



Rawdon Parish Council Response to Site Allocations Issues & Options Consultation July 2013

Contact Details

Lis Moore
Rawdon Parish Clerk
11 Lisker Avenue
Otley
West Yorkshire
LS21 1DG
clerk@rawdonparishcouncil.gov.uk

Introduction

This response relates to the Issues and Options version of the Site Allocations Plan dated June 2013. The Parish Council understands that the Issues and Options consultation is not the draft plan and seeks to obtain views and opinions as part of the Core Strategy delivery process.

The Parish Council wishes to emphasise that its response is without prejudice and does not constitute either support or objection to any future planning applications for sites referred to in future planning applications. The comments are also made without prejudice to the Rawdon Neighbourhood Planning process.

Methodology for developing the Parish Council's response

The Parish Council has carried out a parish wide survey delivering a copy of the survey to every household in the parish (council tax base 2499). Additional copies of the survey document were made available in Rawdon Library and Post Office. The surveys were available from 21st June 2013 to 12th July 2013. The survey was also available on the Parish Council website. A copy of the survey has been attached to this response.

The Parish Council received 490 responses to the survey and these were all entered into a survey analysis tool (Survey Monkey) for ease of analysis. The questions provided opportunity for participants to express detailed comments on the sites referred to as well as seeking broader views on housing requirements and preferences.

In relation to specific sites participants were asked to select their preference from a range of responses. The specific sites consulted on are the ones that fall within the parish boundary as established through the community governance review in 2012. It is however acknowledged that there are several sites adjacent to the parish boundary which the Parish Council has not consulted on that are of concern to residents within the Parish. These include the Naylor Jennings site on Green Lane and the fields adjacent to Warm Lane.

In order to ensure that the responses gathered were solely from Rawdon residents, data on postcode was gathered and any responses from non-residents were excluded.

The Parish Council is willing on request to provide a full copy of this data collected from residents.

