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| **Order Decision** |
| Inquiry held on 10 and 11 December 2024 |
| **by H Heward BSc Hons MRTPI** |
| **an Inspector appointed by the Secretary of State for Environment, Food and Rural Affairs** |
| **Decision date: 27 March 2025** |

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| **Order Ref: ROW/3341819** |
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| * This Order is made under Section 257 of the Town and Country Planning Act 1990 and is known as the Leeds Public Footpath No. 207 Diversion Order 2023.
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| * The Order is dated 20 March 2023 and proposes to divert that part of Leeds Public Footpath No 207 as shown on the Order plan and described in the Order Schedule.
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| * There were 16 objections outstanding when Leeds City Council submitted the Order to the Secretary of State for Environment, Food and Rural Affairs for confirmation.
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| **Summary of Decision: The Order is confirmed subject to a minor modification as set out in the Formal Decision.** |
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Procedural Matters

1. I held a public Inquiry into the above Order on 10 and 11 December 2024. I made an accompanied site visit after the Inquiry closed. There were markings on the ground. I understood them to be a general indication of the proposed diversion route. The actual alignment is as shown on the Order Map. It is the latter which I have considered.
2. At the opening of the Inquiry the Planning Inspectorate had not received the Sealed Orders. With the agreement of all parties the Inquiry continued. At lunchtime it was confirmed that the Orders had arrived, and an electronic image was provided. All parties at the Inquiry were familiar with the Order and proposed diversion and had addressed it in detail. I am satisfied that no party was prejudiced by this.
3. In advance of the Inquiry the Peak and Northern Footpaths Society (P&NFS) expressed dissatisfaction about arrangements for documentation availability for public inspection. The Order Making Authority (OMA) confirmed that a problem had been addressed. All parties at the Inquiry were familiar with documentation concerning the proposed diversion and the P&NFS witness did not pursue the matter. I am satisfied that no party has been prejudiced.
4. After the close of the Inquiry the Planning Inspectorate received a written representation from one of the Statutory Objectors. The representation was returned and has not been taken into consideration in my decision.
5. Leeds City Council granted Planning Permission, reference: 22/01376/FU, for a development described as “*new 3G pitch, tennis courts, and associated fencing up to 4.5m high*” at Former South Leeds Golf Course, Gipsy Lane, Beeston, LS11 5TT for Cockburn Multi Academy Trust, Leeds. The planning permission was subject to a number of planning conditions. Condition 2 requires that development be carried out in accordance with the approved plans. The approved drawings include a proposed bridleway from Gipsy Lane to Point B.
6. As set out in the banner heading, this Order Decision concerns the proposed diversion of Leeds Public Footpath 207 (FP207). Permissive rights exist for the use of this section of FP207 as a bridleway, but this decision is concerned with the proposed diversion of the public footpath only.

The Main Issues

1. In making the Order, the OMA relied upon Section 257 of the Town and Country Planning Act which allows the Council to make a diversion order following certain events. The events covered by Section 257 (1A) provide that, subject to Section 259, a competent authority may by Order authorise the stopping up or diversion of any footpath, bridleway, or restricted byways if they are satisfied that:

(a) an application for planning permission in respect of development has been made under Part 3, and

(b) if the application were granted it would be necessary to authorise the diversion in order to enable the development to be carried out.

1. To confirm the Order, I must be satisfied that the necessity and merits tests set out in *Vasilou v Secretary of State for Transport [1991] 2 All ER77 (Vasilou)* are met.
2. For the necessity test, there must be a conflict between the development granted planning permission and the right of way that make it necessary to authorise the stopping up/diverting of the way, to enable the development to be carried out in accordance with that planning permission. Case law has established that some substantial part of the development permitted must remain to be carried out.
3. For the merits test, I must consider the overall public interest and any disadvantages or loss likely to arise because of the proposed diversion to members of the public generally, or to persons whose properties adjoin or are near the existing public footpath. These should be weighed against the advantages of the proposed Order.
4. It should not be assumed that because planning permission has been given necessitating closure or diversion of a footpath that confirmation of the ensuing Order will automatically follow. On the other hand, in considering whether to confirm the Order, the merits of the development for which planning permission was sought are not at issue.
5. Therefore, the main issues in this case are:-
6. whether the Order is necessary to enable development to be carried out,
7. whether development is substantially complete, and
8. the effect of the Order on those whose rights would be extinguished by it.

