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DEVELOPMENT DEPARTMENT			
To	Action	Info	File
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By Email and Post

Dear Sir/Madam.

Re: Planning for Sites HG3-4

This greenbelt land is of great value to us and we strongly oppose the plans to build 246 houses on this land in 2028.

Firstly my family and many other Rawdon people walk our dog on this land two to three times a day giving the dog and us much needed exercise in one of the few areas within walking distance of our home.

Secondly the woods surrounding the Red Beck that flows to the side of this land are an area of outstanding beauty. The scenery is ever changing through the seasons as the trees change their colours and, for example, as the carpet of bluebells arrives in the Spring.

Thirdly the wildlife is a joy whether it be the owls hooting or the familiar woodpecker tapping away during the early hours of the morning.

All this, along with character of the stream itself, would all be changed irreversibly if the building of these houses goes ahead.

Traffic Congestion

This whole area is already chaotic not just in the rush hours but during many parts of the day. With the A65 already a hopeless bottleneck often queueing all the way from Layton Lane to the Ring Road roundabout, hundreds of cars are using Layton Road.

The whole area is terribly congested. Parked cars on Layton Lane already make it a single carriageway for much of its length, a further 246 homes with up to 500 vehicles doesn't bear thinking about.

Greenbelt

The Leeds Council has agreed to build 70,000 plus homes in the Leeds area, yet under the national guidelines it is only required to build 46,000 homes. No explanation has been given for this and yet it is this illogical local policy that is forcing them to look at Greenbelt Land.

It is the Government's stated National Strategy as laid out in the National Planning Framework 2012 to protect Greenbelt. The Government is keen to respect Greenbelt not

only to preserve some healthy living spaces in our cities but also to avoid urban sprawl. We see the development of the land site HG3-4 along with other plans on the other side of Red Beck as the joining together of Horsforth and Rawdon.

With Horsforth already joined to Leeds both Rawdon and Horsforth will both lose their separate identities and just become a part of the sprawling mass that is Leeds City. We fail to see how Leeds Council can go against national guidelines in this way.

At a recent meeting Parliamentary MP Stuart Andrew vowed to contest this application on the grounds that there were numerous brown field sites around the city of Leeds which could be developed to accommodate the 46,000 houses required in the area. He feels it is a travesty that Greenbelt is even being considered, he also sees the 70,000 target from Leeds council as unrealistic and unnecessary. This view is felt by the vast majority of the people of Rawdon and surrounding area.

Sites EG1-5, HG3-2, HG3-3, HG2-12, HG2-41, HG2-42, HG2 -43.

These areas include a Nature Reserve (HG2-43) and are as shown in the Leeds Core Strategy as "Strategic Green Infrastructure". Areas of Greenbelt deliberately in place to break up the urban sprawl and ensure that there are some areas of natural beauty in the vicinity for the local population and future generations to enjoy.

The plans will devastate this aim creating effectively one big housing estate linking Rawdon to Leeds to Calverley in a depressing mass of buildings.

Infrastructure

If the A65 is chaotic now (many use the word "carnage"), it is difficult to imagine what it will be like when all these houses are built. A complete standstill is the likely conclusion, with 1,000's of cars likely to use Layton Road as a rat run. This inevitably will cause problems in Rawdon village with frustrated commuters from Guiseley and beyond speeding through the village in a bid to get to their destination causing danger to old people, young children and everybody else.

This is happening already and has been noticeably worse since the development of the Sandos estate without the further development of these eight new sites.

Conclusion

This not "Nimbyism" this is much more than that. It is an objection to Leeds City Council riding roughshod over the Government's National Planning Policy Framework and the Leeds Core Strategy put in place to avoid just the sort of mess that the Leeds City Council is planning to impose on us.

Quite simply Leeds City Council is wrong and must be stopped and on this basis I wish to register this objection in the strongest terms.

Yours sincerely

Chris Wilson

Local resident born in Leeds 1961