

PDH00375



Forward Planning & Implementation  
The Leonardo Building  
2 Rossington Street  
Leeds  
LS2 8HD

[sap@leeds.gov.uk](mailto:sap@leeds.gov.uk)

**Airedale International Air Conditioning Ltd**  
Leeds Road, Rawdon, Leeds, LS19 6JY, UK  
T +44 (0) 113 239 1000  
F +44 (0) 113 250 7219  
E [enquiries@airedale.com](mailto:enquiries@airedale.com)  
W [www.airedale.com](http://www.airedale.com)

DEVELOPMENT			
To	DATE	NO	
- 4 NOV 2015			
File Number			

2<sup>nd</sup> November 2015

Dear Sirs

**Reference: Greenbelt Land adjacent to Airedale international Air Conditioning Limited, Rawdon**

As you know Airedale is the largest private employer in Rawdon with some 350 staff working directly on site at its Rawdon factory. Being located in the heart of the community we have many employees living locally and therefore we feel very much part of it.

It is clear that the semi-rural setting of this particular part of Rawdon village is its defining character and as such should be protected whenever possible. Whilst we acknowledge the superb support we received from Leeds City council following the devastating fire in September 2013, which almost shut down the business, we would like to voice our concerns at proposals being put forward to develop 'greenbelt' areas within the Aireborough region for housing development.

Our objections are mainly twofold:

1. The very clear negative effect on the outstanding beauty of this area of countryside and the resultant impact on the environment
2. A substantial and significant impact on the transport and logistics network along the A65 and subsequently through the North Leeds bypass (A6120) road system around Horsforth.

As major users of the A65 we feel confident in stating that the road through Rawdon down to the newly constructed roundabout with the A6120 has over the past several years become extremely congested with increased traffic load; at peak times during weekdays it is very difficult and often dangerous when leaving site.

We therefore believe that the increase in potential traffic volume that would unmistakably arise from further housing developments proposed will substantially impact the logistics on the A65 to the detriment of our business and to the potential increase in possible harm to our employees.

As an active resident in the area we are not mindful of any consultation or reviews that have taken place and are becoming aware of possible developments through rumour and hearsay; would it be possible to arrange a meeting, preferably on site, to discuss all options being discussed?

If the development of Knott Lane and New York Lane are being considered for access then we would also be particularly concerned regarding site security and the safety of those illegally entering our premises.

Through the design of our new facility and associated planning application we had to ensure significant environmental requirements are adhered to, not least the management of natural rain water down the valley into the river in order to prevent flooding; we would be very interested to understand how a large development of new houses will affect the ecosystem throughout the region?

Indeed we had to undertake costly and timely work to protect the two ponds located on site that are the natural habitat of various species of newt which, the environment agency were very determined to protect; is this to be ignored?

Further to this a major gas main has been installed to supply the factory which, without seeing any proposals, we would assume lies beneath your proposed development land.



As a business we are very cognisant of the need to attract people into an area and appreciate the difficulty Leeds City Council face in finding appropriate sites. We do however, believe that more houses within the Aireborough region given the topography of the land and the already very congested road network is not the answer.

We look forward to discussing further.

Kind Regards

Clive Parkman  
Managing Director