**Reasons**

1. *Whether the Order is necessary to enable development to be carried out*
2. I have a copy of planning permission 22/01376/FU for the new 3G pitch, tennis courts and associated fencing up to 4.5m high. I also have a copy of approved drawings and a subsequent decision discharging in full or part some of the planning conditions. The ‘red line’ confirms that planning permission 22/01376/FU relates to a site over which FP207 runs.
3. The approved development includes “*fencing up to 4.5m tall*” which would enclose the 3G pitch, tennis courts and school all within a secure fenced compound to allow integration of the new 3G pitch and tennis courts within a single site for safeguarding reasons. It is set out in the OMA’s Statement of Case and was emphasised by the evidence of the Chief Operating Officer for Cockburn Multi Academy Trust at the Inquiry, that safeguarding is a key priority.
4. The approved fencing would go directly across the route of FP207. A section of FP207 would become enclosed by security fencing. FP207 poses an obstacle to the construction of part of the approved perimeter fencing. It would therefore be necessary to divert or stop up the footpath for the approved development to be carried out.
5. As a temporary measure the Academy constructed secure gated fencing around the school campus on one side of FP207 and separate fencing around the sports pitches on the other. Students need to leave the school compound via one gate, cross FP207, and enter the sports pitch site by another gate.
6. Objectors, including the Save South Leeds Former Golf Course Community group (SSLFGCG) argue that the single secure boundary is only a ‘strong preference’ rather than a necessity. They argue that the Academy has created and demonstrated an alternative viable, safe option which takes pupils less than 8 seconds to leave the school compound and enter the new sports pitch site. Therefore, they argue, the proposed diversion is not necessary to allow development to be carried out.
7. The P&NFPS also argued that the erection of fencing for security reasons, is an afterthought which was not originally proposed, and drew attention to comments made by the Headteacher that development would not require the closure of the historic line of FP207 for security reasons.
8. However, I have considered the submitted Order in the light of the planning permission which has been granted. And having regard to the wording of s257, I conclude that it would be necessary to authorise the diversion to enable the development that has been approved by planning permission 22/01376/FU to be carried out.
9. *Whether development is substantially complete*
10. DEFRA Rights of Way Circular (1/09) Guidance for Local Authorities, October 2009 paragraph 7.21 advises “*Where the development, in so far as it affects a right of way, is completed before the necessary order to divert or extinguish the right of way has been made or confirmed, the powers under sections 257 and 259 of the 1990 Act to make and confirm orders that are no longer available since the development, which the order is intended to enable, has already been carried out. If such a development has already been completed there is no basis for an order to be made. It is, of course, open to the local authority to consider what action, if any, it might take to secure the diversion or extinguishment of the right of way by the exercise of such other powers as may be available. In this respect development should be regarded as completed if the work remaining to be carried out is minimal”*.
11. In *Ashby and Dalby v Secretary of State for the Environment [1980],* it was held that the words “to be carried out” in section 209(1) of the Town and Country Planning Act 1971 were words of futurity and accordingly it was not permissible for the Secretary of State to make a fully retrospective order authorising the stopping up or diversion of a highway by development that had already been carried out; that, however (per curiam), if the development had not been completed, an order could be made for the stopping up or diversion of the highway on the ground that it was necessary to make it in order to enable what remained to be done to be carried out lawfully, at all events where the new development could not physically stand alone, even though the order would as from its date validate what had been done unlawfully and notwithstanding that the highway was already physically stopped up by what had already been done; that, on the facts of the present case, development had still been being carried out at the time when the diversion order had been authorised and confirmed that had not been de minimis and that had necessitated the authorisation of a diversion order; and that, accordingly, the Secretary of State had been entitled to confirm the order.
