



**JohnsonMowat**

Planning & Development Consultants

**STATEMENT OF COMMUNITY INVOLVEMENT**

**MIDDLE QUADRANT**

TAYLOR WIMPEY YORKSHIRE AND  
PERSIMMON HOMES (WEST YORKSHIRE LTD)

OUTLINE PLANNING APPLICATION FOR CIRCA 875  
DWELLINGS INCLUDING MEANS OF PRIMARY VEHICLE  
ACCESS AND CENTRAL SPINE ROAD AND ASSOCIATED  
INFRASTRUCTURE WORKS

AND

**SOUTHERN QUADRANT**

TAYLOR WIMPEY YORKSHIRE AND REDROW HOMES

OUTLINE PLANNING APPLICATION FOR CIRCA 925  
DWELLINGS INCLUDING MEANS OF PRIMARY VEHICLE  
ACCESS AND CENTRAL SPINE ROAD AND ASSOCIATED  
INFRASTRUCTURE WORKS AND A 2.6HA COMMUNITY  
HUB FACILITY (COMPRISING PRIMARY SCHOOL,  
CONVENIENCE STORE AND HEALTH PROVISION)



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Taylor Wimpey  
Persimmon Homes  
Redrow Homes

East Leeds Extension – Middle and Southern Quadrants

Statement of Community Involvement

Date: July 2021

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## LIMITATIONS

The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at that time.

All of the comments and opinions contained in this report, including any conclusions, are based on the information obtained by Johnson Mowat Planning Ltd during our investigations.

Except as otherwise requested by the Client, Johnson Mowat Planning Ltd is not obliged and disclaims any obligation to update the report for events taking place after:

- a) the date on which this assessment was undertaken; and
- b) the date on which the final report is delivered.

Johnson Mowat Planning Ltd makes no representation whatsoever concerning the legal significance of its findings or to other legal matters referred to in the following report.

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## 1.0 INTRODUCTION AND BACKGROUND

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1.1 This Statement of Community Involvement (SCI) has been prepared by Johnson Mowat on behalf of Taylor Wimpey, Persimmon Homes and Redrow Homes to detail the community consultation undertaken in relation to the proposed development of the East Leeds Extension Middle and Southern Quadrants. The community involvement is ongoing and this SCI represents the consultation that has taken place up to the point of submission of the applications.

1.2 This document supports two Outline planning applications as follows:-

Middle Quadrant on behalf of Taylor Wimpey Yorkshire and Persimmon Homes  
*Outline Planning Application for circa 875 dwellings including means of primary vehicle access and central Spine Road and associated infrastructure works*

*and*

Southern Quadrant on behalf of Taylor Wimpey Yorkshire and Redrow Homes  
*Outline planning application for circa 925 dwellings including means of primary vehicle access and central Spine Road and associated infrastructure works and a 2.6ha Community Hub Facility (comprising primary school, convenience store and health provision*

1.3 The Outline applications seek the determination of the access and internal Spine Road only, with all other detailed matters reserved for future applications.

1.4 This SCI documents the consultation exercise undertaken prior to the submission of the planning applications and the outcomes of that exercise. It should be noted that the presence of interested parties at the consultation events could have been affected by the coronavirus, as the two consultation events took place in early March, which albeit were prior to the social distancing restrictions, were however at a time when the public were beginning to be cautious. That said, all consultation information has been and continues to be made available on line and there has been a large number of electronic downloads of information.



1.5 This statement should be read in conjunction with the other supporting information submitted with these applications:

- Environmental Statement – Johnson Mowat and technical consultants
- Planning Case Report – Johnson Mowat;
- Masterplan Document – Pegasus
- Tree Survey – Iain Tavendale
- Travel Plan – Optima Highways
- Economic Benefits Report – Lichfields



## 2.0 POLICY CONTEXT

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2.1 Planning shapes the places where people work and live, so it is right that people should take an active part in the planning process. Taylor Wimpey, Persimmon Homes and Redrow Homes recognise that national planning policy is evolving to make community involvement an essential component of planning. The approach taken towards consultation for these development proposals has been strongly influenced by the latest Government policy, the Planning and Compulsory Purchase Act (2004) and Leeds City Council's specific guidance on community consultation for planning applications.

