

**From:**  
**To:** [Site Allocations Plan](#)  
**Cc:** [Stuart.Andrew.MP@parliament.uk](mailto:Stuart.Andrew.MP@parliament.uk)  
**Subject:** PDE02077\_Development Proposals for the Rawdon Area  
**Date:** 11 November 2015 18:19:24

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Dear Sir / Madam, I am writing to formally register my objections to the proposed development plans for the Rawdon area - [ Hg2-12, HG2-41, HG3-2, HG3-3 & HG3-4 ] as outlined in Leeds City Council's Core Strategy S.A.P.

My objections are on a number of fronts :-

Firstly, the justifications for the plan. As you are doubtless aware the areas earmarked contain tracts and pockets of greenbelt land which give this locale its own distinctive appeal and serve as a pleasant buffer between the two great conurbations of Leeds and Bradford. These green pockets provide a semi-rural area for local residents and the citizens of the two cities to enjoy.

The Crag Wood Conservation Area constitutes a particularly sensitive zone which would suffer drastically if not terminally should the two adjacent developments be allowed to proceed. (I am given to understand, furthermore, that no comprehensive Green Belt review has taken place as required under the Core Strategy).

The green areas I refer to host a wide range of wildlife habitats which would be forever despoiled. Deer, bats, a wide range of birdlife including Tawny owls are to be found within this area and their fragile ecosystems would be lost forever if development on this proposed scale were to be sanctioned. The fate of the majestic mature trees close to Ghyll beck would be similarly threatened in the upheaval of development on this scale.

To lose the proposed quantity of Grade 3 agricultural land would fly in the face of the necessity to make our country less dependent on imported food stocks. The several farms within the zone provide, in addition, much needed employment to a range of highly skilled agricultural workers.

Access to and from this area via the sole major rd. - the A65 - is already quite nightmarish at peak periods and can be very trying even at quieter times. The huge amounts of additional traffic which these developments would generate must only lead to traffic gridlock on this already barely adequate route, creating a highly frustrating and potentially hazardous experience for motorists and bus passengers.

Other key social-infrastructure issues exist and the proposed plans offer no way forward. Local schools are already heavily over-subscribed and the quality of education they deliver will inevitably be seriously impaired should they be forced to accommodate the sharp rise in pupil numbers this development scheme will generate.

I find it hard to believe that potential alternative areas have been given due

consideration and knowing the city of Leeds as I do, feel that there exists a vast range of brown-field sites whose redevelopment would massively assist the urban regeneration which Leeds, like every other great population centre is crying out for. ( Might I further point out the revised ONS projections for housing needs within the city indicate a requirement for 45,000 new houses rather than the 70,000 target being employed in this proposal. Should this figure become the new-real-target the resultant smaller target would obviate the needs to build on any areas of unspoilt greenbelt).

I am sure that my objections echo those of many others who are more au fait than myself with the legal arguments regarding the plans - the undeliverability - the questionable legal compliance - the unsoundness of the council's Core Strategy & Site Allocations Plan - and I of course I urge you very strongly to weigh up these vital considerations. I would like, however, to end with a more personal and possibly subjective appeal. I myself am not a native of this area or indeed of this city. I have not even lived in this area for any great length of time. But I do know for certain that the citizens hereabouts are rightly proud of their locale and most, like myself, feel that it has a distinctiveness that would be lost forever should development on this scale occur. The unique, village feel of Rawdon would be subsumed into yet another suburban sprawl to the detriment of current and future residents. Clearly this city needs to expand but if brown field sites can be regenerated and green-field areas be spared then surely this is desirable for all the inhabitants of this region. I am proud to have been welcomed here and to have raised my family in such a distinctive corner of West Yorkshire. If we erode the verdant buffers between the most populous zones we are all, to my mind, much the poorer.

I thank you for taking the time to peruse my thoughts as to why this proposed scheme is highly flawed and clearly an unacceptable way to aid the city's expansion. A carefully planned, brown-field focused, reduced total of houses, will provide the more appropriate pathway and greenfield zones can then remain a much-valued amenity for all our citizens.

Yours sincerely, Chris McNamara,  
7, Far Well Rd.  
Rawdon,  
Leeds LS19 6QD