

**From:** [Site Allocations Plan](#)  
**To:** [Site Allocations Plan](#)  
**Subject:** PDE02262\_FW: Rawdon/Horsforth Green Belt - EG1-5, HG3-2, HG3-3, HG2-12, HG2-41, HG2-42 and HG2-43  
**Date:** 10 December 2015 09:13:57  
**Attachments:** [Publication Draft response form .pdf](#)

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**From:** Susan Hotchin [REDACTED]  
**Sent:** 16 November 2015 15:55  
**To:** Site Allocations Plan  
**Subject:** Rawdon/Horsforth Green Belt - EG1-5, HG3-2, HG3-3, HG2-12, HG2-41, HG2-42 and HG2-43

Objections to proposed planning development in green belt area – Rawdon/Horsforth Green Belt – EG1-5, HG3-2, HG3-3, HG2-12, HG2-41, HG2-42 and HG2-43.

### Consultation

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There has not been a proper consultation process. Consultation has been limited to 1 flyer & limited opportunity to supply information at public meetings. There has been no adequate consultation with the local community prior to allocating housing on greenbelt/conservation in Rawdon/Horsforth.

Without proper consultation any decision by Leeds City Council to allow development is void.

(see Wiltshire Council and others).

Green belt/conservation areas should only be utilised in exceptional circumstances, there are no exceptional circumstances.

LCC designated these areas as special landscape areas/conservation areas, where right to do so, and should respect and support the land as such.

The proposed housing is not justified, the detriment to the greenbelt/conservation area by far outweighs the benefit of new build housing (which could be located elsewhere – e.g. brown site, in conjunction with neighbouring towns/villages, outside green belt/conservation areas).

### Environmental

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The Horsforth/Rawdon greenbelt is a natural wildlife home to indigenous deer, badgers, a variety of birds (e.g. blue tits, coal tits, woodpeckers, wood pigeons, owls, swifts & swallows etc, enjoying in the abundant hedgerows), bats, horses, cattle, sheep etc. It is a natural resource for children/adults to enjoy.

The area is full of hedgerows that have been there for hundreds of years, public footpaths, bridleways, stone walls and which should be preserved/listed, carpets of bluebells. The plans/detail that I have seen make no mention of the loss of the hedgerows/stone walls.

The area is in and around a valley and the information supplied by Leeds City Council does not show it in this context. To destroy it will destroy a substantial natural asset and fundamentally alter the character of the area to the detriment of those who live and

work there and who enjoy passing through (whether commuting to/from work or in their leisure time).

Further, the proposed developments would mean the destruction the character of the area to be replaced by dense housing estates, increased traffic, reduced footfall.

Further, the proposed developments (in particular HG3-4, HG3-2, HG3-3, HG2-12 and HG2-4/42/43) create potential flooding problems as a result of the loss of green site/natural drainage in circumstances where the bulk of the building proposed is on higher land. This may impact on the Clarion development and river levels. It may also impact on the planned flood prevention in the city centre by increasing the flow of water in the Aire from Horsforth/Rawdon to Leeds in times of heavy rain.

### Traffic

- The traffic infrastructure (A65 is already overstretched), the housing proposed would gridlock the area. Any widening of the A65 would only result in further bottleneck at the A65 roundabout and at Horsforth/Rawdon traffic lights.

The Clariant development is already stretching the traffic infrastructure. I understand LCC objected to the development for those reasons and was right to do so. I understand the developer has laid on a bus to Horsforth station and I can say from my own daily observations that the bus is always empty (a more sensible option for this particular development would have been to re-open the station adjacent to the Clarion development).

### Leisure

- The greenbelt area/conservation area is enormously popular with walkers, cyclists, horse riders. It is used by numerous rambling associations and Leeds Metropolitan University use it for the exercise regimes they organise for youngsters.

The benefits of walking/fresh air are now much better appreciated, not only in terms of physical health but also mental wellbeing.

### Brownfield Site

Clarion was a brown site development. LCC should encourage brown site development where possible.

### General observations

- A housing target should not sit in isolation and should have a benefit beyond profit to those involved (or any government target). For instance, it should be in conjunction with the ability to provide local schooling, employment, leisure activity. LCC may do better to encourage housing development/links outside Leeds with the objective of bringing people into Leeds on trains for leisure/work.

To get rid of green belt/conservation areas and fill them with new build with no architectural interest/significance cannot be a benefit to Leeds/Leeds residents.

The Rawdon/Horsforth green belt/conservation area is an asset to the city and should be regarded as such. It is a natural park/woodland enjoyed and there to be enjoyed by

Leeds residents and visitors. LCC should look to New York who recognised the value of natural of natural parkland and the benefit to residents/visitors.

### Summary

I object to the houses allocated to Rawdon/Horsforth conservation area/green belt because I think the detriment to the environment/community/city far outweighs any benefit to the community/city.

I invite LCC to publish the individual counsellor/decision makers reasons for allocating greenbelt/conservation areas for new build housing.

From: Susan Hotchin, Farm Cottage, Woodlands Drive, Rawdon, Leeds LS19 6JX  
[REDACTED] (I have filled in and emailed the LCC form under separate cover, this is the document referred to in that form (which did not allow for attachments and had insufficient space for comment on the form itself).