### National Policy

#### NATIONAL PLANNING POLICY FRAMEWORK (2019)

2.2 The National Planning Policy Framework was first published in March 2012 and since revised in July 2018 and amended in February 2019. With regards to pre-application consultation, the document states:

*“39. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.*

*40. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications’.*

*41. The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs....*



43. *The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible”*

#### LOCALISM ACT (2011)

- 2.3 The Localism Act received royal assent in November 2011. The Localism Act aims to reform the planning system to make it clearer, more democratic and more effective. In order to further strengthen the role of local communities in planning, the Act introduced a new requirement for developers to consult local communities before submitting planning applications for very large developments. This gives local people a chance to comment when there is still genuine scope to make changes to proposals.

#### PLANNING AND COMPULSORY PURCHASE ACT (2004)

- 2.4 The Planning and Compulsory Purchase Act (2004) introduced significant changes to the planning system. One of the changes means that Councils must carry out effective and useful consultation so that decisions are made in consultation with people affected by them.

#### **Local Policy**

##### **Leeds City Council Statement of Community Involvement (21<sup>st</sup> February 2007)**

- 2.5 The Planning and Compulsory Purchase Act requires each local planning authority to prepare a ‘Statement of Community Involvement’ (SCI), which formally sets out its commitment to involving the public in planning matters and the way it will ensure this happens.
- 2.6 Leeds City Council adopted their SCI in February 2007. This document sets out what the Council expect from developers with regard to community involvement. Section 5 of the Leeds SCI addresses Community Involvement in Planning Applications. This section of the report explains the role of the applicant/developer in involving the community by consulting with them on planning applications as well as addressing those matters that will be expected by any applicant by way of community consultation regarding major development. This includes notifying people of a consultation by letter, advertise in the local paper and the holding of a public event near to the development site.



- 2.7 Consequently, the consultation programme for the two planning applications has been developed with regard to the Council's Statement of Community Involvement recommendations. The development team is committed to ensuring high standards of consultation are adhered to throughout the lifetime of the project.
- 2.8 This statement outlines the methods of consultation that have been undertaken with the local community and the local planning authority, the concerns raised and the results generated.



### **3.0 ENGAGEMENT WITH LEEDS CITY COUNCIL**

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- 3.1 Prior to the submission of this Planning Application, Taylor Wimpey, Persimmon Homes and Redrow Homes have been keen to engage with Leeds City Council from an early stage. Whilst no formal pre-application has been submitted, dialogue remains ongoing with the Council. The development team have been regularly keeping the Council up to speed with progress of the applications.
- 3.2 A number of initial engagement meetings with the Council and the development took place early last year, which concluded in a series of design and technical workshops in September, October and November 2019.
- 3.3 An informal meeting was held with the Council's Officers and Ward Members on 4<sup>th</sup> February 2020. General feedback was provided on the draft layout.
- 3.4 A further meeting was scheduled for 30<sup>th</sup> March 2020 to review and assess the progress of the applications, with an intended discussion to cover matters such as landownerships, application boundaries, school provision, playing field provision and wider infrastructure. Unfortunately, due to the Coronavirus, the 30<sup>th</sup> March meeting was cancelled.
- 3.5 Throughout April and May 2020, the developer team have continued weekly dialogue with Leeds City Council via Skype. These discussions centred on:-
- ELOR construction programme;
  - Agreeing application boundaries;
  - Agreeing the role of Leeds City Council land in each quadrant;
  - Liaising on quantum of development;
  - Liaising on constraints;
  - Liaising on timing and impact on social infrastructure; and
  - Liaising on Greenspace and local links.
- 3.6 Post the submission of the Middle Quadrant application on 23<sup>rd</sup> July 2020, the developer team have continued dialogue with Leeds City Council Officers on the submission of both the Middle Quadrant and Southern Quadrant applications, these have included:-



