

PD1700612

LDF Publication Draft Consultation
Forward Planning & Implementation
Leeds City Council
Leonardo Building
2 Rossington Street
Leeds, LS2 8HB

Date: 9th November 2015

Dear Leeds City Council,

DEVELOPMENT DEPARTMENT			
To	Action	Info	File
10 NOV 2015			
File Number _____			

Ref: site HG2-173

I do not support the proposed allocation of the Haighside site, ref: HG2-173, and I believe its inclusion in the Site Allocations Plan renders the plan unsound.

The Haighside site is affected by electricity pylons which run through the eastern portion of the site. As well as this there are water courses running through the site which would provide ecological constraints to any development. Both of these issues will have a significant effect on the number of dwellings which may be delivered, meaning the SAP will be ineffective in delivering the housing requirements in the Outer South HMCA.

Development of the Haighside site would also reduce the important Green Belt gap between the settlements of Rothwell and Robin Hood. It would also have an unacceptable impact on the existing community in terms of access to the site through the neighbouring estate.

To properly plan for development in this part of the District, Leeds City Council should be allocating land where development will best deliver the housing and infrastructure we need in a way that is least environmentally affecting and where it can deliver benefits for the existing community. The infrastructure in this part of Rothwell is lacking; the mitigation needed to the local highway network for HG2-173 is undefined but absolutely necessary; it is stated as being reliant on NGT which hasn't yet been agreed and won't be delivered in time; and we don't have the local services in Rothwell to support a development of this scale, particularly schools.

I also have real concerns about the environmental impact of housing so close to Haighside Woods and the bats and other wildlife that live within it.

However, I understand that the landowner of Hope Farm, Robin Hood has submitted his land as an alternative to the Haighside site and I would urge the Council to consider this rejected site as a more appropriate and suitable option to deliver growth in this part of Leeds. As well as being able to deliver an appropriate number of dwellings, the Hope Farm site would also be able to deliver a school for the benefit of the whole local community.

The local doctor and dental surgeries are already unable to cope with the amount of residents using their services. The proposed site HG2-173 would be drastically reduced in capacity once a new doctors surgery, dental surgery and school are included which are a must if the local infrastructure is to survive. That is why the alternative site at Hope Farm, Robin Hood is a much better fit for Rothwell and the wider community.

Therefore, I urge the Council to remove the Haighside site from the SAP and instead include the proposed Hope Farm site.

With kind regards,

Name: Mr and Mrs Collins

Address: 37, Castle Lodge Way, Rothwell, Leeds, LS26 0ZH