

From:
To: [Site Allocations Plan](#)
Subject: PDE00052_Formal objections made during public consultation
Date: 02 November 2015 16:57:23

01st November 2015

Formal objections made during public consultation

Dear Sirs

I write with reference to further development proposals In **Rawdon Leeds LS18 and LS19** being considered

These are with reference to sites **HG3-2, HG3-3, HG2-12, HG2-41, HG3-4**

These are all sites in the area I live and any building on them would greatly affect everyone's quality of life.

Building on these sites would mean "building on greenbelt" something that does not fit in and be in accordance

with the NPPF, protecting the greenbelt, conserving the natural environment and historic environment

(and in accordance with its points 82 and 87 to keep established greenbelt area and inappropriate development would be harmful)

Leeds City Council seem to have overlooked these NPPF guidelines or deem them not important enough to consider

in addition to not using alternative areas and sites before taking valuable greenbelt land for development

for "high priced, desirable accommodations"

Development on these areas would not be justified

*Wildlife habitats would be lost (homes for a wide variety of birds, bats and even palmate newts)

*Ancient ghyll runs down through this site and be lost or ruined.

*Loss of mature trees and woodland, with building work on the edge of a conservation area and also the sacred grounds of the crematorium.

*Drainage. All the sites being considered have substantial drainage qualities. Rawdon, generally being set on a hillside, is already populated with housing. Drainage is managed quite well at the moment and uses established systems that have been in use for many years.

Building on these sites, would cause problems, adding hard-core to ground that could

cause flooding problems and little space for excessive water to escape towards the river in the valley below.

*The Leeds country way, losing it would restrict and stop the enjoyment of many of our citizens who walk, ride horses and enjoying

part of our wonderful city which for years has prided itself on being a "green city"

*Building on these lands would mean a merging of suburbs and creating an "unrestricted sprawl of built up area"

As far as can be seen LCC has not conducted a "comprehensive greenbelt review" under the conditions of the core strategy.

Basic errors have been made

Brownfield sites are plentiful in the Leeds area (as well as nearby Bradford, Wakefield and Calder valley) but seem to have been overlooked despite LCC saying that it is important to use these sites before greenbelt.

There are unused brownfield sites in Leeds with a possible 8000 house spaces on offer

There are 10000 empty houses already exist in Leeds that could be used towards obtaining the quota of build

No consultation with nearby Bradford Wakefield or Calder Council's are made to work at using all available brownfield sites.

In addition LCC have not showed a proved record that affordable options have been made available or an increase in houses for single occupancy going against guidelines for new builds set nationally and by LCC themselves

Most importantly, despite independent reviews advising that Leeds in fact needs 45000 new houses, NOT the 70000 as originally advised, LCC are adamantly pressing ahead with this higher figure. Using the more realistic figures would alleviate the options to use greenbelt land

I would question if LCC have been "legally compliant" or "positively prepared" in their planning and advising

*No consultation or even notification was given prior to site HG2-12 being added to the Site allocation plan

*LCC didn't prepare a greenbelt review before submitting all these sites. (selective research seems to have taken place but not comprehensively or thoroughly)

*At the drop in sessions although the public were given a chance to talk about the proposals, it was clear the officers had "set agendas" and were not willing to incorporate the views of the people there

*this was the same as the initial site allocation in 2013/2014 when we were asked to

write and give comments. LCC replied with a standard letter NOT acknowledging any points or offering to consider them or the implications when writing the current proposals.

*Parish councils were said to have been consulted, BUT they were NOT

*LCC have blamed the government for pushing such high building quotas on them

*LCC have knowingly met up with developers privately (and without including those who might object to such building) who have more power persuasion tactics to make use of land that should never have been taken out of greenbelt instead of using existing brownfield sites (even they may be nearer to the city centre and in a less appealing part of town)

*Consideration does not seem to have been taken for the crematorium, its visitors and access, as well as the consecrated grounds themselves.

*No mention in the SAP has also been made of possible new road from A65 to and beyond Leeds Bradford airport area, that would possibly also include further building of housing surrounding the road and therefore "creating the merging of neighbouring towns"

*encouragement to respond to the SAP via the LCC website has not been upheld, with many tries over numerous days showing the site as "not being available"

*in addition when trying to register my comments on line I found the process, less than simple and taking more work than necessary (I had to log in with full details and a password)..something that I could have been easily put off doing.

In addition we have "continuing" worries on the following which would make any build NOT effective

*A65. This main Leeds artery through this area is already congested, especially upto Horsforth roundabout (acknowledged by the leader of LCC on a recent TV interview) Although improvements to the round about are set to better the overall flow of traffic, it could not support further building work, additional cars and vehicles without major gridlock

500+ new houses built on the former Clarion site not completed will add to the current congestion in addition to the proposed new housing further up the Aire valley,that use this artery.

*We have seen how Guiseley LS20 has been affected by excessive building and lack of decent infrastructure from LCC resulting in tailbacks and traffic.

Have these problems not been looked at and learned from?

*A recent A65 transport study (2011,revised 2013), seemed to concentrate on travel times from further up the valley and not in our area. These were challenged in an independent report that do not seem to have been taken into consideration by LCC when creating the SAP.

*Any development on the sites above would mean changing the road layout and access onto the A65 creating further congestion to a part of the road

that in peak times is a standstill

*Over 1100 houses could mean 2200 cars on a road that is already struggling with traffic

*This means an increase in pollution. **Pollution levels are at an all time high in Leeds .**

Leeds is one of the worst UK cities to meet European requirements. More traffic more pollution on top of destroying green space and trees,the very things that help combat pollution.

*There is possible disruption to a high pressure gas pipe in this area as well as 2-3 "bell pit mines" within the some of the fields

We hear about Leeds being a growing city and there are plenty who want to move here, but in the long term should that be at the expense of creating a never ending suburb without green spaces and with road and traffic problems and **lack of basic facilities (such as schools,doctors,dentists etc etc)**

I know this will be used in every objection to building you will receive and often cast aside.**But it is of real concern to the citizens of Leeds, who already live in these places and then have to conduct everyday life combating such problems.**

As local and tax paying citizens, we have every right to SHOUT out to you, the councillors and civil servants who make these decisions (informing you of things that may have been overlooked)

DECISIONS THAT WILL CHANGE THE AREA FOR EVER...ONCE ITS GONE ITS GONE!

Please have a thought that we will permanently be destroying areas of greenbelt and the look of our beautiful city, when there are alternative and brave choices that can me made to minimise such changes, in keeping Leeds a UNIQUE place to live

Paul Cossavella