

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

DEVELOPMENT DEPARTMENT			
To	Action	Info	File
11/11/2015			
File Number			

Date:

PDH 00728

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.

Getting out of the Jaw Bones onto the A61 is a time consuming event at best, ^{3/4 hour from Low Shops Lane some days.} the roads would need to be widened/improved. Further doctors surgeries would be needed as its practically impossible to get appointments ^{JUST} already. Access would need to be directly to the A61 and not, in a ~~the existing Haightside estate only.~~

An alternative site would be fleet lane next to the houses they have already started building. Traffic lights would be needed onto Aberford Road for this. Therefore, I urge the Council to remove the Haightside site from the SAP and instead include the proposed Hope Farm site.

With kind regards,

Name:

Address: 26 Haightside, Rothwell, Leeds, LS26 0UF.

but there are a couple of large fields, the road is wide enough to get the large 'plant' required and it wouldn't be joining everyone up as there is the Mariner & St Aidens bird sanctuary on the far side, to maintain a green space.

Irrespective of where the houses are to be built, Rothwell and surrounding areas need a further doctors surgery, dentist, school and better public transport system.