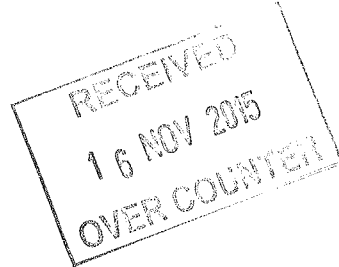


PDH01918



David Emsley  
34 Southview Terrace  
Yeadon  
Leeds  
LS19 7QL

10<sup>th</sup> November 2015

Site Reference HG2-10 Gill Lane Yeadon

Dear Sir / Madam,

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

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.

As a resident of Yeadon I would like to formally object to development on this site.

The Plan has not been positively prepared.

- It allocates housing on green belt and strategic green infrastructure.
- It is not based on a comprehensive Greenbelt Review. It's an important wildlife habitat. As well as adding important biodiversity to this unique area it absorbs noise, provides drainage and eliminates pollution.
- 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.

The Plan is not justified.

- It would merge Nether Yeadon with Guiseley and Henshaw creating urban sprawl. Leeds City Council have not fulfilled their Duty to Cooperate and have very little co ordination with Bradford Council. This has an enormous impact on the overall area and doesn't just stop at the border. This is an ineffective plan.
- This site was defended as Greenbelt in 1994 and is adjacent to a Conservation Area. The 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 ineffective because houses will be multiple bedroom and will not be the starter / single occupancy homes that are needed. Developers will go for the profits and not for need.

The Plan 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 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 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 in favour of available brown field sites - green belt has been pushed into Phase One which is not legally compliant.

These proposals would ruin our communities and our unique villages and contravene the purposes of green belt.

Regards,



David Emsley