12. In *Hall v Secretary of State for the Environment, Transport and the Regions [1998]* it was held that it was important to consider the question of "substantial completion" according to its context. When a discrete and a substantial part of a planning permission is completed in accordance with that permission, then that part of the permission has been completed and achieved and is spent as far as that aspect of the permission is concerned. In that case, at the time of the inquiry, the planning permission was spent as far as the highway was concerned. It was spent where the corner of the house and the garage were physically constructed, and additionally and consequentially, the rebuilding of the wall could not be carried out under the planning permission at the date of the inquiry, so the requirements of section 257 could not be met.
13. In written submissions the P&NFS arguedthat the only obvious remaining ‘development’ to be completed would seem to be fencing which would obstruct FP207. The P&NFS submitted that the fencing was both an ‘afterthought’ and ancillary to the main purpose for which planning permission was originally sought, which was a multi-purpose sports facility for school and community use. Therefore, they argued, development should be regarded as substantially completed. At the Inquiry their witness suggested that all that remained to be done was minimal, “no more than10% of development”.
14. There is no dispute that the 3G pitch and tennis courts approved under planning permission 22/01376/FU, and now formerly are built and open for use by the Academy and community. On my visits I saw that the sports facilities have been provided and are in use. They are known as “the Kyle Asquith All-Weather Sports facility” and are enclosed within security fencing.
15. However, the installed fencing runs either side of FP207. This has created two separate fenced compounds. Therefore, the perimeter fencing approved under 22/01376/FU has not been completed and at the time the Inquiry sat, the definitive line of FP207 was open and unobstructed.
16. At the Inquiry, the witness for the P&NFS agreed that fencing was part of the development, that there were aspects of the development that still needed to be done to fulfil the intention of the development, and that there was presently no obstruction of FP207. Having regard to *Ashby*, the witness for the P&NFS also agreed that the power contained in s257 is only available if the development, as far as it affects the path is not yet substantially completed.
17. “*Associated fencing up to 4.5m high*” is included in the description of development on the planning application form and decision notice. Condition 2 of planning permission 22/01376/FU requires that the development be carried out in accordance with the approved plans and specifications. The approved plans and drawings include the perimeter fence crossing FP207.
18. The effect of implementation of the planning permission in full would be to create a single continuous secure boundary integrating the new facilities within the existing Academy, achieving stated objectives for the appropriate safeguarding of pupils.
19. The Planning Officer’s Report demonstrates that safeguarding and the need for a secure boundary fence was part of the planning considerations. Paragraph 34 includes “*It is critical to the Trust that the additional sports facilities are provided adjacent to their existing site to enable the integration of the secure line boundary for safeguarding reasons and to avoid unnecessary management and logistical issues that would arise from the sue of remote facilities”*. Paragraph 147 states “*The site’s secure perimeter fencing will be 2.4m high (also weld mesh) to provide the essential safeguarding and security necessary for the schoo*l”. Paragraph 191 adds “*the effect of approving the development would result in the bridleway running through the extended school boundary which, in turn, would create a potential safeguarding issue*”.
20. In conclusion, and on balance, I accept that when looked at as whole, the approved planning permission, the description of development and the Planning Officer’s report, collectively indicate that in this case the approved fencing is more than ancillary site works, it has a specific role in the safeguarding of children in the proposed development. In this way the construction of the fencing that remains to be erected across FP207 could not be considered to be minimal.
21. FP207 remains a physical obstacle for the approved fencing to be carried out in accordance with the approved plans without FP207 being stopped up or diverted.
22. The fencing with gates that has been constructed alongside FP207 is not part of planning permission 22/01376/FU. The construction of that fencing does not mean that 22/01376/FU has been completed or spent.
23. The approved development cannot be considered to have been completed or substantially completed in so far is it affects FP207 or in the creation of a single continuous secure boundary and integrated new facilities. Therefore, even though the sports pitches have been completed and are in use, the development approved under planning permission 22/01376/FU has not been substantially completed.

