

PDH01894

LDF Publication Draft Consultation

Forward Planning & Implementation

Leeds City Council

Leonardo Building

Rossington Street

Leeds LS2 8HB

DEVELOPMENT DEPARTMENT			
To	Action	Info	File
16 NOV 2015			
File Number			

09/11/15 REF: SITE HG2-173

Dear Leeds City Council,

I am writing to you to inform you that myself and the rest of my household do not agree with or support the proposed allocation of the Haighside site REF: HG2-173. We have thought greatly about the consequences on the surrounding area in which the proposed plan is to be allocated.

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 this time; and we don't have the local services in Rothwell to support a development of this scale, Particularly schools.

I also have a real concern about the environmental impact of housing so close to Haighside woods and the bats and other animals that live within it.

Our personal views in our household are as follows;

- My mother has owned her house in Lawfield Avenue since the day that building began. After the cul-de-sac was fully established as a street, the houses suffered from bad subsidence and a lot of damage was done to the new and surrounding homes. This was due to mining that's had gone on underground in this area, which includes the proposed site. Therefore building homes on a scale which is being proposed will affect this delicate area again, thus causing the residents of old and new having to spend money they may not have to correct their building and décor that may be affected. This would be very distressing to the area as a lot of the residents are elderly.
- On the plans of the new site stated in this letter, the entrance to the new housing will be off Wood Lane. During rush hour and busy times the area suffers with bad congestion at the traffic light junction leading onto Leeds and Wakefield road. This is the areas main link to the City Centre and motorway, People travelling from the Wakefield, Robin Hood and Middleton area also use this link to commute to and from work. Public transport is also greatly affected at this time, often making services run well behind time, thus having a knock on affect to individual families. Often tailbacks can go right back onto Haigh Road, and back to the Angel pub on Leeds and Wakefield Road, again this affects individual families that have to commute for work and education. Opposite the jaw bones, we have industrial units in which companies have HGV lorries coming to and fro throughout the day. This adds danger to the already dangerous congestion that occurs during rush hour. When people become more interested in time keeping and not watching the road, accidents can occur. Public transport (Buses) already have to turn people away commuting to work as they have certain numbers to stick to for health

and safety. The congestion makes the transport few and far between, often making it impossible for residents to be punctual to commitments they may have. Families often now have two cars. Increasing the area's population would only aggravate the current congestion problem the area has.

- As a household we are worried about the types of people that may be populating the area. Crime statistics are high all over the country. But for Rothwell and increase in crime could become tragic. We do not have a police station like other areas, ours is just a base for the officers that drive the police vehicles. Seeing police officers on the beat in this area is becoming almost non-existent due to funding etc. Call outs could be delayed also as more strain would be put onto the service in this area. Our fire station is also a small holding and we are lucky that plans to demolish it were disposed of. An increase in residencies in the area would also put our fire service under strain, delays in call outs costs lives. If it isn't the population that's strains our services it will be the congestion in the area, Our ambulances often come from the city or from Pinderfields, again in which Leeds and Wakefield road and the local motorway links play an important part in us receiving help we may need from any emergency service.
- Parking in the Rothwell area is difficult and often cars are parked either side of Wood Lane all the way up to the jaw bones (Where the new entrance would be made) This already causes more difficulties for commuters and emergency services, Often cars are damaged or accidents are the consequences of narrowed roads and avoiding the parked cars. When the ST Georges site was built, with a new entrance on Wood Lane caused a major increase in traffic at the junction. Add into this the HGVS, public transport and commercial vehicles and it becomes a very dangerous road.

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 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. Getting our children

into local schools and nurseries is almost impossible at this moment in time due to the increase in population from the ST Georges site.

Therefore I urge the Council to remove the Haighside site from the SAP and instead include the proposed Hope Farm site.

With Kind Regards,


Aimee-Jo Nicholson and Family

9, Lawfield Avenue

Rothwell

Leeds

LS26 0PT