

From:
To: [Site Allocations Plan](#)
Subject: PDE02090_
Date: 11 November 2015 16:29:18

Dear Sir/Madam

I am emailing with concern regarding the proposals to build on Greenbelt near our home:
HG2-41 FIELDS SOUTH OF A65, HORSFORTH ROUNDABOUT TO THE
CREMATORIUM
HG2-43 FIELDS AT HORSFORTH COLLEGE CAMPUS
HG2-12 FIELDS AT WOODLANDS DRIVE, RAWDON
HG3-2, HG3-3, HG3-4 FIELDS OFF A65, RAWDON

First of all, the proposals to include these GREEN BELT sites in the Local Plan is NOT consistent with the National Policy.

The proposals to use GREEN BELT BEFORE BROWNFIELD is not justified.

The proposals to use this Strategic Green Infrastructure goes against the Leeds Core Strategy

As I'm sure you're aware:

Rawdon is in a *Special Landscape Area*. If ANY or ALL of the Rawdon greenbelt sites, and Horsforth site HG2-41 were built on, its greenbelt protection would result in:

Urban sprawl

Merger of Rawdon Village with Horsforth Town - Ghyll Beck is the natural, historic boundary

Encroachment on the countryside

Damage to the setting of Rawdon village and it's special character, and the historic setting of Cragg Wood Conservation Area.

Destruction of the buffer between village, town and countryside

Damage to the ongoing conservation of nature

The LAW states the following: The policy on protection for the green belt is contained in section 9 of the NPPF, which sets out the fundamental aim of green belt policy:

79. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

You should also be aware:

Development NOT justified:

Special Landscape Area forever LOST

by spoiling distinctive open valley views and rural character of Rawdon village and Leeds/Bradford green corridor. All sites are within LCC's own designated Special Landscape Area. **HG2-12** and **HG2-41** would have particular visual impact.

Rawdon Cragg Wood conservation area LOST

by marring its setting and views which are intrinsic to its historic character as enshrined in Cragg Wood Conservation Area

Appraisal. **HG3-3** is within the conservation area, and **HG2-12** within the immediate setting of conservation area.

No comprehensive greenbelt review, as required under Core Strategy.

Vital area of greenbelt forever LOST

blurring the gap between Leeds and Bradford, encroaching into our open countryside. This is unplanned urban sprawl. Rawdon's village identity gone. All sites in Greenbelt.

Strategic Green Infrastructure of Aire Valley forever LOST restricting enjoyment of area for walking, cycling, horse-riding and harming nature and ecology. Leeds Country Way runs through **HG2-12** and alongside **HG3-2** and **HG3-3**, a key regional recreational route. All sites part of LCC's own designated Strategic Green Infrastructure Area.

A65 FULL and over-capacity

Concentrating more developments along A65 is unsustainable, dangerous and would be disaster for area. **HG2-41** with a school would cause gridlock at ring-road. Worsened by one-point access into **HG2-12**, **HG3-2** and **HG3-3** from unsuitable Knott Lane.

Limited mitigation measures.

Wildlife habitats LOST

HG2-12, **HG3-3** and **HG3-4** are UK Biodiversity Action Plan (BAP) Priority Habitats, hosting wild deer, bats, fieldfare, lapwing, curlew, sparrowhawk, tawny owl. Ancient Ghyll Beck runs next to **HG3-4** Layton Lane fields and through **HG3-3** and **HG2-41**. All sites contain protected mature trees and woodland. **HG3-3** has a native bluebell wood. **HG3-2** is adjacent to UK BAP Priority Habitat pond with palmate newts, also found in **HG2-12**.

Grade 3 farmland LOST

All sites classified Grade 3 agricultural land. Rawdon's several farms are major employers in the village which has a rich farming heritage. **HG2-12**, **HG3-2** and **HG2-41** are regularly farmed. **HG3-3** home to family's smallholding and a bee-keeper's apiary. Basic errors in the Council's site sustainability and greenbelt assessments for all sites. Many details to come on our website.

