

From:  
To: [Site Allocations Plan](#)  
Subject: PDE01554\_Letter of Objection to Proposed Building on Greenbelt Land in Rawdon and Horsforth  
Date: 14 November 2015 20:51:16

---

**LDF Publication Draft  
Consultation  
Forward planning &  
Implementation  
The Leonardo Building  
2 Rossington Street  
Leeds  
LS2 8HD**

**3-4, Cragg Terrace  
Woodlands Drive  
Rawdon  
Leeds  
LS19 6LF**

Dear Sir or Madam,

**Re: Leeds City Council Site Allocation Consultation - HG2-12,  
HG2-41, HG2-42 HG2-43, HG3-2, HG3-3, HG3-4**

I wish to object to building houses on the above areas of **Green Belt** land earmarked by Leeds City Council.

I do not believe that these areas of Green Belt fit within the National Planning Policy Framework (NPPF) in section 9. The developments are **not justified** as the area has been designated not only Green Belt but also Special Landscape Area. HG2-12 sits within Cragg wood Conservation Area which will lose its special character which the community uses daily for recreation purposes and is a corridor used by wildlife such as deer, bats, foxes and palmate newts (BAP). We need areas such as these to remain green and accessible to everyone, Public Health England September 2014, "Improving access to green spaces" states that green open areas are required for the reduction of mental illness and a reduction of obesity and diseases associated with inactivity.

By building on HG2-12 and along the side of HG3-2, HG3-3 there will be no where for walking, cycling and horse riding. This is part of the Leeds Country Way, and is designated in Leeds County Councils Strategic Green Infrastructure Area.

Another concern that is related to this area is that there is no absolute guarantee of centres such Doctors surgeries, Dentists and even schools being built, Leeds Council will not have enough money to build these structures if developers do not incorporate them when building these vast estates. Developers say they will build them but is known they can back out once the houses are built and they have

their money.

I am concerned that there is a very small gap between Bradford and Leeds and that Urban sprawl needs to be restricted otherwise we will end up merging with Bradford. HG2-42, HG2-12 and HG3-3 sites if built on will effectively merge Rawdon with Horsforth, which I believe is inconsistent with the NPPF and Leeds Core Strategy.

I am extremely concerned that the sites HG2-12, HG3-3, HG3-2, HG2-41, HG2-42, which adjoin the A65 road, will make this road dangerous as it will be so congested with the extra traffic. Knott Lane traffic already suffers, trying to get on the A65 in rush hour is impossible, this will get worse with the extra traffic that will be generated from the new housing estates.

Why does the council want to use prime agricultural land HG2-12 and HG2-41 when there are Brownfield sites nearer to town? If suitable homes are required for people needing to get into town would it not be a better for Brownfield sites to be used first.

Starter homes, retirement homes and houses for families are not necessarily the type of houses that developers want to build (large luxury homes produce more money) I do believe that affordable housing estates are not suitable for the Rawdon area as there is not the employment or infrastructure in place to cope with large estates. Do we really need 70,000 homes in Leeds? The original core strategy was for 45,000 homes which mean we really do not need to use Greenbelt sites such as HG2-12.

I believe that the original methodology for assessing Site HG2-12 is incorrect. Its score reflected its poor sustainability and the biggest impact on the greenbelt. There were other areas that had better scores but they have been preserved why is this so?

I believe the development HG2-12 is **not deliverable**. Why is HG2-12 being developed first? Surely it had been categorised incorrectly. Water flooding is also a feature of **HG2-12** and also forms part of the special natural habitat in this area. It might also make the site undeliverable.

Woodlands Drive next to HG2-12 is at present a private road, it is not wide enough to take extra traffic which I have no doubt that the extra developments in the surrounding area will try and use this road as a rat run through to Apperley Bridge and the new railway station there. This road cannot cope with heavy traffic, railway bridges on the road are weight limited and the condition of the road surface can be poor and exits on to from either end onto two major roads can be tricky

and slow to get out especially in rush hour, this will get worse. I also believe that site HG2-12 is **not legally compliant**; I do not hearing of any public consultation before it was included in development proposals and was not included in the Issues and Options consultation earlier this year and finally is not compliant with the Statement of Community Involvement.

I believe that that the site plans for the Rawdon area were not prepared based on the Greenbelt review by the previous inspector who had passed the Core Strategy. The selective plans on the Greenbelt areas were reviewed by Leeds City Council are in my opinion not sound.

**I think the developments in the Rawdon area are not in accordance with the NPPF** which states that the Greenbelt areas across the country are already very well established (page 82) and that building on Greenbelt should only be approved under exceptional circumstances due to harm to the greenbelt (page 87) what are these exceptional circumstances that these areas should be built on, growth is not a compulsory option.

Government Minister Brandon Lewis stated that greenbelt should not be used where possible in accordance with NPPF.

In conclusion I believe that the 70,000 homes that Leeds City Council intends to build are not required and 45,000 should be considered first. This should reduce the amount of Green Belt sites required. I think their plans are flawed and should be reviewed as a matter of urgency before the developers take over and build on our precious Green belt which can never be reversed.

Rawdon is surrounded by greenbelt land that is considered precious by its local community. It provides wide green spaces for recreation and local employment which would be a sad loss if built on.

I urge the inspector to look closely at Leeds City Council plans for this area and reconsider using Green belt land wherever possible.

Yours Sincerely

Mrs Sally Clough