<b>Leeds City Council Updates/Meetings</b>	<b>Community Groups</b>
Meeting with Leeds City Council Officers 14 <sup>th</sup> August 2020.	Contact made with Elmet Greenway Group August 2020 – supply of Greenspace and Active Travel Document.
Officer update meeting 17 <sup>th</sup> December 2020.	Zoom Forum Meeting 9 <sup>th</sup> October 2020 including Local Ward Members, Stakeholder Groups and Ward Members. Included an ELOR update from Leeds City Council.
Officer update meeting 12 <sup>th</sup> January 2021.	Meeting Scholes Parish Council 15 <sup>th</sup> October 2020.
Officer update and Section 106 meeting 14 <sup>th</sup> January 2021.	ELE Forum meeting 12 <sup>th</sup> January 2021
Officer update and Section 106 meeting 23 <sup>rd</sup> February 2021.	Ward Member update briefing 5 <sup>th</sup> March 2021.
Officer update and Section 106 meeting 4 <sup>th</sup> March 2021.	Whinmoor Forum meeting 17 <sup>th</sup> March 2021.
Leeds City Council Bewonder ELE branding meeting 17 <sup>th</sup> March 2021.	ELE Forum meeting 7 <sup>th</sup> July 2021
Leeds City Council Officer update 17 <sup>th</sup> June 2021.	
Leeds City Council Officer Southern Quadrant Hub meeting 18 <sup>th</sup> June 2021.	

3.7 Updates on all the above have been provided to Ward Members on a monthly basis.



## 4.0 ENGAGEMENT WITH THE LOCAL COMMUNITY

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### Community Consultation Event

- 4.1 Due to the scale of the application sites and the importance of the ELE in the Council's SAP, it was deemed the most appropriate method of engagement would commence with two public consultation events and be followed by further public events while the applications was being considered.
- 4.2 The key aims of the consultation events were:-
- To inform local residents of the proposals / the upcoming public consultation event on Tuesday 3<sup>rd</sup> March 2020 and Monday 9<sup>th</sup> March 2020; and
  - To inform residents that the East Leeds Orbital Road is separate to this application and concerns regarding this should be directed to the Council; and
  - To obtain feedback on the proposals for both sites prior to the submission of the two outline planning applications.
- 4.3 An email to Local Ward Members was sent on 19<sup>th</sup> February 2020 by Johnson Mowat advising that two venues had been booked for the consultation events as well as asking for contact details for community groups in order that they could be notified of these events. Members were also given a link to a dedicated consultation weblink on the Johnson Mowat website for these events.
- 4.4 A total of 28 public notices were placed on lamp posts surrounding the application site on Monday 24<sup>th</sup> February 2020. The notices detailed what the consultation was for and the dates for both consultation events, as well as a description of the applications proposals. Details of the venues for each event was provided including an address and times.
- 4.5 A copy of the lamp post notice can be found at Appendix 1.
- 4.6 A Press Release from the development team went to the Yorkshire Post, Yorkshire Evening Post and Leeds Live team at the end of February. A copy can be found at Appendix 2.
- 4.7 Forming part of the consultation process, a dedicated webpage was made available on the Johnson Mowat website. The webpage provided details about the applications to be submitted as well as details about the application sites and their location, applicant details



and full application descriptions for both sites. Information on the webpage also included details on the history of the allocations pertaining to this site.

4.8 The following plans were uploaded onto the consultation webpage:

- Middle Quadrant Location Plan
- Southern Quadrant Location Plan
- Masterplan
- Illustrative Masterplan – Landscape Vision
- Phasing Plan
- Land Use Plan
- Constraints Plan
- Connectivity Plan
- Development Zones
- Economic Benefits

4.9 Details about the East Leeds Orbital Route were provided, including a direct link to the ELOR webpage, and a link to the Council's ELE Supplementary Planning Document.

