

From:  
To: [Site Allocations Plan](#)  
Subject: PDE00786\_Proposal for new housing on site HG2-10 - OBJECTION  
Date: 03 November 2015 19:05:20

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LDF Publication Draft Consultation  
Forward Planning & Implementation  
The Leonardo Building  
2 Rossington Street  
Leeds  
LS2 8HD

RE: Site Reference HG2-10 Gill Lane Yeadon

Dear Sir/Madam

I am writing to object to the development of the site referenced above. During my 20 years of living in Yeadon/Rawdon, 2400 new homes have already been added to the Aireborough area within the last 10 years – there have been NO improvement plans to support these proposals.

My objection is based on the following:-

The plan for the site was not positively prepared. It is not based on a comprehensive Greenbelt Review nor in any way does it take into account our needs as a community or with our full involvement.

These plans are unsound and without local action groups we would not have been made aware of these proposals.

Our local library (Rawdon) were supplied with the wrong maps which itself is misleading and inaccurate (Aire Valley maps not Aireborough). The council pop-ups were not advertised locally and we received no literature through the door. 35% of the Leeds population have also been omitted from this consultation because they are not online – this makes it legally non compliant.

In 1994 this site was defended as Greenbelt and this historic pastureland which has over 21 mature and rare English Trees – including Red Oak is currently still farmed. It's also a wildlife rich habitat (home to owls, badgers, woodpeckers and bats) and according to Historic England it should be part of the adjacent Conservation Area. They state it is an "Unsound" proposition for development.

***“this site should not be allocated unless there are clear public benefits that outweigh the harm (as required by NPPF, Paragraph 133 or 134)” Historic England in their details to LCC 21/10/15.***

This proposal is unjustified and would merge Nether Yeadon with Guiseley and Henshaw.

This space is part of continuous greenbelt between Leeds and Bradford and prevents urban sprawl between the two. Without it, where would the boundary between Leeds and Bradford lie? The Council omitted the inclusion of a series of listed buildings along the perimeter of this site and has acknowledged ONLY one listed building.

This proposal is not LEGALLY compliant and is not in accordance with the NPPF. The housing target of 70,000 on which the Council has based its Core Strategy is, inaccurate and over-aspirational. The Council has not revised these figures despite ONS projections of 45,000. The Council also appears to have IGNORED the NPPF which states that greenbelt should only be used in “Exceptional Circumstances”.

The impact on already stretched resources would be huge – schools, doctors, dentists not to mention the huge impact on already busy local roads.

There are plenty of opportunities for housing around Leeds in EXISTING buildings, premises and land that are currently derelict or empty. These would be MORE suitable for housing – the infrastructure already being there.

As stated in the LCC Data Mill, between 2004 and as at September 2015 there have been between 15,000 – 17,000 empty properties city wide. Surely, these sites should be prioritised before green space is even considered an option. If this is not happening, then, the Council are effectively allowing developers to “cherry pick” the most desirable and profitable sites without and consideration for communities.

This proposal cannot be taken in isolation. Yeadon, Guiseley, Rawdon and Horsforth are all being subject to this unjustifiable plan and all our green spaces are being threatened because of it. This is totally unacceptable and wrong. Section 9 of the NPPF serves to protect greenbelt and this is being ignored by Leeds City Council across Aireborough.

Too much green space is being used to meet unproven targets, and sites are being allocated that contravene NPPF guidelines.

This proposed development is inconsistent with both National Policy and the Core Strategy and site HG2-10 locally known to our community as Gill Lane should NOT be included.

Regards

Mr Darren Lewis



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