*The effect of the Order on those whose rights would be extinguished by it*

 *Would the diversion be materially less convenient or commodious?*

1. The effect of the Order would require walkers to detour around the new sports facility. The witness for SSLFGCG had walked the path many times before moving away. Their experience was that the existing route provided a convenient, safe, short cut around the edge of the built-up area. On my visits I walked FP207 beyond Point B on the Order Map until I met housing development. The existing route hugs the old perimeter of the school, running alongside hedgerows. The proposed diversion would go ‘further out’, running through an open grassed area that was previously part of a golf course. The increase in length of walked route would not be great. In time walkers would probably come to consider the proposed diverted route as hugging the outer edge formed by the new sports complex.
2. The proposed diversion would take a walker on to higher ground than the existing path. The increase in height would be only a few metres. The OMA confirmed that the gradient would meet required standards and the requirements of the Equality Act 2010 amongst other things. I observed that other paths in the locality involve similar changes in levels.
3. The diversion route feels more open and exposed on the slightly higher ground. In some ways this might make it feel more roomy and more commodious and some users may enjoy the wider more expansive views over Middleton Park. There may also be differences between the existing and proposed routes in terms of the amount of exposure to the sun and wind, shadows, and noise, but they would be just that – different. That is not say that they would be make the experience for a walker any more or less comfortable.
4. Planning permission 22/01376/FU includes a landscaping scheme, and I observed tree planting in the vicinity of the new route. Over time the diverted route would likely become more sheltered. Judgements about the values of openness and views as opposed to a more enclosed “hollow way” are subjective, much would depend on the individual perceptions of the user.
5. The recorded route has cobbled setts and is not fully accessible. The proposed diversion would have a flexible porous smooth surface, suitable for wheelchair users.
6. The diversion would result in the loss of a short section of a path but its replacement with the diverted route would mean there would be no net loss of available routes. Save for a few metres on Gipsy Lane, the start and finish of the diverted footpath section would be broadly in the same place.
7. I conclude that the diverted route would not be materially less convenient or commodious for footpath users. Existing and future users would not be materially disadvantaged, and this matter does not weigh against the proposal.

*Safety of the route*

1. The existing route of FP207 feels quite short. Partial and occasional views of school development including people on pitches and windows in school buildings afford an element of perceived surveillance. The locality of the proposed diversion is more open and spacious. Even so, the fenced sports pitches and people using them, can be seen close by.
2. At the Inquiry I heard from SSLFGCCG about the safety and perception of safety for women and girls. They referred to an addendum report “*What do teenage girls like and dislike about play spaces and multi-use games areas”.* The diverted route would be further from houses and school buildings, but I am not persuaded that the diverted route would be any more disadvantageous than the existing route in relation to a “*Walksafe*” statistic that 15% of attacks take place near sports and leisure facilities.
3. On my visits I noted fencing to either side of the section of FP207 as it runs between the school and sports pitches. This fencing had an enclosing and channelling effect. Without the diversion that fencing would likely stay for safeguarding reasons. Some of the fencing around the new sports complex is on raised ground, leaving FP207 in a fenced cutting. A user could feel fenced in, with few choices for escape.
4. On the accompanied visit security cameras on the school grounds were drawn to my attention. They may provide some surveillance of FP207. But I am not persuaded that the existing route is, or would feel to be, a safer or more attractive route than the proposed diversion, for all users including women and girls.
5. Walkers on the diverted route would see the security fencing around the new sports facility, but it would be at a reasonable distance and would not feel enclosing or entrapping for users of the diverted footpath.
6. Planting to either side of the proposed diversion does not form part of this Order. Trees can grow to become dense and enclosing. It is not unreasonable to presume that future management of tree planting would, amongst other things, include natural surveillance and safety considerations. In any event I am not persuaded that the effect of adjacent tree planting on the diverted route would be materially more enclosing than existing planting alongside FP207 could be.
7. The diverted route would be along a new permissive bridleway/cycleway provided as part of the planning permission. It would be 3m wide. The recorded width of FP207 is 1.2m. I attach little weight to arguments that as a shared path the diverted route will likely result in user conflict and more accidents. The increase in width may make some walkers feel safer.
8. Friends of Middleton Park and others argued that a ‘built path’ is not needed. They suggest that, if the diversion were to go ahead, a cut grass would be suffice. However, a hard surface would be safer.
9. I conclude that the diverted route would not be less safe for footpath users. This matter neither weighs in favour or against the proposal.

