

From: [REDACTED]
To: [Site Allocations Plan](#)
Subject: PDE01083_HG2-12 - objection to proposed housing development in HG2-12 and surrounding areas
Date: 15 November 2015 22:50:41
Attachments: [image002.png](#)

Dear Sir/Madam

I am emailing to raise my objection in the strongest possible terms to the proposed housing development of the following Green Belt site

SITE HG2-12 (4254) - Woodlands Drive, Rawdon or, as it is known locally, 12 Acre Field - allocated for 130 houses

I will however also refer to the following PAS sites (reserved for building after 2028) since together they all lie along the border of Rawdon with Horsforth and have common reasons for objection.

SITE HG3-2 (4095) - Knott Lane West - PAS 61 houses
SITE HG3-3 (3331) - Knott Lane East - PAS 35 houses
SITE HG3-4 (3329) - Layton Lane East - PAS 95 Houses

The proposal to include these Green Belt sites in the Leeds Site Allocations Plan (SAP) is NOT consistent with the National Planning Policy Framework (NPPF).

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Reasons for objection

Traffic – Knott lane is already over stretched and not fit for purpose for traffic with all the traffic that comes from the crematorium I have been stuck there for 20 mins or more before trying to get on to the A65 and the other way trying to navigate against the traffic to my house at Snaith Wood Mews. The new housing would increase traffic exponentially both on Knott lane but also the A65, there are already huge traffic jams going into Horsforth at peak times. Further development would create complete traffic chaos, parking issues and gridlock not to also forget pollution which brings me on to my next point. The proposed development can't be justified on this basis and would make traffic worse, this is not an effective proposal or plan.

Greenbelt - All these sites are Green Belt land. HG2-12 is Grade 3 farmland and is used for grazing and growing animal feed. The NPPF states that Green Belt is protected and requires "very special" circumstances to be built on. Housing targets (and especially overly optimistic housing targets) set by Leeds City Council cannot possibly be seen as an exceptional circumstance and are therefore this proposed development can't be justified. greenbelt land is supposed to be protected from development!

Wildlife – I regularly see deer jumping in the fields assigned for the proposed development, they are beautiful creatures and the fields are part of their habitat. Building houses on these fields would impact not only the deer population but all the other wildlife (bats, tawny owls, red kites, sparrowhawks and many species of migratory birds) in that area from a physical point of view and from pollution.

Services – won't be able to cope with the increased population in the area. GPs surgeries will be overstretched. Of particular interest to me is school places that are already seriously over subscribed, you only have to look at situation in Roundhay last year where there were at least 60 too few places for children and the huge issues and fight it caused. Building houses on this plot will overstretch schools and lead to a no schools places for a large population of Rawdon, this is unacceptable and unjust as this is one of many reasons we moved to the area

Overall I fail to see how all these factors can have been taken into account and the impact of these housing developments can't have been properly planned. These are not exceptional circumstances, the proposals are not legally compliant, haven't been positively prepared and are not in accordance with NPPF. Other options haven't been taken into account - Brownfield sites are available elsewhere across Leeds. LCC Core Strategy says itself that all these must be developed before greenbelt land.

On a personal level traffic congestion will increase, pollution will increase, schools and GPS

practices won't be able to cope and conservation areas and wildlife will be destroyed.

I do hope that Leeds City Council will listen to my feedback and all the feedback they get from this public consultation.

I would also hope that the overwhelming need of the Council to work with developers in order to achieve their housing targets, does not outweigh the voice of individual communities. Our objections are valid and the proposals to build on greenbelt land that is supposed to be protected is not sound.

Regards

Dmitri
Dmitri Wychrij
7 Snaith Wood Mews
Rawdon
Leeds
LS19 6SE

Dmitri Wychrij - Director
DW Emptor Ltd

Procurement and Supply Chain recruitment specialists

M: [REDACTED]
E: [REDACTED]
W: www.dw-emptor.co.uk