Major flaws in methodology of assessments eg **HG2-12** allocated even though sustainability appraisal scores it -7, the worst of all nearby sites. Greenbelt Assessment shows greatest impact compared with other sites, yet **HG2-12** is allocated while nearby sites safeguarded. Why?

Not enough school places local schools heavily over-subscribed.

Potential alternatives have been overlooked:

North East Bradford Has the Council worked with Bradford Council to look at joint plan for bordering towns and villages?

Brownfield sites ARE available elsewhere across Leeds. LCC Core Strategy says itself that all these must be developed before greenbelt land.

Council has not revised its housing target in response to revised ONS projections which would mean city needs 45,000 and not current target of 70,000 - on which Council based its Core Strategy. A reduction in target of just 15,000 would remove need to take any land out of greenbelt.

Development NOT effective:

Phasing of **HG2-12** UNDELIVERABLE

Highways access to **HG2-12** is contingent on development of 'safeguarded' sites **HG3-2** and **HG3-3**. But **HG2-12** is allocated for delivery earlier than these phase 3 sites. It has been incorrectly categorised as 'allocated' and CANNOT be delivered.

Highways access LIMITED

HG2-12: Only one access point into site via Southlands Avenue as other roads private, inadequate for 130 houses. Knott Lane is barely suitable for additional development. Frequent Crematorium traffic also uses Knott Lane, affecting all three sites close by.

HG2-12, HG3-2 and HG3-3: Would collectively require realignment of Knott Lane but not serve them all adequately. Access issues onto congested A65 would remain and further deteriorate with increased traffic from significant housing developments.

Significant surface water flooding in **HG2-12** may make site undeliverable.

Development NOT legally compliant:

No consultation on site **HG2-12** PRIOR to it being allocated to housing in Site Allocations Plan.

HG2-12 not included in Issues and Options consultation in June. NOT COMPLIANT with Statement of Community Involvement. Did you know the Council held a public consultation about their plans in 2013, or that this current public consultation was happening? If not, mention this in your response.

Development NOT positively prepared:

Site Allocations Plan for these Rawdon sites are not based on a comprehensive Greenbelt review as required by previous Inspector when he passed Core Strategy as sound.

The selective (and flawed) greenbelt review undertaken by Leeds City Council means the Core Strategy and Site Allocations Plan are UNSOUND.

Development NOT in accordance with the NPPF:

Especially chapters 9 Protecting Greenbelt, 11 Conserving Natural Environment and 12 Conserving Historic Environment. By not considering alternatives (see above), the Council has not proved that 'exceptional circumstances' exist to outweigh the harm that development would cause to the greenbelt sites here. The Council say that 'growth' is the exceptional circumstance, but government ministers disagree.

We advise you to include Stuart.Andrew.MP@

These proposals affect myself, my family and friends living in this area:

Our lifestyle of working hard throughout the week is balanced by many local walks and bike rides in the GREENBELT in the evenings and at weekends ; the GREEN BELT provides us with countryside, wildlife, the children being educated in many ways about nature, their local (currently) beautiful landscape and teaching them a way of life that doesn't revolve around buildings, providing us all with exercise, a chance to be together away from technology etc ALL ON OUR DOORSTEP.

The views from surrounding areas such as the drive from Calverley to Rodley would be massively affected - what is not beautiful GREEN BELT would be just yet more houses. The whole area would become busier - more traffic, more pollution, less room and longer waiting time at already busy doctors surgeries, more pressure on already over subscribed schools pushing people in more rural areas away, the whole living experience of living in Horsforth will be dramatically changed.

Why is this when there are many brownfield sites available, other areas where houses are empty?

We want to stop this now before any more time and money is wasted - tax payers money

- please come up with a logical solution to these ridiculous proposals.
SAVE OUR GREENBELT

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