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To: [Site Allocations Plan](#)
Cc:
Subject: PDE02629_LDF Publication Draft Consultation
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LDF Publication Draft Consultation
Forward Planning & Implementation
Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

16 November 2015

Dear Sirs

Re: HG2-12 Fields at Woodlands Drive, Rawdon
HG3 – 2; HG3 – 3; HG3 – 4; Fields off A65, Rawdon
HG2-41 Fields south of A65, Horsforth Roundabout to Rawdon Crematorium
HG2-43 Fields at Horsforth College Campus
HG2-10

I am writing to register my objection to the above plans.

Dealing specifically with the points on which Leeds City Council has invited comments:

Are the plans consistent with national policy?

No, they are not. I have considered the National Planning Policy Framework. It requires Green Belt land to be protected. It stresses the importance of maintaining the Green Belt: - to curtail the expansion of built up areas and prevent built up areas merging into one (as Horsforth and Rawdon and Rawdon and Guiseley will do if these developments proceed) to promote and protect wildlife, flora and fauna and to preserve the character of historic towns and villages.

Further, under the NPPF, an important purpose of Green Belt is to assist in urban regeneration by encouraging the redevelopment of derelict land and existing urban areas. There are industrial/brownfield sites available in Leeds and these should have been properly considered for development in priority to Green Belt.

The NPPF confirms that Green Belt should only be used in exceptional circumstances. The Council has not even attempted to establish exceptional circumstances. It has failed

to consider the alternatives, failed to consider the harm to the environment that will be caused by the development and failed to take into account the fact that the target of 70,000 homes is obsolete.

Regarding the 70,000 homes target: the Council has not updated its plans and reconsidered the target of 70,000 homes in the light of the revised ONS projections, under which Leeds actually requires 45,000, not 70,000 homes. If the Council revises its plans to take into account the true number of homes required this will remove the need to consider building on Green Belt.

The NPPF states that plans should enable the delivery of sustainable development in accordance with the policies in the Framework. Sustainable means ensuring future generations do not suffer a poorer quality of life as a consequence of development.

The reality of these plans is that they are designed to fulfil government housing targets – but without taking into account that the targets are out of date, without taking into account the need to preserve Green Belt and the natural environment, of which there is precious little in this area, without considering the irreversible damage to the environment and without considering the alternatives.

Have the plans been positively prepared?

No, because the Council has not carried out a comprehensive green belt review.

Within its Core Strategy document Leeds CC identified the land between the A65 and the River Aire and land adjacent to Knott Lane and Layton Lane as “strategic green infrastructure”, enhancing its Green Belt status. The Council has therefore recognised the value of this Green Belt, and to allow the planned development is going directly against its own professed policy as well as against national policy.

Are the choices of site justified?

They are not justified. The damage to the environment has not been considered and is incalculably disastrous. The open views, and the rural character of this corridor through Rawdon will be destroyed. Important wildlife habitats will be lost. Our wildlife is already dwindling. As well as animal, bird, insect life, the sites contain fields, meadows, becks, trees, woodland, bluebell woods, wild flowers. Insufficient consideration has been given to this and the true consequences of losing this Green Belt. There has been insufficient consideration of alternative sites. The Council has not shown justification for its failure to prioritise the preservation of Green Belt as required by the NPPF.

The area at the end of Woodlands, south of the A65 adjacent to and including proposed Site HG2-41 has already been seriously affected by the large Clariant housing

development. That development has added to the traffic problems, but fortunately the small pockets of green are still there – they are precious and must be preserved.

Will the plans be effective?

No; to be effective the developments must be sustainable and must not offer long term detriment to the environment. Highway access from the proposed sites is extremely limited and inadequate. There is already regular gridlock along the A65 particularly at the Horsforth roundabout; the development would result in permanent worsening congestion. The developments are not sustainable.

There is insufficient infrastructure to cope with the extra housing and population. There are insufficient schools, shops, etc. However, if additional infrastructure is provided this will only exacerbate the congestion and urban sprawl.

In response to points 3 and 4 above I would also ask you to note that the plans are flawed as they fail to take into account all the housing developments that have taken place and are still taking place just over the boundary within the Bradford MDC area, which impact greatly on Rawdon. Large developments in Menston, Guiseley and Apperley Bridge over the last 10 years or so – and continuing – have resulted in greatly increased traffic on the A65 and A658; there is regularly gridlocked traffic on all sides of the Rawdon traffic lights and JCT roundabout and queues all the way from Rawdon traffic lights to the Horsforth roundabout.

On a personal note I greatly value the landscape between the Leeds Ring Road along the A65 towards Rawdon. When I travel into or out of Leeds by bus I particularly welcome the site of green fields, hedgerows, individual trees and the woodland and copses stretching down this valley. I like this landscape in all seasons, in all weathers, and in changing light. I notice the birds which are about. I use the footpaths and the quieter roads - Woodlands Drive, Knott Lane for local walks to get fresh air and exercise in a green space which offers a degree of peacefulness.

I value the farmland here in Rawdon because it is a source of local produce, strawberries, raspberries, asparagus. I want to buy fresh local food to support the local economy, to minimise environmental impact and because it has a higher nutritional value due to its freshness.

I do not want ANY diminishment to what is left of the rural land around Rawdon for the sake of my own quality of life, for the sake of anyone else's happiness and enjoyment from this natural green lung.

And lastly where is our wildlife to live if we are concreting over every blade of grass ?

Yours faithfully

Dorothy Large

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