

From:
To: [Site Allocations Plan](#)
Subject: PDE01219_Objection to sites: HG2-12 -FIELDS AT WOODLAND DRIVE, RAWDON, HG3-2, HG3-3, HG3-4 FIELDS OFF A65 RAWDON , HG2-41 FIELDS SOUTH OF A65, HORSFORTH ROUNDABOUT TO THE CREMATORIUM, HG2-43 FIELDS AT HORSFORTH COLLEGE CAMPUS
Date: 15 November 2015 19:18:47

Dear Sirs,

With reference to the above. My reasons for objections are as follows. These sites are within the Council's own designated Special Landscape Area and there would be a particular visual impact spoiling the open valley views and the character of Rawdon village and the Leeds/Bradford green corridor.

Rawdon Cragg Wood is a conservation area - HG3 is within this area and HG2-12 is within the immediate setting of the conservation area.

There has been no comprehensive green belt review as required under Core Strategy.

Vital area of green belt forever lost blurring the gap between Leeds and Bradford, encroaching into our open countryside. This is unplanned urban sprawl. Rawdon's village identity gone. All sites in greenbelt. This area has already had its share of urban sprawl. For example, Yeadon, Rawdon and Guiseley are more or less merged into one, as are Horsforth and Cookridge

Strategic Green infrastructure of Aire Valley would be lost restricting enjoyment of area for walking, cycling, horse-riding and harming nature and ecology. Leeds Country Way runs through HG2-12 and alongside HG3-2, a much used recreational route. All sites are part of Leeds City Council's own designated Strategic Green infrastructure Area.

The A65 is already an extremely busy road which is often gridlocked through Guiseley. Going to Horsforth roundabout from Rawdon is a nightmare of crawling traffic. Drivers are creating rat runs along Rawdon Town Street creating danger for school pupils at St. Peters. I am a resident in Belmont Grove, Rawdon and it is normal to have to wait quite a while for a gap in the traffic before getting out. Whilst I have lived here there have been several accidents at this junction.

Wildlife habitats would be lost and also Grade 3 farmland.

There are not enough school places, Doctors surgeries ALWAYS FULL!

POTENTIAL ALTERNATIVES HAVE BEEN OVERLOOKED

North East Bradford - has the Council worked with Bradford Council to look at a joint plan for bordering towns and villages? There are several sites particularly in the Apperley Bridge area which are already under construction. This will add to the issue for the infrastructure. This is only a couple of miles away, did the two councils consider the impact of the total number of new houses.

Brownfield sites are available elsewhere across Leeds. The Councils Core Strategy says itself this must be developed before greenbelt land. The Council has not revised its housing target in response to revisited ONS projections which means the city needs 45,000 and not current target of 70,000 on which Council has based its Core Strategy. A reduction in target of just 15,000 would remove need to take any greenbelt land

Phasing of HG2-12 is undeliverable. Highways access is contingent on development of safeguarded sites HG3-2 and HG3-3 but HG2-12 is allocated for delivery earlier than these phase 3 sites. It has been incorrectly categorised as 'allocated' and CANNOT be delivered.

Highways access limited - only one access point into site via Southlands Avenue as other roads private. Knott Lane is barely suitable for additional development as this is also used by crematorium traffic

Significant surface water flooding in HG2-12 may make site undeliverable

Development not legally compliant

No consultation on site HG2-12 prior to it being allocated to housing in Site Allocation Plan also not included in Issues and Options consultation in June Not compliant with statement of community involvement.

Development not positively prepared.

The site allocation plan for these Rawdon sites are not based on a comprehensive Greenbelt review as required by previous inspector when he passed Core Strategy as sound. Not in accordance with National Planning Policy Framework. Especially chapters 9 Protecting Greenbelt, 11 - Conserving Natural Environment and 12 Conserving Historic Environment.

By not considering alternatives, the Council has not proved that 'exceptional circumstances' exist to outweigh the harm that development would cause to the greenbelt sites. The Council say that 'growth' is the exceptional circumstance, government ministers disagree,

Conservation and Heritage. Conservation areas are areas of special architectural or historic interest. Designation makes sure that change is managed so that the special character of the area is preserved. The Cragg Wood Conservation area is protected through the Rawdon Cragg Wood Conservation Area Appraisal and Management Plan 2012

In my opinion the scale of building in these areas would be a complete disaster.

I await your reply.

Yours faithfully,

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