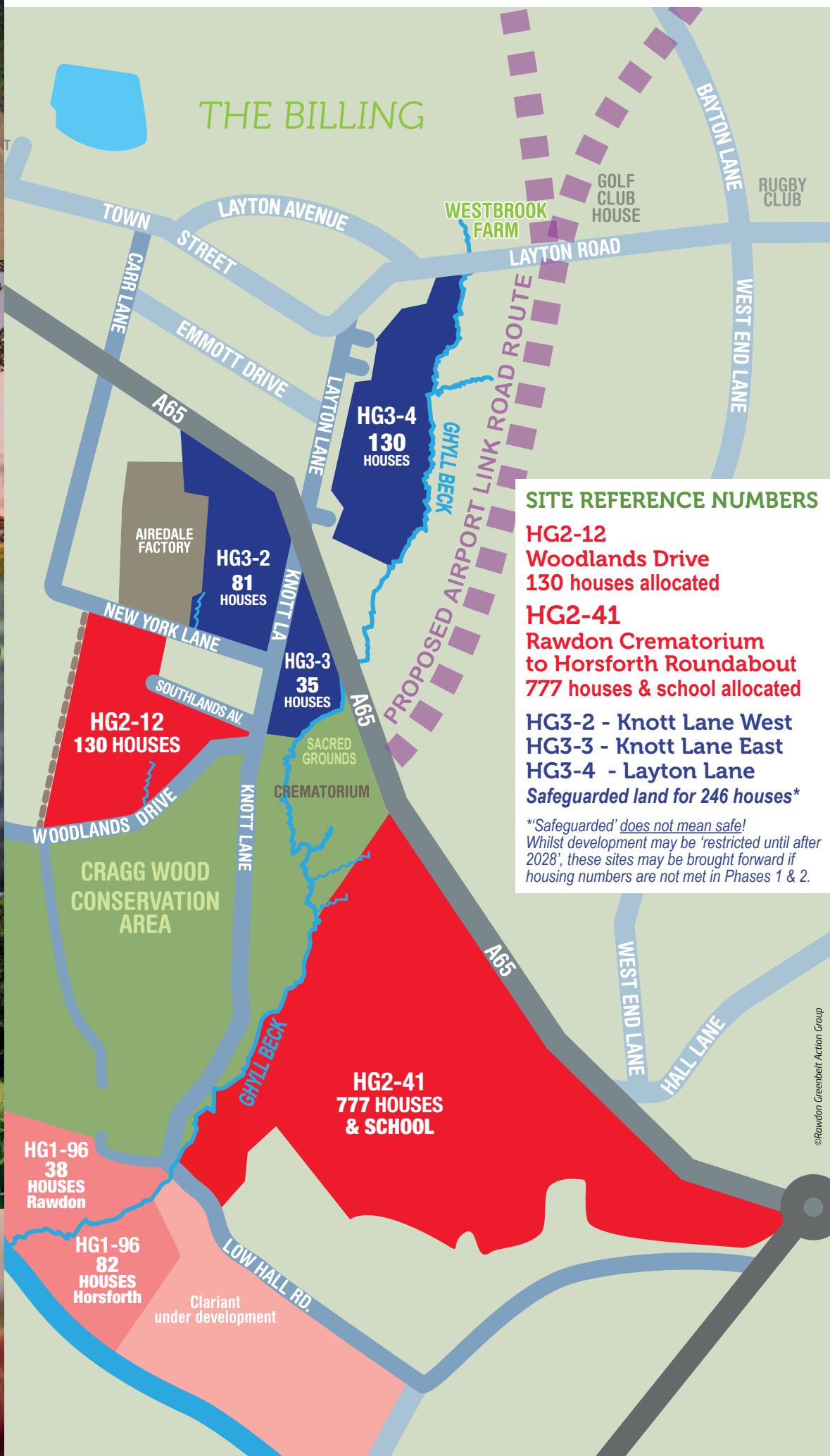




THE BILLING



Leeds City Council (LCC) have created a major new plan for the city called the Core Strategy including a Site Allocations Plan (SAP) which, in simple terms, is the Council's proposed plans for new housing, employment etc up to 2028, Rawdon included.

Rawdon Greenbelt Action Group's (RGAG) primary purpose is to defend the special character of Rawdon village. In order to do this, RGAG is providing **factual** information about **Rawdon's greenbelt** sites which are included in the plan as either allocated or reserved for housing development.

