

PJH01288

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

Date: 7 November 2015

Dear Leeds City Council,

Ref: site HG2-173

DEVELOPMENT DEPARTMENT			
To	Action	Info	File
13 NOV 2015			

*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.*

PLEASE SEE ATTACHED PAGE

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*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:

Address: 7 CASTLE LODGE MEWS  
ST. GEORGE'S PARK  
ROTHWELL  
LEEDS LS26 0ZF

I strongly object to the proposals for a new housing development on the Haighside Site.

In addition to the points outlined on the previous page, a major concern is the increased amount of traffic that will be created as a result of 578 houses being built. This could result in approximately 1156 extra cars being on the local roads through Rothwell, especially at peak times and, more worryingly, when children are travelling to local Schools in the morning and at home times. Traffic on Wood Lane and Wakefield Road is already gridlocked at morning rush hour.

St George's Park housing development is already at saturation point with the number of cars and there are concerns about children's safety. The concept of even more traffic in the surrounding area of Wood Lane, Low Shops Estate and Wakefield Road is very alarming.

In addition to the extra volume of traffic, I strongly feel that the village of Rothwell and its locality will be unable to cope with all the other aspects of a large new housing development. I believe local Schools are already fully subscribed and there will be further strain on GP Surgeries and waiting times for appointments.