

From: [REDACTED]
To: [Site Allocations Plan](#)
Subject: PDE02325_SITE REFERENCE: HG2-12/HG2-41/HG3-2/HG3-3/HG3-4
Date: 16 November 2015 21:49:03
Attachments: [image001.png](#)
[image004.png](#)
Importance: High

Dear Sirs

I wish to register my objection to the Site Allocations Plan Publication Draft for the above site reference.

I have addressed all four of your categories, and set out my objections within each:

1. Have the plans been positively prepared

As referred to below, there has been no comprehensive greenbelt review, and consequently both the Core Strategy and the Site Allocations Plan are unsound.

2. Are the plans justified?

Rawdon has a very distinctive character, which will be destroyed by the proposed development. All of the sites selected for development fall within Leeds CC's own designated Special Landscape Area, and the views and rural character will be lost forever if any of these areas are developed, let alone all of them. The Leeds Country Way would be directly affected by the development of site HG2-12.

The loss of farmland and wildlife habitat is unjustifiable.

The Core Strategy requires a comprehensive green belt review, and this has not happened. I am deeply concerned about the implications for the area as a whole. The A65 is already grid-locked on a regular basis, and the introduction of significant numbers of additional cars, both from the houses and also from the proposed school allocated for HG2-41, will make matters much, much worse. The HG2-12 site has only one point of access. The roads in and around Rawdon and adjoining areas are simply not able to cope with the volumes of traffic that this will create.

Quite apart from the traffic issues it is clear that Rawdon does not have the infrastructure to support this many new houses. The local schools are already overcrowded and the doctors and dentists are over-subscribed.

There are numerous brownfield sites across Leeds, which should be developed before greenbelt land is used – again this is part of Leeds CC's Core Strategy.

3. Will the plans be effective?

There are various factors which combine to mean that this is not the case. Site HG2-12 cannot be delivered without the development of sites HG3-2 and HG3-3, but it is allocated for delivery first. As set out above there is only one access point into site HG2-12, which is wholly inadequate for the development proposed. The congestion issues set out above are also relevant here. It has become apparent this weekend that surface water flooding is a major issue, and will become even more of an issue, particularly for sites HG2-12 and HG2-41.

4. Is the plan consistent with national policy?

No it is not. The National Planning Policy Framework clearly requires the protection of greenbelt, and the conservation of the natural environment and the historic environment. Leeds CC has not considered the alternatives, and therefore is not able to prove that exceptional circumstances exist to outweigh the harm that will be caused to the greenbelt sites if these developments are permitted. It is not enough to claim that growth is an exceptional circumstance.

For all of these reasons I object to the development of these sites. I am concerned that consideration has not been given to potential alternative sites, and that the process that has led to the selection of these sites is fundamentally flawed. There was no consultation on site HG2-12 prior to it being allocated for housing, and it was not included in the consultation last June.

This objection is on behalf of myself as a resident of Rawdon (home address: 21 Henley Close, Rawdon, Leeds LS19 6QB) and also as a business owner based in Rawdon (LS19 6HN).

Trish Barton
Director

Barton Legal Limited

t: [REDACTED]
m: [REDACTED]
e: [REDACTED]

www.bartonlegal.com



Consider the environment. Please don't print this e-mail unless you really need to.

This email, including any attachments, is confidential and may be legally privileged. If it is received by mistake please let us know and delete from your system - do not read or copy it or disclose its contents to anyone. Any liability (in negligence or otherwise) arising from any third party relying on this email is excluded. Emails are not secure and cannot be guaranteed to be free of errors or viruses as they can be intercepted, amended, lost or destroyed. Anyone who communicates with us by email is taken to accept these risks. It is your responsibility to scan emails and attachments for viruses before opening them. No responsibility is accepted for emails unconnected with our business. Messages may be monitored for compliance purposes and to protect our business.

Authorised and regulated by the Solicitors Regulation Authority (see www.sra.org.uk). SRA Number 566536. A list of directors is available at the company's registered office. The registered office of Barton Legal Limited is at 12 New Road Side, Rawdon, Leeds, LS19 6HN. www.bartonlegal.com

This email message has been delivered safely and archived online by Mimecast.
For more information please visit <http://www.mimecast.com>

