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DEVELOPMENT DEPARTMENT				
To	Action	Info	File	

10 London Lane
Rawdon
Leeds
LS19 6BR

6th November 2015

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

Re – Site Reference HG2-41 Rawdon Crematorium to Horsforth Roundabout
(also HG2-42 and HG2-43)

Dear Sir / Madam,

I am writing to object to development on the sites referenced above.

As a resident of Rawdon I am appalled at the inclusion of so much of our green belt in Leeds City Councils Site Allocations Plans, which is inconsistent with National Policy. My objections are based on the following -

This development is NOT JUSTIFIED

- To develop on this site would create urban sprawl and would ruin the identity and character of Rawdon, Horsforth and Rodley. These areas would be merged together and we would lose our individual community identity. They are also vital spaces which increase the biodiversity and sustainability of the local area - absorbing noise and providing drainage systems and countering pollution.

- How does Leeds City Council justify the impact on already stretched resources? This 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 and highways access. Infrastructure should be in place BEFORE housing as per the NPPF and no guaranteed plans have been put forward to accommodate this. There is mention of 'school' but no firm promises or timescales – this would invariably not be delivered and yet more houses would be crammed in.

- These sites offer an open recreational space for the community to exercise (walking, dog walking, running). They are unique facilities where people can relax and escape – proven to improves peoples overall wellbeing. HG2-41 is not only used as agricultural land but also as Pick Your Own Fruit Fields. As a family we have enjoyed using this facility for many years and it has become a local landmark. It's a site that also commands long natural views across the valley. This connection with our landscape would be lost forever.

- How can the Council justify the removal of such an important wildlife rich habitat? A habitat supporting crested newts, wild deer, bats, sparrow hawks and kites. These haven't even been recognized in the inadequate environmental assessments, which have been conducted to date. It also prevents wildlife moving around – unless they can get through 777 plus houses.

- There are 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).

Whilst I recognize there will always be a certain amount of empty houses (timescales of people and movement of) this has been a consistent figure since 2004 and could potentially save our green spaces.

Plus, the Core Strategy states that all **Brownfield sites should be developed before greenbelt land.**

The Council is effectively allowing developers to cherry pick the most desirable and profitable sites in our area without any consideration for communities. These aren't being promised as affordable housing – new builds in the area are @ £325,000 – this doesn't help housing targets, it lines developers pockets.

This development is NOT EFFECTIVE nor has it been POSITIVELY PREPARED -

- The plan for the site is not based on a COMPREHENSIVE Greenbelt Review as required under the Core Strategy.

- These plans do not take into account our needs as a community or with our full involvement. Without local action groups we would not have been aware of these proposals.

The Council POP ups were insufficiently advertised locally and there was no literature posted direct to residents. The Councils website does not allow for objections of greenbelt development across Leeds – it forces the user to focus on one site at a time making commenting on more than one objection impossible.

Our younger population – our future - has also been left in the dark – there was no inclusion in popular social media or local schools and 35% of the Leeds population has been omitted from this consultation because they are not on line.

This development 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 also IGNORED the NPPF which states that green belt only be used in “exceptional circumstances”. The Council cites “Growth” but this is an unproven circumstance.

Section 9 of the NPPF serves to protect greenbelt and this is being ignored by Leeds City Council across Aireborough.

There are also proposals for - HG2-42 Fields at Broadway / Calverley Lane Horsforth and HG2-43 Fields at Horsforth College Campus – which I also strongly object to for the same reasons.

Green space is being used to meet **unproven targets**, and sites are being allocated that contravene NPPF guidelines. These sites have been decreed green status for good reason and they should not be destroyed.

I hope that the Council will keep me up to date and will reject development of green belt sites within any development proposals,

Regards,

Erica Ward