

**From:**  
**To:** [Site Allocations Plan](#)  
**Subject:** PDE02019\_Rawdon Housing Plans [ HG2-12, HG2-41, HG3-2, HG3-3, HG3-4 ]  
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HG2-12 Woodlands Drive - 130 Houses Allocated

HG2-41 Rawdon Crematorium to Horsforth Roundabout - 777 Houses & school allocated

These are my objections to the redevelopment plans for the above sites

The Leeds target is in response to out of date figures. More recent projections are much lower than the 70000 target and would be achievable without developing any greenbelt land.

The above sites are in an area of greenbelt between Leeds and Bradford and both are in or next to the Craggwood Conservation area. The sites are already in LCC's Strategic Green Infrastructure Area.

This is a little know oasis of green whose character would be irretrievably changed. I lived in Leeds for 25 years before I chanced on it and am lucky enough to live right in the middle of it now. It is a delightful area with its own history and wildlife habitats alongside thriving farming enterprises and is yet only 5 miles from the city centre and available for all to walk in and enjoy. The result of in-fill and unchecked sprawling development can be seen by looking at the north side of the A65 from Rawdon lights to the Horsforth roundabout. This is how the south aspect down to the river will look if these proposed developments proceed.

Once this greenbelt is developed into urban sprawl it is lost forever. This is exemplified by the failure of the Council to fully utilise existing brown field sites in the city - remember many of these sites were once green and remain unused. The LCC Core strategy itself says these should be developed before greenbelt land.

Developing HG2-12 and HG-41 would automatically mean HG3-2, HG3-3, HG3-4 are developed in the longer term. Indeed it is argued HG2-12 is only viable if HG3-2 and HG3-3 come on stream.

More development along the A65 is unsustainable as this would lead to gridlock on this overused commuter route. The failure of the multimillion pound makeover of Horsforth Roundabout to improve rush hour travel times illustrates this. All that money and yet I turn onto the A65 from Knott Lane at 07:30 and the traffic is already backed up to the crematorium. Did no-one think to actually model what would happen? Now plug the estimated traffic from 777 HG2-41 houses into the model and see what happens?

The houses proposed for the sites are designed to maximise profit for the developer ( 3/4 bedroom detached in the 300 to 500K range) rather than provide a step onto the housing ladder for youngsters who would like to stay in the area. This may seem an odd point to make as I don't think they should be built in the first place. However it spotlights the real motives of the developers - maximum returns. Good for their shareholders but not Rawdon.

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