

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

DEVELOPMENT DEPARTMENT			
To	Action	Info	File
10 NOV 2015			
File Number			

PDH00637

Date:

Dear Leeds City Council,

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 volume will be higher, it will be difficult to get out of Wood Lane~~

SAP ATTACHED

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: LINDSAY GYMMA

Address: 50 LOW STOPS LANE
ROTHBELL
LEADS
LS26 0RH

Personal Comments, in addition to those highlighted above.

- I am a resident of Low Shops Lane, and am hugely concerned at the suggestion that access to this new site, would be through the end of my street. This is a family estate, and Low Shops Lane, is currently a dead end. Using this estate as an entrance to the new site, is thoughtless and highly impractical. The impacts would be huge and not fair on the local residents, who moved into this street because it was low traffic and safe for the majority of young families that live here. The increase in traffic would have numerous effects;

More wear and tear on the roads

Much higher volume of traffic, more exposure to dangerous drivers, speeding etc.

Greater difficulty in getting out of the estate onto Wood Lane, which is bad enough already. This is an existing problem, which no-one seems to want to address. Difficulty getting out of the estate onto Wood Lane, then difficulty leaving Wood Lane, to get onto Leeds Road, the main access route in Leeds/Wakefield from this position in Rothwell. Imagine adding an additional 500 road users to this already ridiculous situation. I believe, additional delays, due to increased volume, could potentially affect the residents' lives and well-being.

Due to the existing site being built on an existing colliery, I firmly believe that a high increase in traffic volume, and especially if work traffic were to use Low Shops Lane, that this would have a devastating impact on the stability of the ground and the stability of the houses built near the mine caps.

- Access to Schools, there is already a shortage of school places in this area, especially secondary schools. So the alternative allocation in Robin Hood clearly makes more sense, as this includes the provision of a school.
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