

**From:**  
**To:** [Site Allocations Plan](#)  
**Subject:** PDE01592\_Public consultation on Leeds SAP HG2-12, HG2-41, HG3-2, HG3-3, HG3-4  
**Date:** 14 November 2015 16:47:24

---

Mrs Holly Lister  
86 Henshaw Avenue  
Yeadon  
Leeds  
LS19 7TW

To Whom It May Concern:

I am writing in regards to **LCC's Site Allocation Plan (SAP)**

The sites I am mainly concerned about are HG2-12, HG2-41, HG3-2, HG3-3, HG3-4 with others in the area being affected and affecting these.

SAP Failures

**HG2-12, HG2-41, HG3-2, HG3-3, HG3-4**

Allocation of housing to these sites is **unjustified** as other options have not been looked into in accordance with **National Planning Policy Framework (NPPF)**. The main areas of **NPPF** considered here are **Chapter 9 Protecting Greenbelt, Chapter 11 Conserving Natural Environment and Chapter 12 Conserving Historic Environment**. This shows that *exceptional circumstances* have *NOT* been met, and with LCC claim *growth* is an exceptional circumstance, it is not, and therefore the exceptional circumstances argument fails.

LCC's **Core Strategy** says Brownfield Sites that ARE available in Leeds must be developed before greenbelt land. 97% of development in Rawdon is on greenbelt when it need not be. This greenbelt land will be lost forever and cannot be allowed to happen.

The developments are **unjustified** with a **Comprehensive Greenbelt Review** not being done as required under **Core Strategy**. This previous inspector demanded that this been done under **Core Strategy** rules. The **greenbelt review** is **flawed** and **selective**, meaning that the **Core Strategy** and **SAP** are **unsound** and need to be restarted from the beginning.

If the comprehensive review had been done it would show that many areas of greenbelt will be lost *forever* and destroyed forever, ruining open valley views, rural character and the areas character, this should not happen especially when most sites fall within LCC's **Special Landscape Area**. **HG2-12** and **HG2-41** development would have particular visual impact.

**HG3-3, HG2-12 Rawdon Cragg Wood Conservation Area - LOST** HG3-3 is within the conservation area and HG2-12 is within the immediate setting of the conservation area. We use these woods for walking, dog walking, looking at wildlife, trees and flowers with our children. Many, many others we meet in the woods and know in the area do the same and it would be a big loss.

**HG2-12, HG2-41, HG3-2, HG3-3, HG3-4 Vital areas of greenbelt - LOST** These allocations encroach on the countryside with urban sprawl meaning Rawdons individuality will go. All sites are in greenbelt, which shows no alternatives and Brownfield sites have not been looked at.

**HG2-12 HG3-2 HG3-3 Strategic green infrastructure of Aire Valley - LOST** This will harm nature, and areas for walking, cycling, horse riding, dog walking etc. We use these areas for exercise, dog walking and for teaching our children about nature. **Leeds Country Way** runs through HG2-12 and alongside HG3-2 and HG3-3, this is a vital regional recreational area with all sites being part of LCC's own designated **Strategic Green Infrastructure Area**.

**HG2-12 HG3-2 HG3-3 Wildlife Habitats - LOST** HG2-12 HG3-2 HG3-3 are all **UK Biodiversity Action Plan (BAP) Priority Habitats**. These host wild deer, bats, fieldfare, lapwing, curlew,

sparrowhawks, tawny owls to name but a few. It is amazing that LCC can consider building on sites with animals like these around, as animal lovers, my husband and I are regularly called upon to rescue and nurse back to health wildlife that have been victims of over development in the area already and this will only get worse.

The **Ancient Ghyll Beck** runs next to HG3-4 and through HG3-3 and HG2-41. All sites contain *protected* mature trees and woodland. HG3-3 has a native Bluebell Wood and HG3-2 is adjacent to a **UK BAP Priority Habitat Pond** containing Palmate Newts. Palmate Newts have also been found in HG2-12.

**HG2-12 HG2-41 HG3-2 HG3-3 Grade 3 Farmland - LOST** Rawdon will lose its Rich Farming Heritage and people in the area will lose jobs. HG2-12, HG2-41 and HG3-2 are all regularly farmed. HG3-3 is home to a small family small holding and a bee keeping apiary.

Ignoring the above shows ***basic errors*** in LCC's **Site Sustainability and Greenbelt Assessments**.

Developments are **unjustified** as there are **major flaws** in LCC's procedures in **ALL** of their assessments. **HG2-12** has been allocated as a site even though its **sustainability appraisal score** was **-7**, the worst of all nearby sites and the **Greenbelt Assessment** shows the greatest impact compared with other sites, yet it is still allocated!!!

Developments are **not justified** as LCC have ignored **ONS Projections** who stated that Leeds needs **45000 houses, not 70000**. **Core strategy** was based on **70000**, this means that the SAP is **not effective** and should be reviewed.

