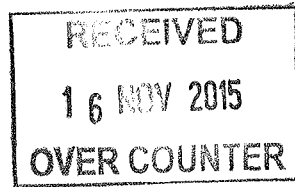


10 London Lane  
Rawdon  
Leeds

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



12<sup>th</sup> November 2015

PDH01919

Re – Site References

HG2-1 Ings Lane HG2-2 Wills Gill HG2-3 Shaw Lane / Banksfield  
HG2-4 Hollins Hill / Hawkstone Avenue HG2-9 Victoria Avenue

Dear Sir / Madam,

As a resident of Rawdon I am writing to object to the inclusion of 90% of our green belt in Aireborough in the Leeds City Council Site Allocations Plans.

Guiseley is grid locked and these areas cannot sustain any more housing developments nor can they cope with the congestion in traffic, parking issues, lack of school places, appointment and waiting list times for doctors and dentists. The Council has not had a genuine consultation with the local residents and has certainly not engaged with schools or youth groups – in what is supposed to be a plan for our younger generation and their futures.

The plan cannot be justified. The Core Strategy states that Brownfield sites should be developed first. Brownfield sites identified in the SHLAA have been excluded from this allocation and green belt - which should only be used in “exceptional circumstances” - is being used FIRST in a phased land release. To use green belt FIRST and to exclude available brownfield is not legally compliant. Leeds has not done a comprehensive Green belt review as requested by the Inspector of the Core Strategy and their sustainability appraisal does not include transport reviews or ecology reports. These sites are full of wildlife with natural valley views, and each of these sites feeds directly onto an already congested A65 so access and exits will be issues.

How can you justify a housing target of 70,000 - on which the Council has based its Core Strategy – which is inaccurate and unproven? Despite projections of 45,000 the Council has not revised it's figures. It is delaying a target review during which time the green belt will be lost. This review needs to be done BEFORE allocation. Why isn't it?

Residents have not had a fair consultation. As a result, a large proportion are unaware of the issues or had a chance to comment. There haven't been broadcasts on social media, radio, newsletters, or any literature though the door. The advertising on the one drop in centre was ludicrous (one arrow on the door in Guiseley).

The NPPF states that the merging of communities is to be prevented and to develop on these sites would create urban sprawl across historical boundaries and would ruin the character and identity of Guiseley, Rawdon, Yeadon and Horsforth.

This plan hasn't been positively prepared. Housing is being allocated on green belt and on the strategic green infrastructure – this is against Core Strategy. It fails to deliver suitable infrastructure which is an NPPF requirement. Infrastructure is already stretched and traffic levels on the A65 and spilling onto side roads is unacceptable. There are no guaranteed plans put forward to solve these issues and there are not enough facilities to deal with the number of house proposals.

Perhaps the most important fact is that **the Plan is not legally compliant**. Section 9 of the NPPF serves to protect greenbelt and these proposals are not in accordance with the NPPF.

If I ignored the Councils regulations when it came to paying my Council Tax or leaving my waste over the street then I am pretty sure I would be taken to task, yet here are our very same Council disregarding planning policy. It makes a mockery of the whole process.

This isn't an effective plan. These houses planned won't be for starter or single occupancy properties - which the Core strategy identifies as a significant need. Developers will opt for the maximum multiple bedroom properties to maximise their profits. And where was the effective regional co ordination with Bradford Council to look at post industrial, derelict sites or to collaborate where housing is planned and to see the effect on our area as a whole? These sites are in close proximity and yet there has only been one recorded meeting.

It is little wonder that the general consensus with residents is that they don't trust the Council – that they “shouldn't bother” because they will be ignored. This is what the Council and developers are hoping, but what a shocking state of affairs when the Council who **WORK** for us are held in such low esteem.

Yours faithfully

EJ Ward