

From:
To: [Site Allocations Plan](#)
Subject: PDE02532_Objection HG2-12 and others...
Date: 16 November 2015 16:45:19

Dear Sir/Madam,

I write to formally object to the Council's plans to allow houses to be built on greenbelt land in the area where we live.

There are many reasons behind my objections and I shall detail these as follows:

**HG2-12 in particular (followed by HG3-3 and HG3-2)
The proposal to include these sites is appalling.**

Not in line with national policy NPPF

The council has not worked in line with the NPPF for the following reasons:

HG2-12 is Grade 3 farmland and is used for grazing and growing animal feed. The NPPF states that Green Belt land is protected and should only be considered under 'very special' circumstances, none of which the reasons why the council has considered this land is 'very special'. The council appears to have chosen this land by builders cherry picking the most profitable sites, not by following the NPPF. Had the council have followed the guidance it should then it would have picked brown field sites. The council should not create 'new' green belt elsewhere in the city as the whole point of green belt is it's permanence in the area. The land that the council has picked as 'new' green belt is already farmland and simply renaming it as green belt will have no environmental impact. The council has highly over-estimated the amount of housing it needs 70k instead of 45k and so why are we still consulting over the loss of green belt when the council do not need it?

There would be a mass merging of two adjacent settlements (Rawdon and Horsforth) by implementing all of these SAP's. Something which is against the NPPF.

Unjustified

Brownfield sites are available within Leeds and so why are they not being used for housing? Perhaps because they are not as profitable to the housing developers? This is not justifiable housing planning.

Where is the justifiable evidence for allocating HG2-12? It was never mentioned during all previous 'consultations/documentation'. I cannot understand why this site is on the development list. Access to HG2-12

The access to the site has not been thought through and is completely unsound. The site is bound by two private roads, the road is inappropriate for the amount of usage it would receive should the site be developed. The road 'Southlands Avenue' would not be an appropriate thoroughfare for traffic to have access through there. The council has not thought out any of the plans for this site/development.

HG2-12 is part of the 'Strategic Green Infrastructure' and is directly adjacent to a conservation area. Many people have purchased their homes in that area, myself included, in the knowledge that it is a conservation area, that it is surrounded by green belt, that the habitat around us is protected (Deer, bats, owls, kites and other protected species of birds). How can the council possibly justify building 130 houses on this land when it is part of the 'strategic green structure'? Again, why is the council making SAP's for green belt land when it clearly does not need it? The housing target is massively over estimated and there is no justification for this.

The council is misleading the public by using terms that deliberately confuses the lay person.

Special landscape area will be forever lost, Rawdon Cragg Wood conservation area will be spoilt, there has been no comprehensive green belt review which is required under the core strategy, Leeds Country Way which runs through HG2-12 will be lost, the strategic green infrastructure will be gone that was as part of HG2-12, HG2-12 is a priority habitat in the UK biodiversity action plan hosting wild deer, bats, fieldfare, lapwing, curlew, sparrow hawk and tawny owl – surely the council cannot move them to the ‘new’ green belt – so where will they go? Grade 3 farmland will be lost. Why are nearby sites safeguarded when HG2-12 scored -7 on the sustainability appraisal?

I have 5 children, 3 of which are yet to start school. Given the new population that will come to the area, will my children be able to attend school with their siblings? Will their children have a local school to go to?

Why has the council not allocated all of its brownfield sites before considering green belt?

The council have not revised their housing target when it reduced by 15,000.

NOT effective

The who plan of HG2-12 is undeliverable. The highways access has not been thought through considering that HG2-12 access is dependent on other sites being developed first, yet HG2-12 is earmarked for building first.

The highways access is limited and the only access point is unsuitable

HG2-12 has significant surface water flooding.

NOT legally compliant

There was no consultation on site HG2-12 before it was put into the SAP.

HG2-12 was not included in the issues and options consultation in June

It is not compliant with statement of community involvement

I had no idea whatsoever that the council held a public consultation in 2013 – why did we not know?

HG2-41

I do not understand how the council believe that allocating this land on the A65 for 777 houses and a school is appropriate. I understand that there is/has been some work done to a roundabout along the A65 at Horsforth, however this has and will do nothing to ease the current congestion issue, never mind what the congestion will be like once it has been overloaded with houses and a school. We can barely get through the road from Woodlands Drive to the roundabout in almost half an hour at peak times.

My Husband and I live in this area because it is a piece of the countryside dotted between two cities. We have 5 young children who love taking walks and exploring, conker picking and scavenger hunting along the end of Woodlands Drive – from the exact trees that are at site HG2-12. Why should we have to travel to a national park to enjoy teaching our children about wildlife, about the habitat, about nature, when we have it on our doorstep as part of the conservation area we invested in when we bought our property. Building on site HG2-12 will change our lives and our landscape forever. The council should not be considering green belt land when it has brownfields it can use. Re-allocating green belt land is ridiculous and defeats the whole object of green belt. We bought into the history of the area, into the history of the man who had a vision of creating an area for the mill owners of the area to live, the same man

who carved out all of the pathways, woodland and houses that are now part of conservation due to the historical interest of the area. The people who live along woodlands drive and surrounding drives/roads/avenues are proud of the area in which they live, taking their personal time to take care of the area, to ensure the history is there to see by ensuring it doesn't overgrow and is taken care of. Imagine that history being tainted by townhouses lined up alongside it, it does not bear thinking about.

The contents of this email urge you to see sense, that the allocation of HG2-12 is not legal, is not justified, is not effective and is not in accordance with the NPPF.

Thank you,

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