

From:
To: [Site Allocations Plan](#)
Subject: PDE01099_Site: HG2-173
Date: 15 November 2015 22:32:35

Dear Leeds City Council.

Ref: Site HG2-173

We do not support the proposed allocation of the Haighside site ref:HG2-173, and believe its inclusion in the site allocation plan renders the plan unsound.

Ecology, Landscape ,Trees

- Both sites are currently Greenbelt land and form part of the world famous Rhubarb Triangle therefore they give local employment and contribute to the local economy.
- Contained within these sites there are mature woodland and hedgerows and a beck which contains a fishing pond with links to the River Dolphin. Due to the diverse nature of the land on these sites the area has a wide range of wildlife, including a large Bat colony.
- The land bordering the existing residential estates and farmland has been left to create natural hedgerows which have been championed by many wildlife organisations following the decline in many wildlife species e.g. the Bee population which is required for the pollination of our crops and many specie of birds for nesting, feeding and reproduction.
- We are big advocates of wildlife and it would be a crime if we were to see the destruction of natural habitat for an ever growing development of "concrete boxes" a green landscape turning grey.
- The inclusion of this site in the SAP would also reduce the green corridor between Rothwell and RobinHood, contributing towards adjoining of the two communities with the creation of an unwanted Urban Sprawl.
- The Woodland was a site of a mine many years ago and we are led to believe there were 5 shafts within the area of the wood

Highways and Transport

- According to council information the site would not be started until the proposed Trolley Bus scheme and Park and Ride situated at Stourton were in place, this scheme is not at present in place and ensuing public enquiry could greatly extend the time scale of its completion. As the site is included in phase 2 the two do not match on time scale.
- The road improvements made to the junction of Wood Lane and the A61, when the new St Georges site was developed were/are not adequate. During Peak periods it can take up to 45 minutes to gain access to the M621

into Leeds, a distance of 1 mile. Similar hold ups are common on the return journey, all this without the 578 houses proposed for this site or the extra traffic generated by the Park and Ride at Stourton.

- One of the proposed access roads to the new site is Low Shops Lane. The houses in this road were built in the 1970s and many of the driveways are too small to fit some of the larger modern cars, resulting in a lot of vehicles parked on the road. The access from the top of Low Shops Lane onto Wood Lane is not very good due to the close proximity of a bus stop on one side, parked cars the other side of the junction and cars parked near the junction in Low Shops Lane.
- The Arriva Bus service to Leeds runs along Wood Lane and onto the A61 and during peak periods the route is often serviced using single decker and Shopper buses due to the School service using the Double Decker fleet. I personally have had 3 buses not stop as they are full, resulting in a waiting time of up to 1 hour. To get a bus into Leeds, St Georges/Wood Lane is the last pick up point in Rothwell and at peak times this is often the case.

Local Services

- There are no local services in the proposed site area, apart from a Sub-Post Office due for closure in 2016, a newsagent and a local Premier shop. The site is as far as you can get from Doctor, Dentist and Pharmacy amenities in Rothwell. Getting a Doctors appointment at the moment is a nightmare, the influx of new housing will definitely exasperate the issue.

Schools

- There are not enough school places in the area at present, some children are having to travel to Middleton. Under the proposed development in the NW area of Rothwell none are proposed. The only new proposed school for the area is in the Woodlesford/Oulton area (site 4222/A/B/C) as far away as it is possible to get from Site HG2-173.

In Conclusion

We feel that the following sites not included in SAP are far better placed to give the Council the required number of houses and amenities in the area.

Hope Farm Site 3081

- We understand the owner of Hope Farm Robin Hood has offered their land as an alternative to HG2-173 and that a school is already allocated for part of that site.
- If housing was allocated to the remaining land of that site, it has access to main roads on 2 sides (Sharpe Lane and A61) and is situated on one of the best bus routes in the area, the 110 Wakefield, Leeds route, with 5 to 8 buses per hour each way.
- If the Trolley Bus scheme went ahead it would be a short walk to the Middleton Terminus.

Sites 1249, 4171 and 2110

- The inclusion of these sites would form a Horseshoe shape to Rothwell, Woodlesford and Oulton with the Golf Course and Oulton Hall in the centre.
- They would be close to Royds school and the new school allocated to site 4222 /A/B/C.
- The Rothwell swimming pool and Gym and local amenities in Woodlesford and Oulton i.e.,shops post office petrol station and pubs are all close by.
- When the size of these joint sites are considered they would probably be large enough for amenities of their own, i.e. Doctors, Shops etc.
- A Park and Ride for commuters from the East and South of the M62 as well as local residents.
- The road infrastructure is very good with Dual Carriage way and motorway to Leeds City Centre and is serviced by 4 bus routes into Leeds and Woodlesford Train station.
- The inclusion of these sites would leave the Green corridor through the Rothwell area. The area is Greenfield but has very little tree cover and few water courses except for drainage ditches.
- These sites would cause very little disruption to the residents of the Greater Rothwell area, unlike the proposed sites all of which are in areas adjoining existing housing estates nearly all of which have access problems, wooded areas and water courses.

We hope you will consider our concerns and remove the Haighside HG2-173 site from SAP and look at the alternative sites Hope Farm site 3081 and sites 1249,4171 and 2110.

Kind regards.

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