

3 Highwood Crescent
Moortown
Leeds
LS17 6ER

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OVER COUNTER

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

PD1401915

Site Reference HG2-12 Woodland and HG2-41 Rawdon Crematorium and Horsforth Roundabout

Dear Sir / Madam,

As part of the Leeds Site Allocation Plan process I would like to formally object to the development of the sites above.

This proposed development is not consistent with National Policy, specifically with regard to Green Belt and Leeds 'Strategic Green Infrastructure'.

The Plan is not justified.

- Proposals are creating urban sprawl between the Rawdon, Horsforth and Rodley and Leeds City Council have not fulfilled their Duty to Cooperate with neighbouring Councils ie one recorded meeting with Bradford Council. This lack of consultation has an enormous impact on the overall area.
- Important wildlife habitats. HG2-12 recognised as UK Biodiversity Action Plan Priority Habitat. Both these sites contain protected mature trees and woodland and both are regularly farmed. My family are regular users of HG2-41 - Strawberry Fields and both sites offer fantastic views of the valley. These stop us feeling hemmed in and urbanized and they create and maintain the character of the area.
- Historic England cites HG2-12 as "Unsound" and yet Leeds City Council are choosing to ignore it.
- Schools, doctors, dentists are already over subscribed. There would be a huge impact on local roads, not just the A65 but the side residential roads being used for short cuts. These proposals across Aireborough would exit and access right onto an already congested A65. Infrastructure provisions should be in place before development.

The Plan has not been positively prepared.

- It allocates housing on green belt and strategic green infrastructure which is against Core Strategy.
- Insufficient consultation with the community. Leeds City Council have not fulfilled their Duty of Community Involvement. We would not have been aware of these proposals and were not notified or consulted. These plans affect the whole of Leeds, not only the local residents but also people travelling though to work or to visit as I do. There were no details on social media or newspapers and certainly no detail to suggest that 90% of the sites in Aireborough were on Green Belt.

- There have been no transparent and thorough transport reviews or ecology reports. These things are paramount to people. There are major flaws in methodology assessments – HG2-12 scores -7 in sustainability appraisal yet this site is put forward before others?
- No comprehensive Greenbelt Review.

The Plan is not LEGALLY COMPLIANT and is NOT in accordance with the NPPF.

- The Core Strategy has been based on unproven target of 70,000. Despite the Council reviewing this figure at a later date it has not revised these figures NOW – ONS projections are of 45,000, which if used would mean that green belt wouldn't need to be touched. The Council has also pushed green belt into Phase One – this is outrageous when it should be used as a LAST resort and it will be destroyed by the time it does it's review. How convenient and illegal.
- There are still 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. But the reality is that these are not the profitable sites and they are not the ones that command the highest house prices.
- 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 brown sites in Aireborough then the Council needs to look at alternative sites in Leeds in need of regeneration – not move onto green belt. This is not a forward thinking Council, it's fool hardy.
- 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.

The Plan is not effective.

- There has only been one meeting between neighbouring Councils – there needs to be more cooperation and efforts to look at alternative sites across borders.
- These houses will be multiple bedroom and will not be the starter / single occupancy homes that are needed. It caters for a developer not a need.
- Highways access to HG2-12 and HG2-41 from an already congested A65. Limited access to HG2-12 – through Southlands Avenue – a TREE lined quiet cul de sac with children and families and which would become a main road servicing another 130 houses. These residents didn't buy a house on a main thoroughfare – they bought at a premium price for a unique, pollution free space.

I would also question why site HG2-12 has been introduced into this Plan when there was no proposal earlier? There has been insufficient consultation on this site and there are huge flaws throughout both these proposals.

I hope that Leeds City Council reconsider putting Green Belt into their development plans and I would like to be kept up to date with details.

Regards,



Mr Chris Storey