4.10 The webpage also provided information about the venues for the public consultation events including addresses, dates and timing.

4.11 Residents were encouraged to complete an electronic feedback form which was made available on the webpage. Alternatively, residents could complete a feedback form at the consultation event or download a form to complete and send to Johnson Mowat. The feedback form contained 6 questions relating to the proposals for the sites.

4.12 A copy of the feedback form is available at Appendix 3.

4.13 The link for the dedicated webpage was as follows:-

[www.johnsonmowat.co.uk/consultations/east-leeds-extension/](http://www.johnsonmowat.co.uk/consultations/east-leeds-extension/)

4.14 The website went 'live' on the 19<sup>th</sup> February 2020.

4.15 An email was sent by Taylor Wimpey to Balfour Beatty on 26<sup>th</sup> February advising that the ELE Consortium are holding two public exhibition events ahead of submitting the two Outline planning applications for residential development. The purpose of contacting



Balfour Beatty was on the basis that the two application sites will be serviced by ELOR and they are contractors undertaking the infrastructure works for the road. No response was received.

#### **Community Consultation – Swarcliffe Community Centre**

- 4.16 The first community consultation event was held at Swarcliffe Community Centre on Tuesday 3<sup>rd</sup> March 2020 from 3pm – 7.30pm.
- 4.17 A total of 12 people from the applicant team were in attendance at the event and were available to discuss the proposals forming both applications with members of the public and to address any issues raised.
- 4.18 Approximately 30 residents attended the consultation event. This included two Local Councillors (Councillor Grahame and Councillor Lennox). Councillor Lennox advised that she had notified two community groups within her Ward about these events.
- 4.19 The feedback obtained from those residents who attended this event was in the main positive about the development proposals for the Middle and Southern Quadrant as well as there being a general acceptance that the proposed housing will go ahead.
- 4.20 The majority of the negative comments were in relation to ELOR.
- 4.21 Two feedback forms were completed at the event.

#### **Community Consultation - Barnbow Social Club**

- 4.22 The second community consultation event was held at Barnbow Social Club on Monday 9<sup>th</sup> March from 3.30pm – 7.30pm.
- 4.23 Six representatives from the development team were in attendance at the event who were available to discuss the proposals and answer questions raised from the public. Approximately 80 members of the public attended the event, where a number of topics were discussed. Again, the level of concern surrounding the proposal was relatively low.
- 4.24 A summary of the main issues raised by residents at both consultation events are set out in section 5.

#### **Barwick and Scholes Parish Council Meeting**

- 4.25 The developer team met with Barwick and Scholes Parish Council on 16<sup>th</sup> March 2020. The discussion was wide ranging and included:-



- ELOR progress;
- Links to Scholes;
- Impact on Scholes infrastructure; and
- Sustainable construction.

#### **Continued dialogue post Middle Quadrant submission**

4.26 The Middle Quadrant Outline Application was submitted on 23<sup>rd</sup> July 2020. However, due to various land agreement delays, the Southern Quadrant Outline Application has been delayed by some 12 months. However during this period, the developer team have continued to engage with Local Community Groups. These can be summarised as follows:-



## 5.0 CONCLUSION REVIEW

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### Consultation Outcomes

5.1 The developer consortium are pleased that a number of people engaged with the consultation process for the proposed site in 2020 and provided comments during the pre-application process and the Community Consultation events were well attended by both local residents and Local Councillors. There was a general acceptance that the scheme will go ahead and strong support for the open space proposed.

5.2 The key issues raised are detailed below in relation to elements of the proposal:-

#### Highways Impacts

5.3 The majority of comments at the consultations were in relation to ELOR, its construction and its impacts. Whilst these comments are noted the applicants have no control over ELOR. The planning application for ELOR has been approved and construction is well underway and due for completion in 2022.