**HG2-12** is also **not effective** and **undeliverable**. If LCC had held a consultation on this site **PRIOR** to allocating housing to it on LCC's SAP this would have been known. It was **NOT** included **Issues and Options Consultations** in June and is **not legally compliant** with **Statement of Community Involvement**. Is there any public consultation happening at the moment regarding this before the SAP deadline?

**HG2-12** is **undeliverable** because it is assuming that safeguarded sites **HG3-2** and **HG3-3** are developed for *highways access*. **HG2-12** is allocated for delivery before these sites, therefore it

can **NOT** be delivered.

## Roads and Transport

### **HG2-12, HG2-41, HG3-2, HG3-3, HG3-4**

**HG2-12** as discussed is dependant on **HG3-2** and **HG3-3** and they is only one access point via Southlands Avenue as other roads are private. Knott lane is **not suitable** for development. Frequent funeral traffic from the crematorium is already bad enough down there anyway and these cars can't get onto gridlocked A65, if **HG2-12, HG3-2** and **HG3-4** are developed, it would not only require a re-alignment of Knott Lane but make the traffic worse.

Putting more developments on the **A65** and by Horsforth Roundabout is unsustainable, very dangerous for traffic and pedestrians and would affect local businesses. **HG2-41** would make matters worse with the school being built adding more traffic to Horsforth Roundabout at peak times.

Traffic flow assessment for the area is **flawed**. Data collected is **inadmissible**, it was collected mainly during half time and before Horsforth Roundabout and Rodley Roundabout were developed meaning it is unsound. The problems seen after this means it all needs doing again before SAP allocations can go ahead.

Parking in Rawdon awful and **HG2-12, HG2-41, HG3-2, HG3-3, HG3-4** will only make it worse. Have these problems been considered before SAP allocation. It is dangerous in certain areas to park and cross roads, I worry for the safety of mine and other peoples children.

Traffic congestion will be made worse due to LCC ignoring **government guidelines** and **ONS** recommendations and wanting to build 70000 houses instead of the 45000.

## Schools

## **HG2-12, HG2-41, HG3-2, HG3-3, HG3-4**

Local schools cannot cope, they have been full for a long time, the addition of so many houses is only going to make it worse.

One school on **HG2-41** will in no way solve all these problems. Some children will have to travel to other schools adding to congestion and further overcrowding. My children go to these schools and it will affect their education, I also fear that I may not get my second child into the local school of choice due to schools having to take children from these new sites as well.

I also fear for their safety, the school traffic, makes crossing roads a nightmare for them and their friends already, any extra traffic will make it worse.

### Medical

## **HG2-12, HG2-41, HG3-2, HG3-3, HG3-4**

The current medical system cannot cope either. It is almost impossible to get an appointment with my doctor of choice and when one of my children is ill and needs to see a doctor straight away, the current straight away is 2 to 3 days if lucky, this will only get worse.

Dentists are the same, I am lucky that I have my children registered at a dentist but I doubt that any new children moving into the area will be so lucky and that is not fair.

### Businesses

## **HG2-12, HG2-41, HG3-2, HG3-3, HG3-4**

Local businesses are suffering mainly due to traffic congestion, people can't or won't go out to these places due to the hassle of driving in the area. This will only get worse when new houses are built as there is no parking to shop. This has been seen to affect new and well established businesses.

My husbands business has suffered as congestion has made him late for appointments to get business or travelling to suppliers can take ages and this is financially damaging.

### Rawdon Crematorium

## **HG2-41 HG3-3**

I am disgusted that these two sites encroach on to the sacred grounds of Rawdon Crematorium. I have family and friends with dedications on these grounds and find this upsetting and believable. If I am not able to visit them, I don't know what I will do.

Would LCC allow houses to be built on or next to the graves of their loved ones?

### Conclusion

## **HG2-12, HG2-41, HG3-2, HG3-3, HG3-4**

All developments are **not justified, not effective, not legally compliant, not positively prepared and not in accordance with NPPF.**

**Flawed** and **basic errors** have occurred throughout this project, LCC have gone against its own **Core Strategy, Government Policy**, ignored **ONS** statistics and failed to complete required **Comprehensive Greenbelt Reviews**.

Over developing by 25000 and choosing to build on **Greenbelt instead of Brownfield** sites and without looking at **alternatives**, shows LCC are acting outside guidelines and should be forced to restart the project.

If these developments go ahead, communities will be ruined, greenbelt lost, countryside ruined, habitats gone and in general difficult and worrying times will be ahead for a lot of those in the vicinity of these developments. Once development has started, that's it, a once lovely rural area, destroyed for all the wrong reasons especially the attack on the sacred grounds of Rawdon Crematorium.

I would be willing to take part in the forthcoming public examination and I would also like to be notified of the submission of plans for public examination and the adoption of plans.

If you need to contact me regarding this, my details are as follows:

Mrs Holly Lister

86 Henshaw Avenue

Yeadon

Leeds

LS19 7TW

Kind regards,

Holly Lister