Housing

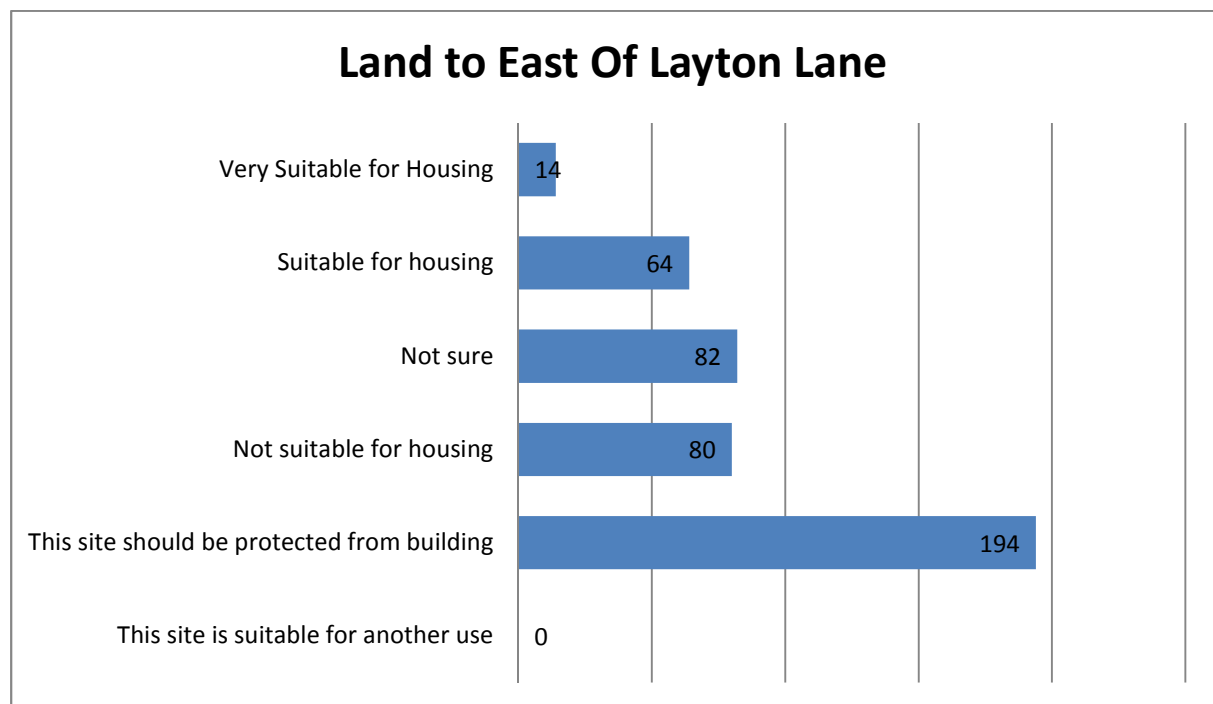
H1. Sites designated green

3329 Land to rear of 22-66 Layton Lane, Rawdon

The Parish Council understands that developing this site could partially “round off” the settlement however it is greenbelt and forms part of the buffer between Horsforth and Rawdon contributing to the individual identity of the parish. The site provides valuable hedgerow habitats and any impact on the local flora and fauna should be kept to a minimum and its effect mitigated. The Parish Council understands that the trees along the eastern boundary are subject to a Tree Preservation order.

The site has poor access to local services. Development of this site could increase existing congestion issues in the vicinity adding to capacity issues on the major routes, A65, A658 and A6120.

434 survey responses considered this site’s suitability for housing. Resident Survey Responses indicate some small scale support for developing this site but this is outweighed by objections to this. On this basis the Parish Council is unable to support the designation by Leeds City Council. No alternative use for the site was proposed by any respondent.

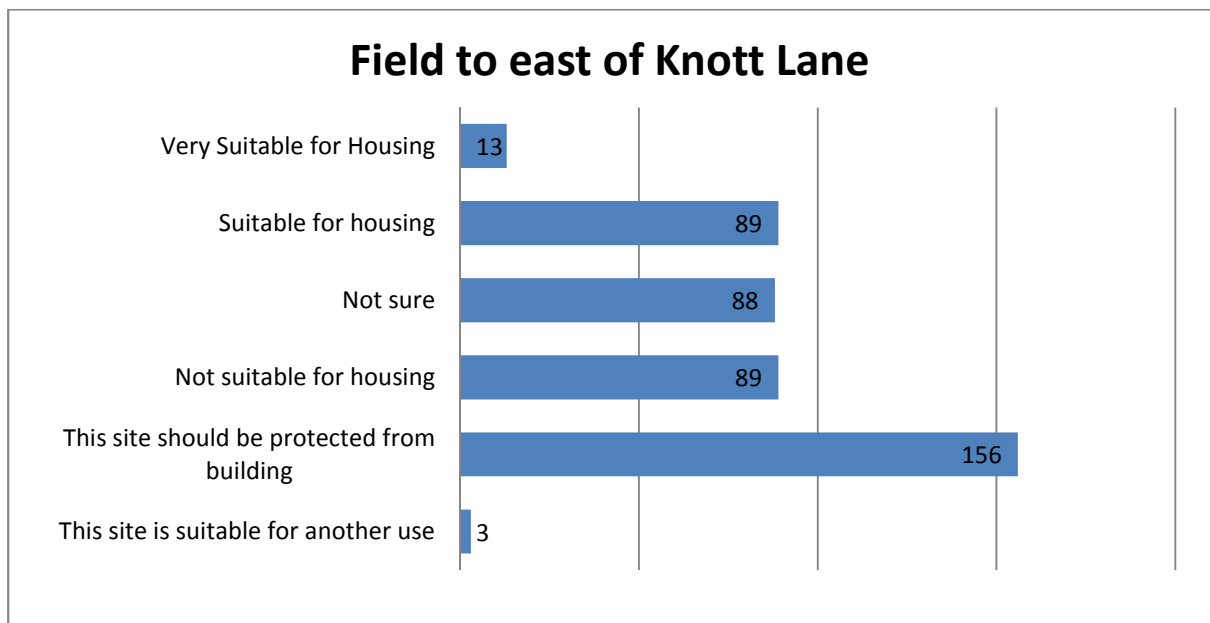


3331 Land at Knott Lane/Layton Lane, Rawdon

The Parish Council is aware that this site is within the Cragg Wood Conservation area. Developing this site would not “round off” the settlement. The site is green belt and provides valuable hedgerow habitat. Development of this site would increase existing congestion in the vicinity.

438 participants considered this site in their response and whilst there was some support for use of this site for housing it was outweighed by the objections. The alternative uses for the site suggested by residents were that the site be used as a nature reserve or that its agricultural use be continued.

The Parish Council is therefore unable to support the designation.

