

**From:**  
**To:** [Site Allocations Plan](#)  
**Cc:** [Stuart Andrew.MP](#)  
**Subject:** PDE01096\_Commentary - HG2-12, 2-41, 3-2. 3-3, 3-4  
**Date:** 15 November 2015 22:34:25  
**Importance:** High

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Dear Sirs

I write regarding the current LCC proposal for house building and specifically in the Rawdon area of the city under its core strategy and in particular its site allocation plan. I refer specifically to the areas HG2-12, HG 2-41, HG3-2, HG3-3 and HG3-4.

As a resident of the area for some 10 years, I can barely believe the sense in some of these proposals. At the very least I find utterly bewildering that the city I live in is intending to build on green belt land without a thought to the infrastructure of the area, never mind the importance of spoiling of local habitats and beauty!

I understand and support the need for affordable social housing, however I find it extraordinary that there is insufficient brown field sites in our city to cater for this need. I see them every day when I travel around the city. In fact, I believe that your own core strategy states that these Brownfield sites should be developed first? Which makes me wonder why the locations I have quoted above are even on the planning proposals?

There are multiple reasons to object to these plans which are at the very least poorly thought out, and at worst are incompetent and not legally compliant.

Firstly, let's take a look at HG2-12 and HG2-41.

The first thing that strikes me about these proposals is the enormous impact it will have on traffic on the A65. I don't know if you have seen the A65 on Rawdon road recently (especially since the roundabout 'improvements' have taken place) but the queues are beyond ridiculous. One would expect delays on a morning rush hour but when there are queues from the roundabout all the way up to and beyond Carr Lane at around 18.30 it would suggest that there is a serious capacity issue! The proposals to add a further 907 houses to this main road is a horrifying thought! Even if each house has only one car that is a further 907 vehicles to load on this road.

In addition to this, access into and from the HG2-12 site is woefully inadequate. One access point via Southlands avenue would not be sufficient for 130 houses and Knott lane has frequent traffic on it from the crematorium. I ask you where is all this traffic going to go exactly? The impact on the nearby ring road could easily bring about gridlock.

My final concerns about these proposals are around drainage, flooding and a general preservation of these wonderful green areas. The more houses we build the less chance of drainage in green areas - only this weekend has the area around Woodlands drive flooded! I also understand that no comprehensive greenbelt review has taken place and I would be interested to know why not? I understand that greenbelt building should be avoided and only be undertaken in proven 'exceptional circumstances' and I do not believe this to be the case here - where are the alternatives around Brownfield and potentially combining with Bradford city council around appropriate planning?

Secondly let's look at HG3-2, HG3-3 and HG3-4.

My main concern around these areas are once again increased traffic on the A65 and green belt loss of a picturesque area - specifically HG3-3 is within the Rawdon Cragg Wood conservation area which are intrinsic to the area's character.

In addition to this, HG3-3 and HG3-4 are UK Biodiversity Action Plan (BAP) Priority Habitats, hosting wild deer, bats, fieldfare, lapwing, curlew, sparrow hawk and tawny owls. Ancient Ghyll Beck runs next to HG3-4 Layton Lane fields and through HG3-3 which all contain protected mature trees and woodland. HG3-3 has a native bluebell wood and HG3-2 is adjacent to UK BAP Priority Habitat pond with palmate newts. Despite all this you still intend to build on it with housing?!

My final view and objection to these plans are the substantial lack of communication from Leeds city council. I have stumbled across these plans and consultation purely by accident - I have recently found out that there was previously a public consultation in 2013 (did anyone know this?) of which this stage has been reflected upon. Were the notices for these nailed to the back of a door in the basement of a council building in the depths of the town hall? This is a very big deal and I think the council has shirked it's responsibilities to PROPERLY consult with the residents of its own city!

I strongly urge the council to rethink this proposal as it has NOT been consulted effectively and indeed strikes me as being poorly thought out, unjustified, not legally compliant and will not deliver positive outcomes for the city and the residents of the area.

Your sincerely

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