

**From:**  
**To:** [Site Allocations Plan](#)  
**Subject:** PDE01896\_HG2-12 housing scheme - Objection  
**Date:** 12 November 2015 22:44:11

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Dear Sir/Madam,

I wish to object most strongly to the proposed housing development for 130 new houses bordering New York Lane/ Southlands Avenue/ Knott Lane/ Woodlands Drive in Rawdon, Plan reference HG2-12.

In my candid opinion, the scheme is ill-conceived for a number of critically important reasons:

1. The A65 traffic is now worse than ever since the alterations to the ring-road roundabout at Horsforth. EVERY morning, traffic is now backing up way past the junction of Knott Lane. This blocks a safe exit from the top of Knott Lane to turn right, left, or go across the staggered junction into Layton Lane. There have been a number of "near-miss" incidents and personally a very near miss with a cyclist coming down the A65 in the path of traffic wishing to use the filter to turn right up Layton Lane. People become very frustrated by the waiting times to get out and therefore "take risks". This is human nature. This problem would be far worse for adding yet more traffic trying to exit a new housing development, inevitably onto the A65. The A65 simply cannot cope and I do not think the planners have taken this issue into consideration properly. It is one of the most congested and slow-moving, economically wasteful roads in Leeds.

2. Local services. There is insufficient school provision in the surrounding areas of Horsforth, Rawdon, or Guiseley. There is insufficient healthcare provision. I know that already my colleagues in general practice are struggling to cope - I should know, I am a doctor myself. Leisure facilities are insufficient for a much expanded population.

3. Preservation of the identity of Rawdon as a separate entity, or Horsforth, or Guiseley. This addition of "sprawling development" does away with any open-space demarcation between populated areas and means they lose their individual identity as separate townships. This will forever further reduce the rural character of Rawdon village.

4. Loss of greenbelt. This is perhaps my main concern. Why is greenbelt being built on when there are still brown-site areas on which to build? For example, in West Park, at the site of the former College of Dance, there is a site that has been cleared but not re-used. It has not even been restored to "green" as there is still a large area of tarmac remaining. There are still adjacent sports fields and there is a wood not far away. Brown field sites should be used first to meet the needs of Leeds, not Green Belt land.

The fields at HG2-12 are lush green pasture on which cattle graze. Very frequently I walk my dogs on this land. It is fertile and the fields are surrounded by woodland and hedgerows that support a lot of wildlife. I see Jays, Treecreepers, Nuthatch, Goldfinch, Greenfinch, Bullfinch, Wren, Coal and Marsh Tit, in summer the Swifts and Swallows "skim" the pasture - all because the trees and the grassland support a diversity of insect and other wildlife that we ignore at our peril and will suffer great loss of our remaining green habitat - this cannot be restored. There are bats at night and I not infrequently see deer early in the morning when I walk my dogs with my wife. Where are the "rights" of the trees, animals and insect life, or the "rights" of our children to inherit this landscape for

their enjoyment? We ignore the importance of preserving this land at our peril. The Rawdon Valley is a particularly special "extension" of a continuum of green from high up in the Dales, It is for this reason that deer come down, particularly in the Winter months, to shelter from the high moorland. Other species will do the same. They are able to do so along this valley, between the huge developed areas of Bradford on the one side and Leeds on the other. As I say, there are other sites that are environmentally and ecologically less critical.

I hope there will be a reconsideration of this plan. I do not believe this is in accordance with the National Planning Policy Framework. It does not infer that all green belt is up for development, it states that in *exceptional circumstances* green belt can be built on - but not if there are alternatives available, or the development cannot be supported because of inadequate infrastructure, or the area is of special significance. The Leeds/Bradford green corridor is a designated LCC Special Landscape Area. Rawdon Cragg Wood is a conservation area. I live in a community with many other families in the building that used to be the convalescent home, built in 1877. We preserve the amenity of the property and the surrounding area and we are not permitted to make any encroachment into the woodlands and must not remove or prune trees - how can it be then that a whole vast field, woodland and hedges can be ripped up and built on? This is surely NOT permitted development.

I walk up the public footpath from the bollard at Woodlands Drive and I also walk up the footpath leading up into Rawdon Village - as one looks back down the valley, one has uninterrupted views of a wonderful open green area with cattle grazing. The trees are truly wonderful and the large green open spaces are a joy. But this view will be removed forever when walking on the public footpath as there is the intention to build 130 homes on the HG2-12 site. No more open space and grand views - no more uplifting and wonderful sights as the seasons change - something that is not only mine to enjoy, but is enjoyed by countless visitors to the Rawdon/Cragg Wood valley, who enjoy the walk for the very reason of the open spaces and wonderful views.

I believe the plan to be unsound and potentially legally non-compliant. I understand HG2-12 was not included in Issues and Options consultation in June. I understand it is not compliant with the Statement of Community Involvement. The Council did not give proper notice of the intention to develop and it is only recently that I have heard of such a plan. Surely this is not right - I understand a public consultation was held in June 2013, but it must have been poorly advertised, as I had no knowledge of it and neither did many of the residents here.

I believe, for a number of reasons, the Core Strategy and Site Allocations Plan to be unsound.

Yours sincerely,

Dr Neil H Shaw  
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Rawdon  
Leeds