 *Heritage and historic character*

1. The existing route was part of “*The South Leeds Heritage Trail*”. The route of FP207 from Point A to B on the Order Map is part of Phase III of the Trail. A leaflet about this section of the Trail was produced with support from Leeds City Council, the Countryside Commission, Beeston Historical Society and others. Amongst other things, it explains that the section beginning at Gipsy Lane (roughly Point A on the Order Map) is over cobbled stones laid to provide access to the new railway route but was probably used as early as 1147 by the Monks of Kirkstall Abbey for transporting coal from the medieval bell pits of Middleton Woods.
2. Paragraphs 53 to 56 of the Planning Officer’s Report inform me that Leeds Civic Trust considered this section of FP207 to be a confirmed historic route. Beeston Forum & Neighbourhood Planning Team’s objection included comments that FP207 was shown as Deacon Lane in 1852 leading to the former Scurr’s House and is identified as a heritage asset in the Neighbourhood Plan.
3. On my site visits I observed that the stone setts were evident and in areas extended beyond the 1.2m recorded width of FP207. From walking routes in the area and the available evidence I do not doubt that the section of FP207 forms part of an old network of paths that continues to connect and reflect the development and history of the area.
4. The Beeston Neighbourhood Plan is not yet adopted, and the Planning Officer’s Report did not consider the path to be a designated heritage. There is insufficient other evidence to say that the route of FP207 and the cobbled setts are recognised by the planning authority as a Non-Designated Heritage Asset. Even so, Condition 12 of planning permission 22/01376/FU requires a scheme to retain and maintain the section of FP207 including a management plan, and to preserve the historic stone setts, hedging and tree line for the life of the development. The reason stated on the formal decision notice is to protect the historic alignment and character of FP207.
5. I am not convinced by the evidence of the OMA to this Inquiry that the historic character of FP207 is non-existent and that preservation of the historic environment is irrelevant.
6. The witness for Friends of Middleton Park Community Charity told the Inquiry that the existing route has a sunken lane character, and qualities of a “hollow way”. However, the existing route is now much influenced by engineering and building works to create the sports pitches and there is little to say that the sunken character is of historic or other significance.
7. I conclude that the proposed diversion would sever and isolate a section of a historic route within the school and sports pitch compound. The requirements of the planning condition will help mitigate the effects of the loss. Nonetheless, the loss of the use and enjoyment of the local heritage value of this section of FP207 by the community and wider public interest is a disadvantage which weighs against the proposal.

*Benefits*

*Safeguarding*

1. At the Inquiry I heard about incidents with people on motorcycles and conflicts between children and horse riders. SSLFGCG argued that local crime statistics do not show any reported incidents on FP207. I heard much about why incidents might not be reported, but the fact remains that there is little evidence to document incidents/problems that have occurred on or near this section of FP207 and no one attended the Inquiry to represent the Police. I attach very little weight to the evidence and arguments about alleged incidents that may have taken place.
2. However, for all schools, the boundary is the first line of defence, and it is reasonable that the Academy should want to protect their boundary with a secure fence or railings for the safeguarding of children. It is also not unreasonable for the Academy to have identified that FP207 running between the main campus and the new 3G pitch, tennis courts sports facility would be a vulnerability.
3. The Chief Operating Officer explained that having a footpath split the site made it difficult for the Trust to effectively risk assess movement of students to and from the pitches. The area is not well overlooked and difficult to oversee. At the Inquiry the Chief Operating Officer agreed that CCTV cameras helped but added that they were not effective in dealing with “unknown events coming down the right of way”.
4. Objectors argue that the temporary security fencing and gates which are in place are secure and provide satisfactory safeguarding. Presently, students pass through a gate to leave the school compound, cross FP207 and enter the sports pitch site through another gate. The Chief Operating Officer told the Inquiry that these measures are temporary and not a long-term solution. Presently staff are required to oversee crossings between the two sites. The changing and toilet facilities are on the main school site. The sports facilities are used by community groups outside of school hours and those groups may not be always supervised.
5. On the accompanied visit I noticed CCTV cameras and that there are some school rooms with windows overlooking the area that are not classrooms. Although some afford natural surveillance of the area, the crossing point was not clearly visible from many areas.
6. The merits of the planning application, including the need for the perimeter fencing to provide a secure site for safeguarding has already been determined. The provision of a single fenced boundary around the site for the safeguarding of children is a benefit which attracts weight in favour.

*Other claimed benefits*

1. Bridleway rights on FP207 are permissive. There is nothing to say that those rights could not be stopped when the new bridleway is provided as part of the requirements of the planning permission. That would potentially remove any existing conflict on FP207. This reduces the weight I attach to an argument that the increased width of the proposed diversion route would be a benefit by allowing horse riders and cyclists to pass pedestrians without conflict on the new route.
2. The OMA argue that the diverted route will have a more accessible surface and be more suitable for wheelchair users than cobbled setts. However, a wheelchair user going from Gipsy Lane to Point B would find that this surface ends at Point B and might feel that they had no option but to turn back. This reduces the weight I attach to the accessible surface.
3. The OMA’s witness argued that in time, the proposed route with new surface would connect to other similar routes. But there is scant evidence before the Inquiry as to how other proposals would come forward, or when. The evidence of the witness for the Friends of Middleton Park Community Charity (FMPCC) raised a number of reasonable doubts about the practicality of the achievement of such routes, for example through Middleton Woods which are recognised for their nature conservation value. I attach no weight to these claimed benefits.
4. The diverted route would be wide enough to separate horse riders, cyclists, and footpath users. The witness for the friends of Middleton Park told the Inquiry none of the residents could remember a horse being ridden along this section of FP207, and that beyond Point B the area is essentially inaccessible to horse riders.
5. In any event, the provision of the new permissive bridleway and cycle path is part of the approved planning permission. Therefore, if there were a conflict along FP207, the permissive use of this section by FP207 as a bridleway could be reviewed without the need for a diversion. In this way the diversion would not be necessary to remedy any conflict, and I attach no weight to this claimed benefit.

