



THORP ARCH TRADING ESTATE ACTION GROUP  
**OBJECTION TO PLANNING APPLICATION 13/03061**  
2,000 HOUSES ON THORP ARCH TRADING ESTATE

**Letter to Councillors**

Contact: Peter Locke, Chairman  
14 Thorp Arch Park, Thorp Arch, LS23 7AN



Dear

**Thorp Arch Trading Estate – 2000 houses and ‘relief’ road, PA 13/03061.**

You may be aware that the above application is due to go to the City Plans Panel shortly. We are contacting you because there are many troubling issues around this application and its treatment in being brought forward to Panel.

The TATE (Thorp Arch Trading Estate) Action Group, or TAG, has now submitted fourteen volumes of objections to this application, all on legitimate planning, as opposed to NIMBY, grounds. Despite that, we are fearful that this application is being pushed through by Senior Planning Officials and Ward Councillors. They want to avoid ‘pepper-potting’ local villages by dumping the housing on TATE, contrary to the Core Strategy policy of a settlement hierarchy.

Sustainability is supposed to run like a ‘golden thread’ through from the National Planning Policy Framework to local decision making. Yet this site was rejected as unsustainable and unable to be made so by the Planning Inspector at the UDP Inquiry in 2005/6. Nothing in the current application addresses the issues which led him to that conclusion.

Severe contamination, involving asbestos, explosives and toxic chemicals, is not yet properly addressed. The contaminated locations are not fully delineated.

*Words* are being misused, as if George Orwell’s 1984 has arrived:

- A ‘*consultative forum*’ that met behind closed doors, with the minutes withheld until a FOI request, and no material put out to the public.
- A ‘*relief*’ road that channels thousands of extra vehicles per day through the centre of Thorp Arch conservation village, and along the sub-standard and dangerous Wood Lane. A petition of over 300 signatures confirms that this road is overwhelmingly not wanted by the community.
- A pre-plans panel meeting deciding in March 2013 that the scheme in front of them (in closed session) met with their aspirations – based on their being informed of ‘*total community support*’ – before the community was even aware of it.
- The development of a new settlement on a supposed ‘*brownfield*’ site which contains vast areas of never-developed land, of high ecological value.

All we ask is that this application is treated fairly on its merits on planning grounds. However the history to date gives us grave doubts that such a result can now be achieved. Given the strength of local opposition, we believe it would be sensible for all parties for Leeds to refuse planning permission. The applicant can take the case to appeal if they believe it can prevail. We appreciate your interest in this matter.

Yours sincerely,

Peter Locke  
Chairman – Thorp Arch Trading Estate Action Group (TAG)