

8 SOUTHLANDS AVENUE  
RAWDON  
LEEDS  
LS19 6JN  
WEST YORKSHIRE

PDHO1257

LDG Publications Draft Consultation  
Forward Planning and Implementation  
Leonardo Building  
2 Rossington Street  
Leeds  
LS2 8 HD

12<sup>th</sup> November 2015

DEVELOPMENT DEPARTMENT			
To	Action	Info	File
13 NOV 2015			

Dear Sir,

The plans that Leeds City Council (LCC) has for Aireborough are a travesty and totally unjustified.

They represent an unnecessary plundering of the **GREEN BELT** in this area. LCC say that they need to build 66,000 houses over the next 16 years and have based this target on out-dated plans and studies (2008 statistics). The 2011 Census statistics would suggest a much lower expansion (43% less), so that the 66,000 new homes is grossly over stated. If the more realistic target was used no **GREEN BELT** land would be needed. This inflated figure is in addition to the Council ignoring the government recommendation of using 90% of brown belt /disused land before considering **GREEN BELT/FIELDS**.

They have deliberately targeted an area with much **GREEN BELT**, when there are brown field sites in the city in urgent need of renovation and re-generation.

I am writing to strongly object to the following sites, being included by LCC in their Site Allocations Plan.

**HG2-12 Woodlands Drive, HG2-41 Rawdon Crematorium-Horsforth Roundabout,  
HG2-43 Fields at Horsforth College Campus  
HG3-2 Knott Lane West, HG3-3 Knott Lane East, HG3-4 Layton Lane.**

I am particularly concerned about the above sites as they carry **GREEN BELT** status. To use them is an antithesis of **GREEN BELT** criteria. **GREEN BELT** firstly checks urban sprawl, but this is unplanned urban sprawl with all sites on **GREEN BELT**. It prevents neighbouring towns from merging into each other. This planning encourages the merging of Horsforth and Rawdon. **GREEN BELT** assists in safeguarding the countryside from encroachment, preserves the special character of towns and fifthly, encourages urban regeneration. LCC have ignored this fifth element and therefore it makes their plan inconsistent with the National Planning and Policy Framework (NPPF). The NPPF states that **GREEN BELT** land should only be considered in 'exceptional circumstances' and **GROWTH IS NOT AN EXCEPTIONAL CIRCUMSTANCE**.

The development is not legally compliant. The site HG2-12 was not in the original consultation and by Leeds own sustainability (score of 7 – worst of all nearby sites) and **GREEN BELT** assessments (showing greatest impact) was not considered suitable for development. The site is also adjacent to the Cragg Wood Conservation Area and both are important to wildlife (roe deer, tawny owls, greater spotted woodpeckers, jays, fieldfares, sparrow hawks and various migratory birds) would be in jeopardy at the loss of this habitat. The woodland has Tree Preservation Orders (TPO's) applied for and the field is Grade 3 agricultural land that has been well managed for several generations.

This area has pressure from both Leeds and Bradford council plans and there appears to have been no consultation, looking at joint plans and the impact for the bordering towns and villages.

This plan is not effective, too many executive type homes are built, unaffordable to the majority of young people and those who want to 'downsize' but stay in the area. There is not enough 'starter homes' run by housing federations planned. There are two local emerging neighbourhood plans for the area with alternative sites being considered.

The plan is not positively prepared. The Site Allocations Plan for these Rawdon sites is NOT based on a comprehensive **GREEN BELT** review, as required by the previous inspector when he passed the Core Strategy as sound.

Section 1.8 of the Core Strategy states 'key priorities therefore include: planning for the provision of homes and jobs in sustainable locations, respecting local character and distinctiveness in the delivery of the Plan's objectives and maximising opportunities to recycle previously developed land, whilst minimising **GREEN FIELD** and **GREEN BELT** release, in planning for longer term growth. The allocation, therefore, is against Leeds own policy on maintaining **GREEN BELT** and the policy of the NPPF.

Many people, and I am one, choose to live in this area and pay a premium to do so, because it has retained its village and community feel. The Government put much emphasis on Community, but any sense of Community is eroded when urban sprawl is allowed to happen, without proper planning and consideration. Aireborough is an extremely active area with many groups and a myriad of activities/events.

Much research has been carried out on the benefits of natural **GREEN** spaces for our emotional and physical well-being. When life becomes increasingly stressful, they are invaluable. These sites retain their wildness, and being situated near the Crematorium, they are a continuum of the Strategic **GREEN** infrastructure of the Aire Valley, as designated by LCC. Therefore, the housing proposed is against Leeds own policy and would destroy this wildness and special landscape area and restrict the enjoyment of the area for walking, cycling, horse-riding, as well as harming nature and ecology. The Leeds Country Way runs through HG2-12, and alongside HG3-2 and HG3-3 and is a key regional recreational route.

**I believe that LCC's plans are both short-sighted and disorganised and would lead to the unnecessary destruction of much GREEN BELT, that threatens everyone, both now and in the future. Once it is gone, it is gone forever!**

Yours Faithfully,

MRS. DENISE WATSON