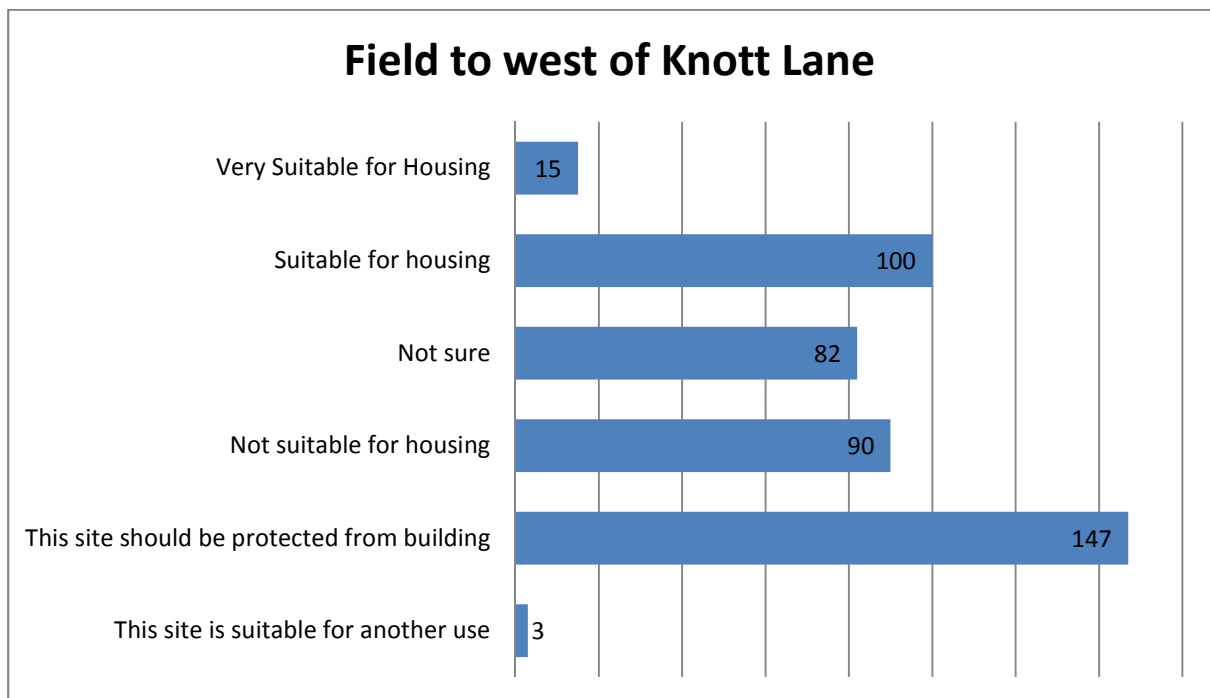


4095 Lane to the west of Knott Lane, Rawdon

This site is adjacent to the Cragg Wood Conservation Area and land in industrial use. The Parish Council understands how this could contribute to the “rounding off” of the settlement unlike Site 3331. Development of this site would however impact on existing congestion issues.

437 participants considered this site in their response and whilst there was some support for use of this site for housing it was outweighed by the objections. The alternative uses for the site suggested by residents were that the site be used for agriculture or light industrial use.

The Parish Council cannot support the designation of this site for housing but does consider that the alternative of light industrial use should not be excluded.