LCC aims to build 70,000 houses in Leeds by 2028 - many of them on greenbelt land, which is supposed to be protected from development. This will forever change the landscape and historic character of our village.

Has Leeds City Council justified the 'exceptional circumstances' necessary to build over our **green fields**? How will our roads, schools, medical centres, wildlife, parks, transport cope with major housing developments?

The plan for our area includes 2,300 houses in Aireborough (414 in Rawdon) AND 2,050 more houses in Horsforth. PLUS 4,300 more in nearby Bradford villages and towns.

We're in the middle of a Public Consultation by the Council - did you know? It's your last chance to say what you think about their plans... and you've not got long. The Council want you to send them your comments (details below). Your response will be given to a Government Inspector who MUST and WILL read every single word you say, so **YOUR VOICE DOES COUNT - IT WILL BE HEARD**.

You may be thinking, "What's the point? It won't make any difference" - but YOU CAN AND WILL MAKE A DIFFERENCE IF ENOUGH PEOPLE OBJECT! Recent planning cases have been overturned and greenbelt saved elsewhere in the UK.

THIS IS YOUR FINAL CHANCE to say how you feel about these major housing plans for Rawdon - even if you've written before, or told your Councillors or MPs before - you need to repeat yourself, because this is the ONE TIME IT REALLY COUNTS.

You only have until 5pm Monday 16 November AT THE LATEST to tell the Council what you think about their plans. One last time; LCC have no more consultations planned!

The Council asks you to address the 'soundness' of their plan in your comments. This can be assessed in four ways: is the choice of site 'justified' (is it the most appropriate compared with the alternatives?), is it 'effective' (can it be delivered), 'does it agree with the policies of the National Planning Policy Framework (NPPF) and is it 'positively prepared', (does it agree with the policies in the Core Strategy). Overleaf you will find a summary of RGAG's main concerns about the Council's plans for Rawdon. You will find more guidance and evidence on our website www.rgag.org.uk.

If you agree with our concerns, and have further ones too, PLEASE tell the Inspector and Leeds City Council why development is NOT justified, NOT effective, NOT positively prepared and NOT legally compliant. The *more* objections the Inspector receives the stronger our case to protect the special character of the whole village. If you do not object, our green fields may be lost forever. Your response must be factual but it needs to be personal too. If you feel passionately about this plan and its repercussions, you must say so - that counts too!

You must quote the unique **site reference (HGX-XX)** that your comments relate to. Include as much or as little detail as you can. You can:

WRITE AN EMAIL (preferred) to: sap@leeds.gov.uk

or

FILL IN ONLINE FORM to: www.leeds.gov.uk/yourcity

or

Write to: LDF Publication Draft Consultation

Forward Planning & Implementation, The Leonardo Building,
2 Rossington Street, Leeds LS2 8HD



QUICK SITE REFERENCE:

[HG2-12 Woodlands Drive](#) [HG2-41 Rawdon Crematorium - Horsforth Roundabout](#) [HG3-2 Knott Lane West](#) [HG3-3 Knott Lane East](#) [HG3-4 Layton Lane](#)

Development NOT justified:

Special Landscape Area forever LOST

by spoiling distinctive open valley views and rural character of Rawdon village and Leeds/Bradford green corridor. All sites are within LCC's own designated *Special Landscape Area*. [HG2-12](#) and [HG2-41](#) would have particular visual impact.

Rawdon Cragg Wood conservation area LOST

by marring its setting and views which are intrinsic to its historic character as enshrined in Cragg Wood Conservation Area Appraisal. [HG3-3](#) is within the conservation area, and [HG2-12](#) within the immediate setting of conservation area.

Vital area of greenbelt forever LOST

blurring the gap between Leeds and Bradford, encroaching into our open countryside. This is unplanned urban sprawl. Rawdon's village identity gone. *All sites in Greenbelt*.

Strategic Green Infrastructure of Aire Valley forever LOST

restricting enjoyment of area for walking, cycling, horse-riding and harming nature and ecology. *Leeds Country Way* runs through [HG2-12](#) and alongside [HG3-2](#) and [HG3-3](#), a key regional recreational route. All sites part of LCC's own designated Strategic Green Infrastructure Area.

