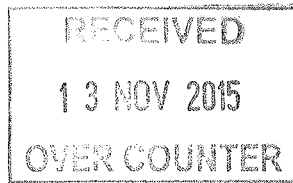


PDHO 1427

Michael F. Bloomer,
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Rawdon,
Leeds LS19 6JQ



Dear Sir/Ms,

Subject: Leeds City Council Core Strategy Consultation

With regard to the recent proposals made by Leeds City Council relating to new Housing Development in the Horsforth/Rawdon area I would like to set out my objections to the draft proposals on the following grounds.

1. Soundness of Leeds City Council's Core Housing Strategy

The overall Leeds City Council Core Housing Strategy is predicated upon a need for 70,000 new houses required in Leeds up to 2028. This has been based upon inaccurate future population growth. Whilst undoubtedly new house building will be required more accurate population projections indicate that the total new house build requirements in Leeds to be around 45,000. This error on estimated population growth and the need for new housing has the effect of designating land currently designated as "Green Belt" to "Housing". I consider that Leeds City Council should review its initial projections with regard to the overall New House build requirements and shares the assumptions and projections with the citizens of Leeds.

2, Developments not Justified

With regard to certain of the developments not being justified I am referring to the following specific sites reference numbers:

HG2-12; HG3-2; HG3-3; HG3-4 and HG2-41.

I object to the proposal to build new houses on these sites for the following reasons.

Building on Sites HG2-12 and HG2-41 will spoil distinctive open valley views and the rural character of Rawdon village and the Leeds/Bradford green corridor. These sites are within Leeds City Council's own designated Special Landscape Area.

Sites HG3-3 is within the Rawdon Cragg Wood Conservation Area and Site HG2-12 is within the immediate setting of the Conservation Area. These are vital areas of greenbelt.

Sites HG3-2; HG3-3 and HG2-12 are part of Leeds City Council's own designated Strategic Green Infrastructure Area.

There is a major flaw in the Strategy in allocating Site HG2-12 even though the Council has scored it as minus 7 in its Greenbelt Assessment criteria in comparison with other sites whilst other sites are safeguarded – why?

Including these sites will have a detrimental affect on wildlife habitats; loss in farmland and important recreational areas. The Leeds Country Way runs through Site HG2-12.

3 Sustainability and Effectiveness

All of the sites are adjacent to the very busy A65. The only access for any houses built on Sites HG2-12; HG3-2 and HG3-3 would be from Knott Lane, a small residential road also used as egress from Rawdon Crematorium. Concentrating more development along the A65 is unsustainable, particularly with regard to the outline proposals of develop a link road opposite Knott Lane to Leeds Bradford Airport. Only one point of access into a site via Southlands Avenue as other roads are

private is not adequate for 130 houses proposed for Site HG2-12. Similarly access for any school included on Site HG2-41 close to Horsforth Roundabout will create problematic and potentially dangerous access onto the A65.

4. Proposed Development Not Legally Compliant

There has no consultation on Site HG2-12 prior to it being allocated to housing in the Site Allocation Plan and is not compliant with the Statement of Community Involvement.

The Site Allocations Plan for these Rawdon Sites are not based on a comprehensive Greenbelt review as required by the previous Inspector when he passed the Core Strategy as sound.

5. Proposed Development not in accordance with the NPPF

The Council is not complying with chapters 9, Protecting Greenbelt; 11 Conserving Natural Environment and 12 Conserving Historic Environment. By not considering alternatives, the Leeds City Council has not proved that exceptional circumstances exist to outweigh the harm that development would cause to the greenbelt sites.

I trust that you will take my objections to the proposals with regard to Sites HG2-12; HG3-2; HG3-3; HG3-4 and HG2-41 and that these sites should remain designated as Greenbelt in your review of the Consultation process.

Yours ~~faithfullv~~.

Michael F. Bloomer