5.4 Residents also stated they had concerns regarding the impact that the additional traffic generated by these new housing developments will have on the local highway network. These comments are noted, as part of the application Optima Highways have produced a Transport Assessment and Travel Plan. The Transport Assessment considers existing and likely proposed traffic movements, as well as cycle and pedestrian linkages to existing facilities and transport. The Assessment considers that with the delivery of ELOR and the associated junction improvements, the local highway network and ELOR can satisfactorily accommodate 2,000 dwellings from the Middle Quadrant and Southern Quadrant subject to junction improvements detailed.

5.5 Other comments related to construction traffic using local roads particularly during whilst ELOR is being constructed. These comments are noted and construction traffic will be required to use local roads if required. The hours of movements will be limited to hours of operation.

#### Drainage

5.6 Some comments were raised in relation to Cock Beck flooding. The proposals have been designed to avoid areas in Flood Zone 2 and 3, with no built development in these areas. The proposals are supported by a Flood Risk Assessment and Surface Water Management



Strategy which consider both matters and consider the residual risk from flooding and surface water to be low.

#### Wildlife

- 5.7 Some comments raised concerns in relation to ecological habitats. The applicants have instructed ecologists in relation to their landholding and have sought to ensure that any harms are mitigated on site through their recommendations.

#### Greenspace

- 5.8 Comments were received with a desire for public open space, sports pitches and outdoor community space. The proposals include extensive open space of differing typologies as part of the Masterplan these include 12.2 ha on the Middle Quadrant and 16 ha on the Southern Quadrant.

#### Community Facilities

- 5.9 Suggestions were made for the need for a GP practice and a school. The proposals provide a community hub within the Southern Quadrant which will serve both the development site and the wider area which includes a school and can accommodate a GP practice if required.

#### Other Comments

- 5.10 Other comments received included:-
- The proposed new school is too close to existing schools – the location had been chosen to ensure it was in the best strategic positioning to serve the community.
  - Concerns as to adequate parking for the potential retail unit – these matters will be discussed as part of the application process however parking and detailed matters will be considered during a Reserved Matters Application. The retail proposal is intended to be a local convenience store.
  - Comments in relation to improving public transport – the proposals accommodate a Spine Road which will allow a bus service provider to serve the site. It is hoped that the demand for public transport created by the development will encourage service providers to better facilitate the local area. A Travel Plan also supports the applications.



### **Continued Dialogue**

- 5.11 Since the submission of the Middle Quadrant application Mid 2020, the developer team have continued to liaise closely with Leeds City Council Officers, Ward Members, Parish Council's and other Stakeholders.



## **APPENDIX 1 – LAMP POST NOTICE**

# EAST LEEDS EXTENSION

## COMMUNITY CONSULTATION EVENTS

To present development proposals for the East Leeds Extension Middle and Southern Quadrants.

Proposed development of circa 1,800 dwellings with internal spine road, infrastructure works and community facilities (primary school, convenience store and health provision).

**Tuesday 3<sup>rd</sup> March 2020 – 3pm to 7.30pm**

Swarcliffe Community Centre,  
65 Stanks Gardens,  
Leeds,  
LS14 5LS.

**Monday 9<sup>th</sup> March 2020 – 3.30pm to 7.30pm**

Barnbow Social Club,  
Manston Lane,  
Leeds,  
LS15 8ST.

We welcome your feedback and look forward to seeing you.



## **APPENDIX 2 – PRESS RELEASE**

## Homebuilders to hold consultation events for new East Leeds Extension proposals

**February 2020**

A trio of homebuilders is looking for feedback on a joint venture masterplan at East Leeds Extension that aims to deliver around 1,800 residences, a new primary school and community hub.

The scheme, devised by Taylor Wimpey Yorkshire, Persimmon Homes (West Yorkshire) Ltd and Redrow Homes, will be showcased at two identical public events on Tuesday 3<sup>rd</sup> March 2020, from 3 pm to 7:30 pm at Swarcliffe Community Centre and Monday 9<sup>th</sup> March 2020 3:30 pm to 7:30 pm at Barnbow Social Club.

The outline planning application is set for submission to Leeds City Council this Spring.

