the recently uploaded Landscape Masterplan for planning application 2026/90310.

Whilst the revised plan seeks to present the development as environmentally beneficial through the introduction of public open space, planting, allotments and recreational features, I do not believe it addresses the fundamental concerns associated with the loss of this protected Urban Greenspace.

The proposed open space should not be viewed as a like-for-like replacement for the existing undeveloped greenspace. The site currently provides an established natural habitat, open character and visual amenity that cannot simply be recreated through landscaping within a housing estate. The proposal would still result in the permanent loss of designated Urban Greenspace, contrary to the purpose of its protection within the Local Plan.

I am also concerned that a significant proportion of the proposed public open space appears to be serving a drainage function rather than being genuinely usable recreational space. The masterplan incorporates attenuation basins, underground storage infrastructure and drainage easements within the areas being promoted as public open space. Given the ongoing objections from both Yorkshire Water and the Lead Local Flood Authority, it is difficult to view these areas as a genuine benefit when they are primarily required to mitigate existing drainage constraints on the site.

The proposal also raises concerns regarding antisocial behaviour. Existing nearby open spaces, including Asquith Fields, already experience problems with groups gathering, smoking, littering and other nuisance behaviour. The introduction of additional gathering spaces, benches, viewing areas, informal kickabout space and recreational facilities may unintentionally increase these existing problems, particularly given that West Yorkshire Police have already identified antisocial behaviour and youth nuisance incidents within the locality.

The proposed landscaping buffers should also be treated with caution. Whilst screening is shown on the plans, newly planted trees and shrubs will take many years to mature and cannot be relied upon to provide immediate protection from overlooking. Concerns remain regarding the relationship between proposed dwellings and existing neighbouring properties, particularly where privacy and residential amenity may be affected.

Finally, whilst the applicant refers to biodiversity enhancements, the Council's own Ecology Team has previously identified biodiversity losses associated with the development and a reliance on future mitigation and off-site compensation. New planting proposals cannot fully replace the ecological value of an established greenfield site that already supports wildlife and contributes to the area's natural character.

For these reasons, I do not believe the revised Landscape Masterplan overcomes the significant concerns previously raised regarding the loss of protected greenspace, drainage constraints, residential amenity, biodiversity impacts and antisocial behaviour. I therefore respectfully request that these concerns are given significant weight when determining the application.

Yours faithfully,