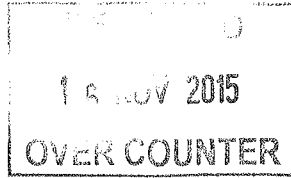


# PDH019012



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13<sup>th</sup> November 2015

HG2-1 Ings Lane

HG2-2 Wills Gill

HG2-3 Shaw Lane / Banksfield

HG2-4 Hollins Hill / Hawkstone Avenue

HG2-5 and HG2-6 Coach Road and Silverdale Allotments

HG2-9 Victoria Avenue

Dear Sir / Madam,

As a local resident I am objecting to development on the sites above for the following reasons.

The Plan has not been positively prepared.

- It allocates housing on green belt and "Strategic Green Infrastructure" – inconsistent with the NPPF
- Core Strategy states that there has to be a comprehensive green belt review, this has not happened which is a major failing.
- This is urban sprawl, a contravention of one of the key greenbelt purposes. These sites are part of Leeds own designated Strategic Green Infrastructure.

The Plan is not justified.

- Historic England report states that HG2-1 HG2-2 HG2-5 HG2-9 are "Unsound" propositions for development. "this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 133 or 134)" Historic England to LCC 21/10/15.  
These are special landscape areas, with strong historical significance.
- The infrastructure has not been improved or time lined to be in place before development – a contravention of the NPPF. The A65 would be gridlocked as these developments feed into this road. Our doctors, dentist and schools are all under pressure and nothing has been done.
- Our precious wildlife habitats would be lost.
- There are opportunities for housing around Leeds in buildings, premises and land which would be more suitable for housing and the infrastructure is already there to support these. NPPF stated that Brownfield are to be prioritized over the development of green belt. The green belt allocation has been selected before brown field sites – green belt has been pushed into Phase One of the Plan
- There has been negligible regional co ordination with Bradford Council (only one recorded meeting). Aireborough is a fringe area and Leeds City Council has not fulfilled their Duty To Cooperate with neighbouring cities.

The Plan is not legally compliant

- There has been a lack of genuine consultation with the local community and across Leeds and Bradford. Leeds City Council have not fulfilled their Duty of Community Involvement and without action groups we would not have been aware of these proposals.  
There were no details on social media or newspapers. Drop ins were at churches, welfare hall and Civic Centres – places the general population tend not to frequent on a regular basis. Why not use supermarkets or do a leaflet drop to individual households? Your website was hard to navigate and wasn't clear – with planning speak and individual sites rather than seeing a full overview– 90% of the sites in Aireborough are proposed on Green Belt and this is not clear on line.

The Plan is not effective

- It's ineffective because houses will be multiple bedroom and will not be the starter / single occupancy homes which the Core strategy identifies as a significant need. Developers will go for the profits and not for genuine housing need.
- Highways access to these particular sites would cause chaos for local residents = rat running and parking all over residential streets is a major problem in Guiseley.

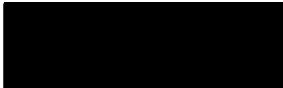
- These green belt sites prevent flooding and act as natural drainage through the valley as well as absorbing noise.

The Plan is not in accordance with the NPPF.

- The housing target of 70,000 on which the Council has based its Core Strategy is inaccurate and over aspirational and the Council has not revised these figures despite ONS projections of 45,000.
- The Council has ignored the NPPF which states that green belt only be used in “exceptional circumstances” Why has Green Belt been placed in Phase One of a phased land release whilst BROWNFIELD sites have been REMOVED. Brown Field should always be developed FIRST - if we have used this locally then the Council needs to look at alternative sites in Leeds in need of regeneration - not move onto green belt.
- Section 9 of the NPPF serves to protect greenbelt and these proposed developments across Aireborough are inconsistent with both National Policy and the Core Strategy

I hope that this flawed proposal and others on green belt sites across Aireborough are rejected.

Regards,



David Emsley