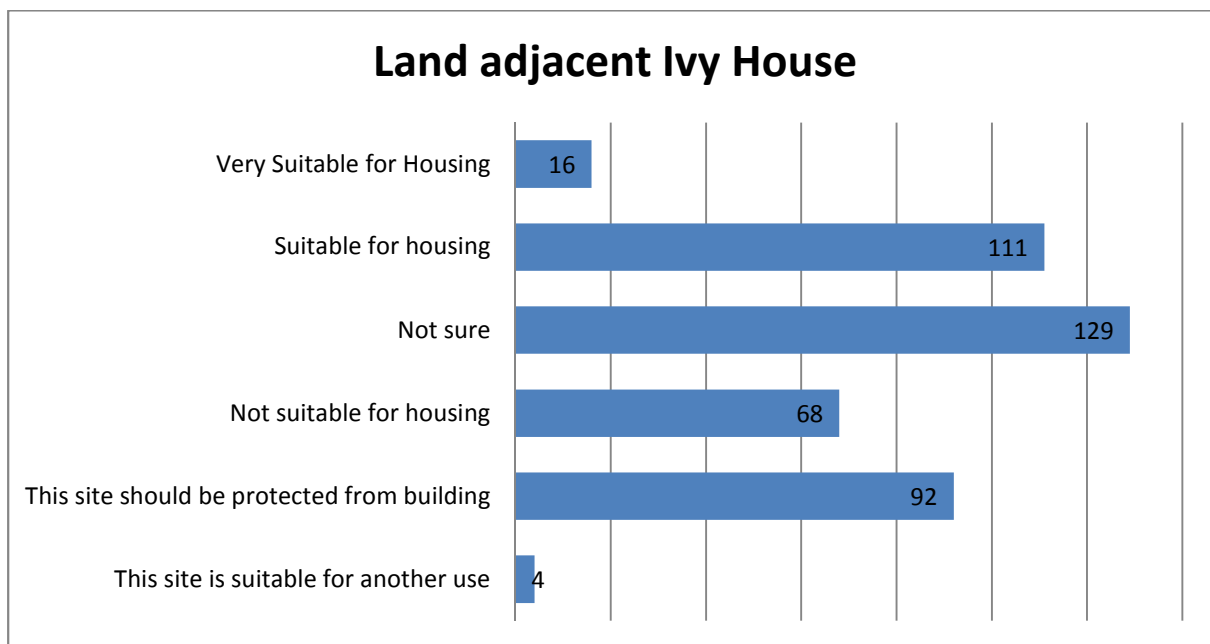


H4 Sites designated Amber

12 Adjacent to Ivy House off Larkfield Drive Rawdon

This site is a brownfield site within the settlement boundary of the Parish. The site has good access to facilities. Trees on the site are subject to a Tree Preservation Order. Development of this site would require careful traffic management as the residential estate already experiences congestion and on street parking issues.

420 survey participants consider this site. The results were inconclusive. The Parish Council supports this site's amber designation as the designation acknowledges the issues in bringing forward this site for future development.



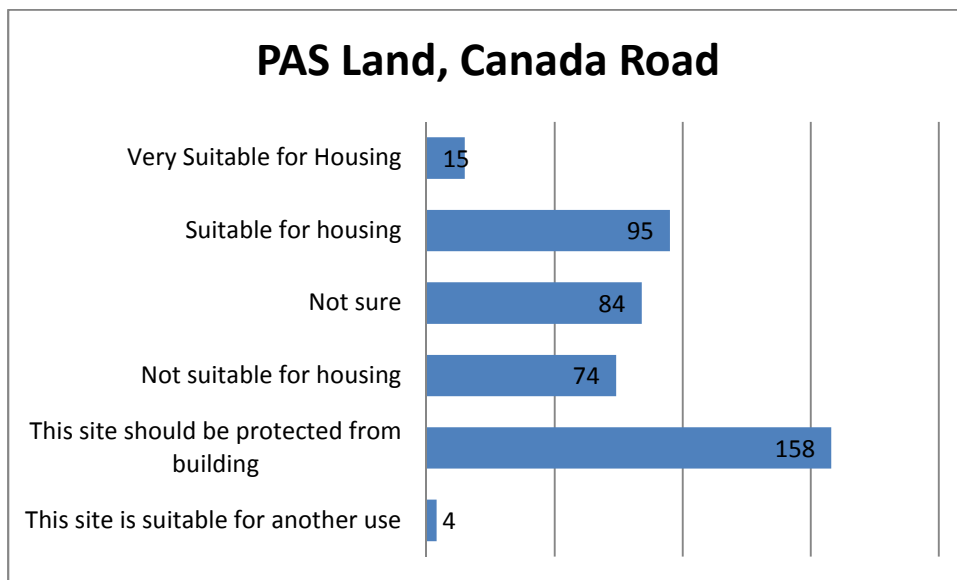
H7 Sites designated Red –Unsuitable for future housing development

2119 PAS Land Canada Road, Rawdon

This is a greenfield site which provides outdoor amenity space for residents. Whilst the site has good access to local facilities, road access to the site is extremely limited. The Parish Council understands Highways object to development of the site and share their concerns.

420 survey participants considered this site and it is clear that the majority of responses do not support housing on this site. The proposed alternative uses for this site included parking for Canada Road residents, play area and outdoor amenity use.

The Parish Council therefore agrees with the red designation of this site.