The application sites are located to the eastern edge of the Leeds main urban area. The middle quadrant is situated between York Road (to the north) and Leeds Road (to the south), to the east of the urban area of Swarcliffe.

The southern quadrant is positioned between Leeds Road (to the north) and Manston Lane (to the south) to the east the urban area of Pendas Fields. Both quadrants will be bounded by the East Leeds Orbital Route (ELOR) to the east which is about to commence construction.

Effectively planned and designed to integrate with adjoining residential neighbourhoods, the proposed housing areas will be accessed off new junctions from the new highway scheme. The proposed road system will provide links for vehicles, cyclists and equestrians.

A spokesperson on behalf of the consortium said: "According to recent figures, demand for new homes is currently far outstripping supply at the moment across the whole of the UK and, whilst major, this is just one of the schemes we're hoping to bring forward this year.

"The Local Development Framework outlines a requirement for 51,952 new homes across the city by 2033 and this scheme has been developed to deliver a proportion of the housing and associated infrastructure required to meet that target.

"Our collective proposal is a great example of working collaboratively to provide what the area needs and we're looking forward to receiving people's feedback on our masterplan."

Residents and interested people are invited to attend the events where members of the development team will be on hand to answer any questions and queries.



For more information on the East Leeds Extension Development Framework visit - <https://bit.ly/2Tf4uV3>

**ENDS**

**Full event details**

**Tuesday 3rd March 2020 – 3 pm to 7.30 pm**

Swarcliffe Community Centre,  
65 Stanks Gardens,  
Leeds,  
LS14 5LS

**Monday 9th March 2020 – 3.30 pm to 7.30 pm**

Barnbow Social Club,  
Manston Lane,  
Leeds,  
LS15 8ST

**Notes to Editors:**

The two application sites form two-thirds of the East Leeds Extension, which has been allocated for housing by Leeds City Council since the 2001 Unitary Development Plan (Site reference H3-A.33) and has remained as an allocation in the 2006 Unitary Development Plan Review and 2019 Site Allocations Plan ('SAP' Site reference HG1-288). It should be noted that the northern third of the East Leeds Extension has been the subject of a separate planning application.

Leeds City Council, in August 2018, adopted an East Leeds Extension Development Framework, which is a Supplementary Planning Document that provides development guidelines and further detail regarding the phasing and delivery of the whole East Leeds Extension. The Council's East Leeds Extension Development Framework can be found at:-

<https://www.leeds.gov.uk/Local%20Plans/SPD%27s/ELE%20SPD%20Adopted%20version.pdf>

**Press Briefing Issued to the Yorkshire Post and Leeds Live**



## **APPENDIX 3 – FEEDBACK FORM**

## EAST LEEDS EXTENSION

### CONTACT DETAILS

Name:

Address:

E-mail:

### CONSULTATION QUESTIONS

1. Please could you let us know if you have any comments/thoughts in relation to the design of proposals (noting that the proposals are Indicative and only in Outline at this stage)?
2. What are your thoughts in relation to the proposed two form entry primary school?
3. What are your thoughts in relation to the commercial retail area?
4. What are your thoughts in relation to landscaping and open space?
5. What are your thoughts in relation to the footpath and cycle linkages within the site and proposed linkages to the adjacent urban area?
6. Do you have any other comments relevant to the proposals?

Please return your comment sheet to Johnson Mowat at the following address by the 27<sup>th</sup> March 2020:

**Johnson Mowat Planning Ltd, Coronet House, Queen Street, Leeds, LS1 2TW**

Alternatively, you can e-mail a copy of your response form to [hello@johnsonmowat.co.uk](mailto:hello@johnsonmowat.co.uk) or online via the website consultation form.

Please note: Johnson Mowat are unable to enter into personal correspondence but thank you for taking the time to provide your views. Johnson Mowat will analyse all feedback for due consideration against draft proposals. Further information can be found at [www.johnsonmowat.co.uk/consultations/east-leeds-extension/](http://www.johnsonmowat.co.uk/consultations/east-leeds-extension/)