

From:
To: [Site Allocations Plan](#)
Subject: PDE01621_Rawdon Housing Developments (HG2-41, HG2-12)
Date: 14 November 2015 14:57:23

On Wednesday morning, (11th Nov) we left home before 7.30 am and turned right at the top of Knott Lane. Just round the corner of at the entrance to the crematorium we hit standing traffic and it took us a further 25 minutes to get to the Ring Road at Horsforth. This is after the multi-million refashioning of the Horsforth Roundabout and it by no means a one-off. There is regularly standing traffic at the top of Knott Lane. The A65 is obviously full to capacity and any further development along this road would be unsustainable, dangerous and a disaster for the area.

This applies to the proposed developments:-

HG2 -12 Fields at Woodlands Drive, Rawdon
HG3-2, HG3-3, HG3-4 Fields of A65, Rawdon
HG2-41 Fields south of A65, Horsforth roundabout to crematorium

The addition of a School at HG2-41 would just compound the problem.

Given the current status, it is hard to imagine what the situation would be like with all the additional housing proposed along the A65 from Guiseley to Horsforth, not to mention the Airport link road (all 3 options of which are destined to go through Horsforth/Rawdon and will just make the situation worse.)

Leeds City Council do not include anything in their housing plans for this area that suggests they have even thought about the consequences for additional traffic on the roads. It's as if they want the houses built and will worry about the roads afterwards. It's a similar situation with schools, and medical facilities which are all currently oversubscribed here in Rawdon and Horsforth. It seems the policy is to build first then worry about issues like these later – hardly the basis for a sustainable plan.

We moved here in 2000 and have enjoyed the rural character of the Rawdon Village, and the Cragg Wood area which separates Leeds from Bradford. It is a lovely area acknowledged by LCC as it is designated as a Special Landscape Area. The proposed building on the sites above would alter the nature of the Valley and have a detrimental visual impact. The Leeds Country Way passes through this valley which is enjoyed by hundreds of visitors, from within and outside Leeds. The ancient woodland, tree lined avenues, surviving elements of the landscaped grounds, in particular the boundary belts and mature trees, form a dominant element of the special character. The wooded area of Rawdon Cragg Wood sits on the south-facing side of the valley surrounded by open agricultural fields.

Allocated housing sites **HG2-12** and **HG2-41** are adjacent to and in the immediate setting of, the conservation area and safeguarded site **HG3-3** is within it. Safeguarded sites **HG3-2** and **HG3-4** are nearby. The development of sites **HG2-12**, **HG2-41** and **HG3-3** would have a major adverse impact on the conservation area.

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 and its setting is preserved or enhanced. The Cragg Wood Conservation Area is protected through the Rawdon Cragg Wood Conservation Area Appraisal and Management Plan (2012), which

means that it is a material consideration in the determination of planning decisions.

Conservation areas do not exist in isolation but are enhanced by their setting. The special position of the conservation area on the steep slopes of the Aire Valley means that it derives particular character and value from its landscape setting, and in turn defines this important landscape, which is also a **Strategic Green Infrastructure Area** and **Special Landscape Area**. It forms a vital part of the narrow **greenbelt** corridor separating Leeds and Bradford through the Aire valley. It is within the **West Leeds Country Park** and forms the setting of the **Leeds Country Way** and is highly valued by the residents of the area and visitors from further afield.

I am not convinced that there is a need to build so many new houses and feel that much more could be done to bring empty houses back into habitable use. If more house do need to be build then brown field sites should be commandeered first, particularly those nearer the centre of Leeds to minimise travel and road congestion. This green belt land should be kept as green belt for the enjoyment of current and future generations. Once it is lost it will be gone for ever, and is irreplaceable.

I do hope that Leeds City Council will listen to the feedback they get from this public consultation and the need of the Council to work with developers in order to achieve their housing targets, does not outweigh the voice of individual communities.

I would also like to be kept informed on when the Public Examination will take place.

Your sincerely

Dr Christine Parker-Jones
5, Larchwood
Woodlands Drive
Leeds
LS19 6JZ