

Stonelea  
Avenue Terrace  
Yeadon  
Leeds  
LS19 7AT

11<sup>th</sup> November 2015

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

PDH01921

Site Reference HG2-10 Gill Lane Yeadon

Dear Sir / Madam,

I am writing to object to the development of the site referenced above.

Aireborough has already taken 2400 new homes in the past 10 years and there have been no improvement plans to support these proposals. As a resident of Yeadon I am appalled at the level of green belt being proposed. Green Belt is supposed to be permanent.

The green space of Gill Lane is a vital space that increases the biodiversity and sustainability of the local area - absorbing noise and providing drainage systems and countering pollution.

I understand that the site was defended as Greenbelt in 1994 and this historic pastureland which has over 21 mature and rare English Trees – including Red Oak is still farmed. It's a wildlife rich habitat (owls, badgers, woodpeckers and bats) adjacent to a Conservation Area and according to Historic England this site should be part of it. They state it is an "UNSOOUND" proposition for development. It's a disgrace that this expertise and advice is being ignored.

"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 for the site was not positively prepared. It is not based on a comprehensive Greenbelt Review nor does it take into account our needs as a community. Leeds City Council have not fulfilled their Duty of Community Involvement and without local action groups we would not have been aware of these proposals. Council Drop Ins were not genuinely advertised and we did not receive any literature through the door. 35% of the Leeds population have been omitted from this consultation because they are not on line – this makes this consultation process legally non compliant and unsound.

This proposal is not justified and would merge Nether Yeadon with Guiseley and Henshaw. It is part of continuous greenbelt between Leeds and Bradford and prevents urban sprawl between the two. The Council omitted the inclusion of a series of listed buildings along the perimeter and has acknowledged only one listed building so it has factually incorrect information re the site itself. Leeds City Council have not fulfilled their Duty to Cooperate and have only had one recorded meeting with Bradford Council – many of our sites have boundaries with Bradford and a review of greenbelt should have taken place.

- This proposal 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 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" and has pushed Green Belt into Phase One of a phased land release whilst BROWNFIELD sites have been REMOVED. This is unjustifiable and deceitful to our communities.

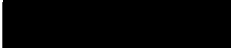
- The impact on already stretched resources would be huge – schools, doctors, dentists - and there would be a huge impact on local roads, traffic levels, and state of, not to mention road safety issues. These proposals across Aireborough would exit and access right onto an already congested A65. There have been no promises to improve the infrastructure – another contravention of the NPPF.

- There are existing 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. As at September 2015 (15,327) there were 15327 empty properties city wide. (Data from LCC Data Mill).

Our green belt spaces in Yeadon, Guiseley, Rawdon and Horsforth are being threatened because of developers who are intent on securing the most desirable and profitable sites and our Council are allowing it by breaking rules and ignoring experts and communities who live here.

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 Council who are there to represent US are in contravention of the five official greenbelt purposes. And these proposals should be rejected on the basis that there they have not been able to present facts in support and for the all the reasons above.

Please let me know the outcome of this review and provide acknowledgment of receipt,

  
John Portman