

From:
To: [Site Allocations Plan](#)
Cc:
Subject: PDE02187_Response to consultation on LCC Site Allocation
Date: 09 November 2015 23:24:59

Dear Sirs

I live in Rawdon and I am emailing to oppose the Leeds City Council's (LCC's) proposals to build housing on a number of Greenfield sites in Rawdon and the surrounding area.

I believe that the current Site Allocation proposals contravenes both the following:

- **National Planning Policy Framework (NPPF)** that 'attaches great importance' to keep Green Belts open; prevent neighbouring towns from merging; safeguarding the countryside and in so doing, encourage the use of brownfield sites to support urban regeneration.
- **LCC's own stated Leeds Core Strategy (LCS)** which defines 'Green Belt' 'designated for areas of open land around certain cities and built up areas where strict planning controls apply to keep this land permanently open or largely undeveloped' alongside a stated commitment (1.8) when planning housing, to 'recycle previously developed land whilst minimising (releasing) Greenfield and Green Belt areas, in planning for long term growth'.

The current plan has an over reliance on Green Belt areas given the above (around 20%, compared to 62% on land that is in urgent need of regeneration and redevelopment) which contravenes both the NPPF and LCS. This is unjustifiable and would have a detrimental and lasting impact on the relevant communities and surrounding areas.

Whilst I appreciate that the LCC needs to provide housing to meet future needs, it should be focusing on all (not some) brownfield sites first, that will be both beneficial for the local area in terms of local jobs – in those immediate localities - regeneration and investing in areas that would have a sustainable and positive impact for those local communities.

More specifically I am strongly opposed to development proposals for the following areas because:

Site HG2-41 – this area is 'Green Belt' as identified in LCS and in the latter is shown as 'Strategic Green Infrastructure'; this land was identified as 'special landscape' in Leeds' previous planning document (UDP). This contravenes NPPF and LCS.

Sites HG2-9 and HG2-10 – both are Greenfield and contravene both NPPF and LCS.

Sites HG2-12, HG3-2, HG3-3 – this would merge Rawdon and Horsforth into one large urban area and contravenes both the NPPF (neighbouring towns merging) - Horsforth is already merging into Kirkstall, creating 'unrestricted sprawl' - and LCS.

Sites HG3-2, HG3-3, HG3-4 – these are green belt and on LCS, shown as Strategic Green Infrastructure, so contravene both the NPPF and LCS.

Site HG2-12 – this is green belt and identified as Strategic Green Infrastructure and contravenes both NPPF and LCS.

Site HG2-43 – this is green belt and in part, is identified by Leeds City College as a 'nature reserve' which should surely be preserved.

Site HG2-42 – this is green belt and contravenes both the NPPF and LCS.

All of the above benefit local residents and surrounding communities who travel through these areas daily, particularly because they are so close to the city centre – for many (travelling out through Kirkstall and Horsforth) it is the first site of greenery since leaving the city area.

I would ask that the Council takes a more progressive approach to any future development and looks again at more brownfield sites and potentially scopes opportunities with a range of providers, other than the commercial sector, for example the third sector, to develop more innovative housing solutions, with external capital funding.

I would be concerned if the very short term views of the more traditional, commercial housing developers (as expressed by the House Builders Federation) dominates the debate that is recommending the use of more greenfield sites so they can 'cherry pick' the most profitable areas that are easier to convert - rather than working with the local communities to regenerate areas that overall, would be more beneficial. If land is sold to commercial developers, I would suggest that the LCC considers a legally binding agreement that benefits both the community (around brownfield sites) and the developer, so that homes are built within an agreed timeframe, or the land reverts back to LCC.

I would also ask LCC to listen to the views of local residents and preserve the few remaining Greenfield sites in Rawdon and the surrounding area, that everyone can enjoy, which are not far from the city centre.