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To: [Site Allocations Plan](#)
Subject: PDE03094_LDF Publication Draft Consultation
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HG2-12

This is greenbelt and requires very special circumstances (NPPF). Omission of a comprehensive greenbelt review precludes this site until it has been completed. The only access is from Knott Lane and Southlands Avenue. Southlands Avenue is too narrow for access to 130 houses. No access is possible from New York Lane as this is private and not for sale. No access is possible from Woodlands Drive as this is private and the owner will not sell.

Access from Knott Lane to the A65 is hazardous and slow in the extreme, partially as a result of the existing Crematorium traffic. It is stated that the exit from Knott Lane will be realigned using protected sites HG3-2 and HG3-3. Chronologically this will fail as these two sites are unavailable until 2028. Furthermore HG3-2 will not become available at all as the owners have no intention of selling as they are connected with the adjacent Airedale factory.

The site suffers from surface water flooding

The site is a UK Biodiversity Priority Habitat.

The site scores -7 on sustainability scores, the worst of the sites in the locality.

There are numerous errors in the Green Belt assessment. The preparer of the assessment had clearly not bothered to visit the site. Eg it states 'it is surrounded on 3 sides by development when in fact it is 1 ½ sides at most.

The site is contiguous with CraggWood Conservation Area. Housing abutting this is inappropriate.

There was no consultation prior to it being allocated in the SAP.

Please acknowledge receipt

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