

From:
To: [Site Allocations Plan](#)
Subject: PDE01296_HG2-12 Woodlands Drive, Rawdon, HG2-41, HG3-2, HG3-3
Date: 15 November 2015 17:21:24

Dear Sir/Madam,

I wish to object to the proposed development of the following sites:
HG2-12 Woodlands Drive, Rawdon, HG2-41, HG3-2, HG3-3

I object on the following grounds:

Ecology/Landscape/Trees

Chapter 11 of the NPPF (Conserving and Enhancing the natural environment) states the following:

The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

These proposed developments contravene all the above statements as they destroy valued landscapes and cause a decline in biodiversity by concreting over the natural landscape.

Conservation/Heritage

The statements below are all excerpts from the Rawdon Cragg Wood Conservation Area Appraisal:

- Rawdon Cragg Wood is a place of special character and historic interest.
- Ensure that future public realm and traffic management measures respect and enhance the special character of the conservation area.
- Ensure that the setting of the conservation area is considered as a material consideration within the planning process.
- Open agricultural land surrounding the conservation area adds to the spacious and picturesque character of the area.
- Open countryside surrounds Cragg Wood providing picturesque views.
- It is important that development around the conservation area does not spoil its setting. Views towards and away from a conservation area can be spoilt by inappropriately placed buildings or groups of buildings, at key locations.

- **Action: Ensure that the setting of the conservation area is considered as a material consideration within the planning process.**

The CAA also makes much of the 'arcadian feel' of the area. The open agricultural land, picturesque views, spacious character provided by HG2-12 contributes to that arcadian feel and once 'inappropriately placed buildings or groups of buildings' are in place then that part of the heritage landscape is lost forever.

I cannot see that LCC have carried out the action ('Action: Ensure that the setting of the conservation area is considered as a material consideration within the planning process') noted in their own CAA document.

Loss of Green Belt

Section 80 of chapter 9 Protecting Green Belt land states:

- Green Belt serves five purposes:
 - o to check the unrestricted sprawl of large built-up areas;
 - o to prevent neighbouring towns merging into one another;
 - o to assist in safeguarding the countryside from encroachment;
 - o to preserve the setting and special character of historic towns; and
 - o to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

These proposed developments contravene all 5 of these purposes in that urban sprawl is unrestricted; neighbouring towns merge into one another (Horsforth and Rawdon); countryside is encroached upon; Rawdon loses its setting and special historic character; derelict and other urban land is not recycled.

Access via Knott Lane

Highways access is limited.

HG2-12: there is only one access point into the site via Southlands Avenue as the other roads are private. This access is inadequate for 130 houses. Knott Lane is barely suitable for additional development. Frequent traffic also uses Knott Lane e.g crematorium traffic which causes a great deal of congestion at certain times.

HG2-12, HG3-2 and HG3-3: these would collectively require realignment of Knott Lane and this would still not serve them all adequately. Existing access issues onto the congested A65 would remain and worsen further with increased traffic from significant housing developments. Significant surface water flooding in HG2-12 may make the site undeliverable.

Traffic on A65

The A65 is already very congested and over capacity with unacceptable queues at Horsforth roundabout in spite of the new traffic lights. Therefore concentrating more developments along the A65 is unsustainable, dangerous and polluting. HG2-41 with a school would cause gridlock at the ring-road, all worsened by one-point access into HG2-12, HG3-2 and HG3-3 from the unsuitable Knott Lane.

Yours faithfully,
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