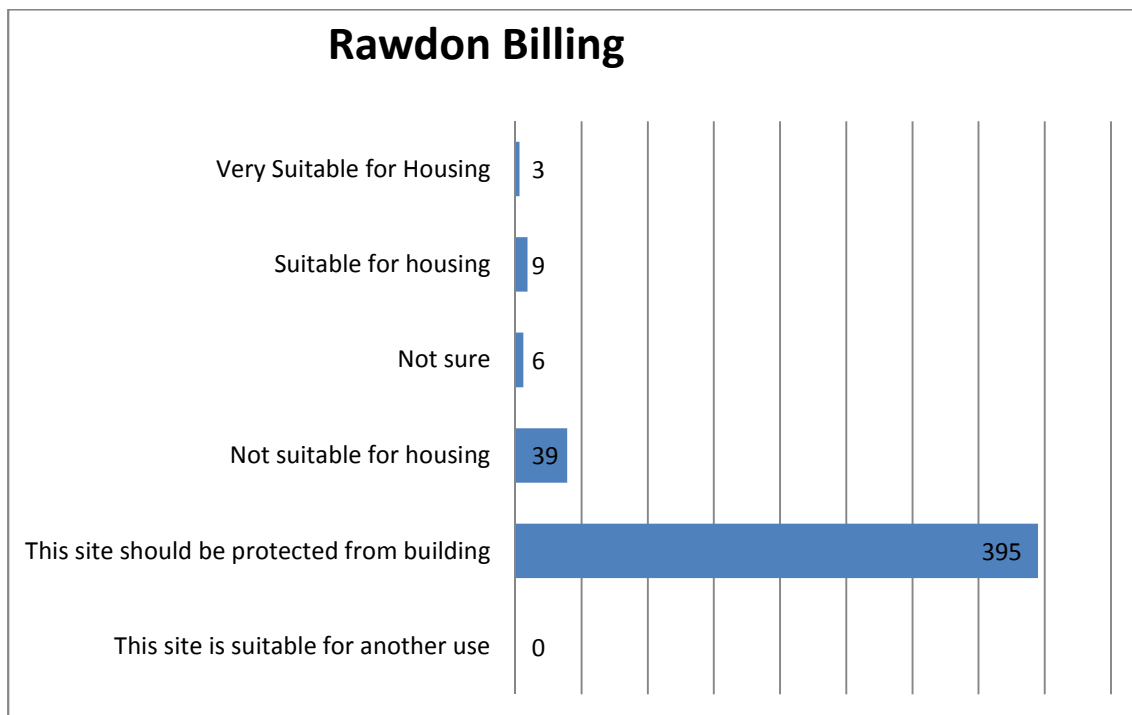


3034 Rawdon Billing

The Parish Council acknowledges that not all of this greenbelt site falls within the Parish. The Parish Council notes the comments on the greenbelt assessment and concurs with it. The Parish Council also agrees with the assessments made by Highways.

This site received the most comments from participants with an overwhelming majority opposed to development of this valuable greenspace in the Parish. The alternative use suggestions sought to expand the amenity value of the site e.g. adding dog bins, nature walks.

The Parish Council therefore fully supports the red designation of this site.



H10 Other suitable sites for future housing allocations

The Parish Council is not aware of any other sites that might be put forward however sites may emerge through the neighbourhood planning process.

H 11 Phasing of Housing Allocations

From our survey work we are confident to assert that Rawdon residents would like to see brownfield sites developed before greenfield sites. Residents would also prefer that smaller sites be developed ahead of larger sites in order to achieve more organic growth.

H15 Elderly housing accommodation

Residents have identified this as a need. Provision of this has potential to free up family housing which has also been identified as a need.

G7 Other comments about greenspace

The Parish Council notes the comments about deficiencies of greenspace provision in parts of the parish and seeks to work positively and co-operatively with Leeds City Council to find ways to address these deficiencies.

Other Overarching Comments

Within the survey work participants were asked to identify their three pre-requisites for any development to occur. Overwhelmingly these were to ensure traffic and transport related infrastructure was addressed, adequate school provision was available and that medical facilities had their capacity increased.

The Parish Council has observed a significant body of opinion that is opposed to any development within the parish until such time as the infrastructure issues are addressed.

The Parish Council has struggled to understand how some of the assessments have been carried out and conclusions reached. The Parish Council also has concerns about the impact that development of sites outside the parish boundary may have on congestion and use of facilities and resources within the parish. The Parish Council would be grateful for more detail on how conclusions are reached in future.

The Parish Council is aware that it will continue to collect valuable data and views from residents through the Neighbourhood Planning process and may discover other improvements and requirements may be necessary to support future development within and adjacent to the Parish.