

PDH01291

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

10 Southlands Avenue
Rawdon
Leeds
LS19 6JN
11th November 2015

| PLANNING DEPARTMENT | | | |
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Dear Sir/Madam,

I am writing to you to voice my objections to:

HG2-12 Woodlands Drive (including Southlands Avenue)
HG2-41 Rawdon Crematorium – Horsforth Roundabout
HG3-2 Knott Lane West
HG3-3 Knott Lane East
HG3-4 Layton Lane

As you may have noticed, I live right in the middle of all of the proposed sites listed above. I have never been consulted by the Council about these plans, and only know about them from groups like the Rawdon Greenbelt Action Group and the Aireborough Neighborhood Development Forum.

I have lived in some decidedly spurious addresses around Leeds when I was younger, but worked and saved hard so that I could finally choose a place where I could settle down, raise a family and be happy. In 2006, my partner and I bought this house. We were struck by the lovely avenue of trees (even though it was mid-November), and the field at the end of the street. The whole area had a lovely atmosphere, and we just knew we could be happy here. Even though it was priced right at the top end of our budget, we knew the struggle would be worth it. We have found it has exceeded all of our expectations – lovely neighbours, street parties for Jubilee, fireworks, low crime, etc. This now seems to be under threat.

If planning goes ahead for these sites, the value of my home may well go down. If that is the case, will the Council make up the financial shortfall of the drop in value when I sell? With the finance they accrue from not having to build infrastructure (and the like) themselves (the developers promise to stump up THAT cost), or from backhanders received from the big housing companies, the Council will have plenty left in the coffers to compensate affected home owners like me, surely? If not them, then the housing developer can pay my shortfall from their massive yearly profits.

If planning goes ahead for these sites, the traffic on the A65 will be virtually untraversable. I already get up at 6am every morning, so that my travel time into Leeds is approaching acceptable. On the way home, however, it is a completely different story. Even with the new roundabout at Horsforth (paid for by Redrow, I believe?!), the queues are massive. Even new lights, etc. cannot change that fact that there is too much traffic for the A65 to cope with. The possibility of more traffic along this road is ridiculous. Why can't the Council build on existing brownfield sites nearer to town, or in the south of the city where there is good motorway and train access?

If houses are built on the proposed sites, there will be urban sprawl between Leeds and Bradford. Especially as the Council have proposed a future airport link road from the A65. This goes against the requirements to preserve greenbelt land. Why are the Council not redeveloping their many brownfield sites first? Or all of the empty homes in Leeds?

If this proposal goes ahead, I am sure I am not the only one who will never vote for the current council again, who has been secretive and underhand throughout this process. And to think we live in a democratic society!

Yours faithfully,

Phillip Clark