

OBJ/1817-100

Proof of Evidence

Reference: TWA/13/APP/04/OBJ/~~008~~
1817

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PROOF OF EVIDENCE

**To be presented by Doug Kemp
Chair of West Park Residents' Association
On behalf of
Mrs Margaret Bell
238 Otley Road**

at

**The Public Inquiry into the
Leeds Trolley vehicle System Order**

The Leeds Trolleybus Vehicle Scheme proposes to acquire land at the frontage of 238 Otley Road. (Ref: 07013 and Ref: 07012)

It will remove 1.8 metres from the frontage of the property, and in so doing remove the garden border, shrubbery and trees, together with a low brick wall, currently established at the road side frontage of the residence.

- Currently the owner's preference is not to use shrubbery to fully screen out the effects of traffic, which would affect the openness and light from the property's westerly orientation. However, the proposed changes will mean that road traffic is at a closer proximity to the residence, leading to increased noise and traffic pollution. Replacement trees and shrubs would take several years to give an adequate barrier, and being closer to the property seriously affects the light quality and value of the property.
- In addition, any proposals to replant the trees, given the reduced frontage, would raise the problem of possible tree root damage to the property and its drainage system. This in turn raises the question of the inability to establish any appropriate green barrier to mediate against the affects of traffic noise and pollution.

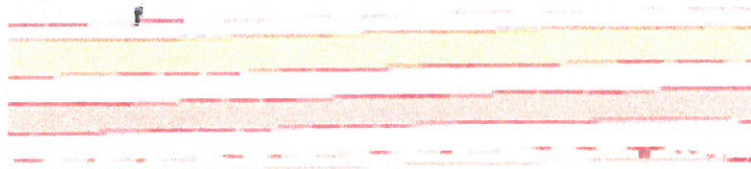
The residence currently enjoys sufficient front ground space to enable vehicle access and turning, a vital aspect of access given the exit onto a bus lane.

- The reduction of frontage by 1.8 metres would restrict this turning / manoeuvring capability and so prejudice the ability of the householder to enter/leave their property.

However, a far greater problem arises from the 24 hour bus priority inside lane. Currently from 9.30 am onwards the occupier can make a left turn onto Otley Road into TWO traffic lanes since the bus priority lane operation ceases at 9.30am.

- With the current plans the occupier will have to cross the inner bus lane, blocking it whilst waiting to merge into the outside traffic lane. Give the effective loss of two traffic lanes, this is extremely unlikely to be a quick manoeuvre and constitutes a road safety danger.

Approximately 1.8 metres wide strip of land required from properties 1-12 Weetwood Court and 226 - 232 Otley Road



- Cars returning to the property from the city centre direction will be unable to turn right into 238 Otley Road, since such a manoeuvre would require them to turn right from the inside traffic lane, cross the outbound trolleybus priority lane, and negotiate across the inbound traffic and bus lane.



Access back into the property is now restricted to driving to the Lawnswood roundabout, making a U turn, not a simple driving exercise, before heading back towards the city centre and THEN finally making a left turn across the bus priority lane.

Overall the restrictions in access for the future could well drastically affect property value and

the owners ability to sell the property.

The above issues apply to the other adjacent properties on this section of Otley Road, which effectively would become cut-off and isolated from the local neighbourhood,

Overall Mrs Margaret BELL objects to the proposed scheme, which in addition to the above points, fails to respect the character of West Park, damages the local environment and offers such poor value for money. Mrs BELL asks for the TWAO not to be granted.