

**From:** [Lindsey Hubball](#)  
**To:** [TRANSPORTINFRASTRUCTURE](#)  
**Cc:** [penny.cartel](#) [REDACTED]  
**Subject:** FILED: Re: The Network Rail (Leeds to Micklefield Enhancements) Order  
**Date:** 01 February 2024 08:45:48

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Apologies please ignore this first draft response sent I have updated the email to detail all the original objections to this proposed Order,

Hi

Ref RHAI/115040.00784

I am writing in relation to a letter received as I am the owner of properties [REDACTED] and detail my objections to the proposed changes to be made by Network Rail in relation to plots 10-001, 10-002, 10-003 and 10-004 as the residents of these properties have been and are currently adversely impacted by the changes made and proposed by this Order. 004.

All the objections have been raised to Leeds City Council in relation to a retrospective planning application 22/03144/FU which I understand is still pending but I would like to detail them again to make sure they are included in the above

Customer objects to the Planning ApplicationComments:1.This objection is for the proposed retrospective planning application by Network Rail. This access route was never expected to be a permanent solution. When Network Rail closed the access over the railway crossing to the allotments via the public footpath, they advised there would be a temporary access route provided until a separate access road via Barwick Road was organised and put in place. This was expected to be a completely separate access road for sole use of the allotment users and was never expected to impact the residents of the 7 properties via the proposed and existing farm track.

2.Network Rail are now requesting retrospective planning permission for what was always expected to be a temporary access route for the allotment users.

3.Network Rail closed the original access route over the railway crossing due to safety but the new temporary access route set up is not safe for all users of the farm track, including all the allotment users, all of the residents of the 7 properties, all the people who use the public footpath for walking, cycling, running, horse riding. The temporary access route has a blind exit due to the limited visibility at the point the vehicles need to drive on to the farm track. Even if the gate was set into the field it is still a blind spot and a danger to many.

4.The 7 properties are responsible for the maintenance of the track, over the 30 years living at [REDACTED] the cost has been many thousands of pounds and a lot of time has been spent maintaining the track. Unfortunately the cost has not been picked up by all the residents and with various residents coming and going they have not always contributed despite their legal obligation. The allotment users will never have the same legal obligation or responsibility as they do not live there which makes this extremely unsatisfactory for the existing long term residents and users of the track.

5.Network Rail were supposed to repair and make good the track prior to the new temporary access route being installed but the work was sub-standard and did not last even one winter.

6. If Network Rail and Leeds City Council maintain and service the track from Barwick Road to the allotment access track this would be the only acceptable solution and it would need to be tarmac, safe i.e. no blind spots and regularly maintained. The pot holes at the entrance from Barwick Road is already a hazard due to the poor quality of the track and visibility. There have already been a number of accidents at that entrance and with the increased usage from the allotment users there is a higher probability a serious or fatal accident happening.

7. This objection is 100% against the extremely poor proposal which has not been discussed at all with any of the residents of the 7 properties to my knowledge.

8. I do support the allotments being there but it needs an acceptable solution to be found for all impacted parties.

In addition the points below were raised to your agents when we were first notified of this order.

5. Will we be consulted of any changes in the Rights of access shaded area?

The reasons we want to know this are detailed below :-

6. The right of way access is maintained by the residents at their own expense and time, we have had years of misuse by other people and the road/track is often in a poor state of repair so we have concerns of any other vehicles using this track without maintaining it to an acceptable level .

7. The right of way access we have is detailed in our house deeds but we want to ensure we will retain this going forwards or make sure we are consulted on any changes.

8. Network Rail implemented access along the right of way for allotment users in December 2019 when they closed the level crossing access to the allotment holders. The access implemented was supposed to be a temporary solution which allowed the allotment users access with their vehicles, this increased the usage of the track at the expense of the residents and this issue is still unresolved so we want to try and avoid any future issues as Network Rail only discussed the changes with the farmer and one resident which has not been satisfactory

Regards  
Lindsey Hubball

Sent from my iPad

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