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

PD1701920

Re – Site References HG2-10 Gill Lane HG2-12 Woodlands Drive
HG2-41 Rawdon Crematorium to Horsforth Roundabout
HG2-2 Wills Gill HG2-1 Ings Lane HG2-3 Shaw Lane / Banksfield
HG2-5 and HG2-6 Coach Road and Silverdale Allotments
HG2-4 Hollins Hill / Hawkstone Avenue HG2-9 Victoria Avenue

Dear Sirs,

I am writing to object to the inclusion of the green belt in the Leeds City Council Site Allocations Plans and the proposed developments on the sites above. I am horrified by how many sites have been proposed across Aireborough and which are green belt – 90%. This plan is not justified, not positively prepared and certainly not legally compliant.

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.
The housing target of 70,000, on which the Council has based its Core Strategy, is inaccurate and 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.
The community has not had a full and fair consultation. I travel through the area on a regular basis and had no idea this was happening – how have people had a chance to comment? When I tried to use the Council website it was difficult to navigate and full of planning speak – very off putting and confusing.
The NPPF states that the merging of communities is to be prevented and to develop on these sites would create urban sprawl and ruin the character and identity of Guiseley, Rawdon, Yeadon and Horsforth.
Housing is being allocated on green belt and on the strategic green infrastructure – this is against Core Strategy.
The plan fails to deliver suitable infrastructure which is an NPPF requirement. Infrastructure is already stretched (schools, dentists, doctors) and traffic levels on the A65. There have been no plans put forward and developers are paying lip service to a "school". This is not a promise or firm commitment and will be "unviable" as soon as build starts.
Houses will not be of the mix and value needed. This isn't for starter or single occupancy properties - which the Core strategy identifies as a significant need. Developers will opt for the maximum multiple bedroom properties.
There has been negligible regional co ordination with neighbouring Councils to collaborate where housing is planned and to see the effect on our area as a whole. Leeds City Council clearly don't see alternatives as an option and are in the pockets of developers.
This is a shocking proposal, which will undoubtedly ruin the green belt areas and communities in Aireborough. It's being delivered in an equally shocking way - it is not legally compliant way and breaks every rule laid down for green belt. I cannot believe that the Council can IGNORE the NPPF - Section 9 of the NPPF serves to protect greenbelt and these proposals are not in accordance with any of it. Our City Our Plan? Developers City more like.

Yours faithfully,

[redacted]

Mr Alan Salmon