

PDH00434.

10 London Lane  
Rawdon  
Leeds  
LS19 6BR

1<sup>st</sup> November 2015

LDF Publication Draft Consultation  
Forward Planning & Implementation  
The Leonardo Building  
2 Rossington Street  
Leeds  
LS2 8HD

Re – Site Reference HG2-10 / Gill Lane Yeadon

Dear Sir / Madam,

I am writing to object to the development of the site referenced above.

DEVELOPMENT DEPARTMENT				
To	Action	Info	File	File Number
				- 5 NOV 2015

My objection is based on the following -

- The plan was not positively prepared. It is not based on a comprehensive Greenbelt Review nor does it take into account our needs as a community or with our full involvement.

- These plans are UNSOUND and without local action groups we would not have been aware of these proposals. The local library (Rawdon) were supplied the wrong maps which is misleading and inaccurate (Aire Valley maps not Aireborough). The Council POP ups were not advertised locally and we received no literature through the door. 35% of the Leeds population have been omitted from this consultation because they are not on line – this makes it legally non compliant.

- This site was defended as Greenbelt in 1994 and this historic pastureland which has over 21 mature and rare English Trees – including Red Oak is still farmed. It's a wildlife rich habitat (home to owls, badgers, woodpeckers and bats) adjacent to a Conservation Area and according to Historic England this site should be part of it and they state it is an "UNSOUND" proposition for development.

**"this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 133 or 134)" Historic England in their details to LCC 21/10/15**

- This proposal is UNJUSTIFIED and would merge Nether Yeadon with Guiseley and Henshaw. It is part of continuous greenbelt between Leeds and

Bradford and prevents urban sprawl between the two. The Council omitted the inclusion of a series of listed buildings along the perimeter and have acknowledged ONLY one listed building.

- This proposal is not LEGALLY COMPLIANT and is NOT in accordance with the NPPF. The housing target of 70,000 on which the Council has based its Core Strategy is inaccurate and over aspirational and the Council has not revised these figures despite ONS projections of 45,000. The Council has not proven that these are "exceptional circumstances".

- The green space of Gill Lane is a vital space that increases the biodiversity and sustainability of the local area - absorbing noise and providing drainage systems and countering pollution.

- The impact on already stretched resources would be huge – schools, doctors, dentists - and there would be a huge impact on local roads, traffic levels, and state of, not to mention road safety issues.

- There are plenty of opportunities for housing around Leeds in EXISTING buildings, premises and land that are currently derelict and empty, and which would be MORE suitable for housing – the infrastructure is already there to support these.

Between 2004 and as at September 2015 (15,327) there have been between 15,000 – 17,000 empty properties city wide. (Data from LCC Data Mill). The Council are effectively allowing developers to cherry pick the most desirable and profitable sites without any consideration for communities.

Green space is being used to meet unproven targets and areas like Yeadon, Rawdon Guiseley and Horsforth are being subject to an unjustifiable plan.

Section 9 of the NPPF serves to protect greenbelt and this is not only being blatantly ignored but Leeds City Council are contravening the NPPF policy.

Regards

Philip Ward