

PDH01913



David Emsley
34 Southview Terrace
Yeadon
Leeds
LS19 7QL

10th November 2015

Site Reference HG2-12 Woodlands

Dear Sir / Madam,

As a resident of Yeadon I am objecting to development on the site 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 which there has not been.
- This is urban sprawl, a contravention of one of the key greenbelt purposes. This site is part of Leeds own designated Strategic Green Infrastructure.

The Plan is not justified.

- Historic England report states that it is an "Unsound" proposition 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. It's a special landscape area adjacent to Cragg Wood Conservation Area with historical character and importance.
- The infrastructure has not been improved or time lined to be in place before development - another 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.
- Our wildlife habitat would be lost. This site is not only Grade 3 agricultural land but it a UK Biodiversity Action Plan Priority Habitat.
- There are opportunities for housing around Leeds in buildings, premises and land that are currently derelict and empty. These 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.
- There was no consultation on this site prior to it being allocated in the Site Allocations Plan. This is not compliant with the Statement of Community Involvement.

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 this particular site is limited. There is only one access point via Southlands Avenue - a tree lined quiet family cul de sac. The later proposals on HG3-2 and HG3-3 would further burden this specific area - not to mention the noise and pollution levels.
- These green belt sites prevent flooding and act as natural drainage through the valley.

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 proposal and others on green belt are rejected.

Regards,



David Emsley