**Other Matters**

1. The Order Statement includes the word “Flexipave” to describe the surface of the way. This is a product name. The environmental credentials of this product are not material to my considerations. However, I do not consider it appropriate to specify a product name in the Definitive Statement. I have replaced it with the more generic description of “flexible porous surface”. This has no bearing on the planning permission.
2. Compliance with requirements of Leeds Core Strategy Policy G1 was a matter for the planning application. However, given my conclusions I find no conflict with a requirement of Core Strategy Policy G1 that development should protect and enhance the public rights of way network by avoiding unnecessary diversions. Nor am I persuaded that the proposed diversion would be contrary to aims and objectives of the Leeds Public Rights of Way Action Plan and the Leeds Parks and Green Spaces Strategy.
3. It neither weighs for or against the issue that other legislation may exist that the OMA might also have used, for example Highways Act 1980 section 119. A planning application for floodlighting of the sports pitches is not material to considerations in this case.
4. Issues about the Green Belt, designated habitats, nature conservation interests, (including buffer zones to Semi and Ancient Woodland); biodiversity, and other environmental and climate change interests were all addressed in the planning application. Several planning conditions cover these matters including, amongst other things, biodiversity enhancements, measures to safeguard hedgehogs, restrictions on external lighting and to protect nesting birds.

**Conclusions**

1. It would be necessary to authorise the diversion in order to enable the development approved by planning permission 22/01376/FU to be carried out. The approved development cannot be considered to have been completed or substantially completed in so far is it affects FP207 or in the creation of a single continuous secure boundary and integrated new facilities.
2. The diverted route would not be materially less safe, convenient, or commodious for footpath users. However, the loss of the use and enjoyment of the local heritage value of this section of FP207 by the community and wider public interest is a disadvantage. Against this, the proposal would have public benefits, particularly in enabling the Academy to ensure the safeguarding of children by the provision of a single secure perimeter fence around the school and sports pitch site.
3. Consequently, and mindful of the fact that this balancing exercise has already been resolved in favour of the development, I conclude that the disadvantages and losses arising would, on balance, not be of such significance as to justify not confirming the Order. Therefore, and having regard to these and all other matters raised at the Inquiry and in written representations I conclude that the Order should be confirmed, subject to a modification to the wording in the Schedule Part 2 as set out below.
4. The amendment is minor, would not affect land not affected by the Order as submitted and no party would be prejudiced by the change. Therefore, I am not required to give notice of the proposal to modify the Order.

**Formal Decision**

1. The Order is confirmed subject tothe following modification:

SHEDULE PART 2, Description of Site of Alternative Highway - delete the word “Flexipave” and replace with “flexible porous surface”.

Helen Heward

Inspector

The Order Map



**APPEARANCES**

**For the Council:**

Shemuel Sheikh Counsel, instructed by Louise Burnett for Leeds City Council, called

Charlotte Hamer BSc (Hons) Geography MIPROW, Definitive Map Manager Leeds City Council

**Supporters:**

Emma Watson, Chief Operating Officer, Cockburn Multi Academy Trust

David Gurney, Headteacher and CEO, Cockburn Multi Academy Trust

**Statutory Objectors:**

Suzanne Grace for the Save South Leeds Former Golf Course Community Group

John Harker Courts & Inquiries Officer for the Peak and Northern Footpaths Society

Alan Shaw for Friends of Middleton Park Community Charity

**Other Objectors**

Graham Spencer, Local resident

Colin Ward, former member of Beeston Neighbourhood Plan Committee

**DOCUMENTS HANDED IN AT THE INQUIRY**

1. Sealed Order
2. Opening and Closing Submissions for the OMA