A65 FULL and over-capacity

Concentrating more developments along A65 is unsustainable, dangerous and would be disaster for area. [HG2-41](#) with a school would cause gridlock at ring-road. Worsened by one-point access into [HG2-12](#), [HG3-2](#) and [HG3-3](#) from unsuitable Knott Lane. Limited mitigation measures.

Wildlife habitats LOST

[HG2-12](#), [HG3-3](#) and [HG3-4](#) are *UK Biodiversity Action Plan (BAP) Priority Habitats*, hosting wild deer, bats, fieldfare, lapwing, curlew, sparrowhawk, tawny owl. Ancient Ghyll Beck runs next to [HG3-4](#) Layton Lane fields and through [HG3-3](#) and [HG2-41](#). All sites contain protected mature trees and woodland. [HG3-3](#) has a native bluebell wood. [HG3-2](#) is adjacent to UK BAP *Priority Habitat pond* with palmate newts, also found in [HG2-12](#).

Grade 3 farmland LOST

All sites classified *Grade 3 agricultural land*. Rawdon's several farms are major employers in the village which has a rich farming heritage. [HG2-12](#), [HG3-2](#) and [HG2-41](#) are regularly farmed. [HG3-3](#) home to family's smallholding and a bee-keeper's apiary.

Potential alternatives have been overlooked:

North East Bradford Has the Council worked with Bradford Council to look at joint plan for bordering towns and villages?

No consideration of proposed Airport Link Road on which a decision is due soon. This would link settlements of Yeadon, Rawdon and Horsforth, yet it has not been considered by LCC when deciding where to put houses.

Brownfield sites ARE available elsewhere across Leeds. LCC Core Strategy says itself that all these must be developed before greenbelt land.

Basic errors in the Council's site sustainability and greenbelt assessments for all sites. *Many details to come on our website*.

Major flaws in methodology of assessments eg [HG2-12](#) allocated even though sustainability appraisal scores it -7, the worst of all nearby sites. Greenbelt Assessment shows greatest impact compared with other sites, yet [HG2-12](#) is allocated while nearby sites safeguarded. Why?

Council has not revised its housing target in response to revised ONS projections which would mean city needs 45,000 and not current target of 70,000 - on which Council based its Core Strategy. A reduction in target of just 15,000 would remove need to take any land out of greenbelt.

Not enough school places local schools heavily over-subscribed already.

Development NOT effective:

Phasing of HG2-12 UNDELIVERABLE

Highways access to [HG2-12](#) is contingent on development of 'safeguarded' sites [HG3-2](#) and [HG3-3](#). But [HG2-12](#) is allocated for delivery earlier than these phase 3 sites. It has been incorrectly categorised as 'allocated' and CANNOT be delivered.

Highways access LIMITED

[HG2-12](#): Only one access point into site via Southlands Avenue as other roads private, inadequate for 130 houses. Knott Lane is barely suitable for additional development. Frequent Crematorium traffic also uses Knott Lane, affecting all three sites close by.

[HG2-12](#), [HG3-2](#) and [HG3-3](#): Would collectively require realignment of Knott Lane but not serve them all adequately. Access issues onto congested A65 would remain and further deteriorate with increased traffic from significant housing developments.

Significant surface water flooding in [HG2-12](#) may make site undeliverable.

Development NOT legally compliant:

No consultation on site HG2-12 PRIOR to it being allocated to housing in Site Allocations Plan.

HG2-12 not included in *Issues and Options consultation* in June.

NOT COMPLIANT with Statement of Community Involvement.

Did you know the Council held a public consultation about their plans in 2013, or that this current public consultation was happening? If not, mention this in your response.

Development NOT positively prepared:

Site Allocations Plan for these Rawdon sites are not based on a comprehensive Greenbelt review as required by previous Inspector when he passed Core Strategy as sound.

The **selective** (and flawed) greenbelt review undertaken by Leeds City Council means the Core Strategy and Site Allocations Plan are **UNSOULD**.

Development NOT in accordance with the NPPF:

Especially chapters 9 Protecting Greenbelt, 11 Conserving Natural Environment and 12 Conserving Historic Environment.

By not considering alternatives (see above), the Council has not proved that 'exceptional circumstances' exist to outweigh the harm that development would cause to the greenbelt sites here. The Council say that 'growth' is the exceptional circumstance, but government ministers disagree.