



3 Highwood Crescent
Moortown
Leeds
LS17 6ER

10th November 2015

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

PD1401916

Site Reference HG2-10 Gill Lane Yeadon

Dear Sir / Madam,

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

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

This site was defended as Greenbelt in 1994 and is adjacent to a Conservation Area. The Historic England report states clearly 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.

The Plan has not been positively prepared.

- It is not based on a comprehensive Greenbelt Review. It's an important wildlife habitat with a rare Red Oak and mature tree's, owls badgers, kites. As well as adding important biodiversity to this unique area it absorbs noise, provides drainage and eliminates pollution.
- It allocates housing on green belt and strategic green infrastructure which is against Core Strategy.
- There has been insufficient consultation with the community. Leeds City Council have not fulfilled their Duty of Community Involvement and without action groups we would not have been aware of these proposals. 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. 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 transport reviews or ecology reports. These things are of paramount to people.

The Plan is not justified.

- It would merge Nether Yeadon with Guiseley and Henshaw creating urban sprawl between the two. Leeds City Council have not fulfilled their Duty to Cooperate and have only had one recorded meeting

with Bradford Council. This has an enormous impact on the overall area and doesn't just stop at the border.

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

- The housing target of 70,000 on which the Council has based its Core Strategy on is inaccurate and over aspirational and the Council has not revised these figures despite ONS projections of 45,000.
- The Council has also 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 Filed 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.
- The impact on resources would be huge – schools, doctors, dentists - and there would be a huge impact on local roads, traffic levels, and state of, not to mention road safety issues. These proposals across Aireborough would exit and access right onto an already congested A65. Infrastructure provisions should be in place BEFORE development.
- 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.

The Plan is not effective.

- There has only been one meeting between neighbouring Councils – there needs to be more cooperation and transparency to residents
- These houses will be multiple bedroom and will not be the starter / single occupancy homes that are needed.

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.

Leeds City Council are not abiding by the National Policy Framework and these proposals on our precious green belt should be rejected.

Regards,

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Mr Chris Storey