

From:
To: [Site Allocations Plan](#)
Subject: PDE00180_Site reference HGX-XX
Date: 28 October 2015 11:20:19

Dear sir/Madam,

May I take this opportunity to express my concerns regarding proposed building work on green belt land adjacent to Horsforth roundabout. This proposed development represents a grave threat to a much loved Special Landscape Area and is undesirable for a number of reasons.

1) The need for the development is not justified because;

- the area is designated green belt and as such has a unique pastoral character which would be lost if the development went ahead,
- transport links already hopelessly inadequate would have to be enlarged and re-designed which would have further negative impact on the area,
- wildlife habitats would be lost/changed which would be a disaster for the area and the protected species which live there,
- assessments confirm that the proposals are not sound and scores indicate un-sustainability,
- ONS projections are much lower than Leeds City Council figures which would mean the need to build on greenfield sites is removed.

2) The proposals are not effective as transport issues, particularly regarding access on to and congestion pressures on the A65, would lead to gridlock and be dangerous.

3) The proposals also appear to not be legally compliant particularly regarding HG2-12.
-as a Rawdon resident I have not been suitably made aware of these plans and associated consultations.

4) The proposals are not positively prepared as they are not based on a comprehensive Greenbelt Review.

Finally Leeds City Council has not proved that 'exceptional circumstances' exist to outweigh the negative aspects of the proposed development as outlined above.

The fact that despite all the obvious reasons why this development is wholly inappropriate the fact that Leeds City council is determined to pursue this option is leading an ever-increasing number of the population in the area to wonder why! Here are a number of suggestions local people have come up with regarding the proposals.

- house building companies make more profits when they build in perceived good areas as unit price and saleability increases. Leeds city council officials are being 'motivated' to pursue this proposal by these companies is something I hear regularly.

- brownfield options are not being pursued by the building companies for the same reasons outlined above.

- the massive numbers of proposed units being built is intentionally high to encourage outrage and coerce the populous into accepting a lower (but still unnecessary) figure which house builders had in mind all along ie "600 houses is much better than the 1000 proposed initially".

People generally do not trust local government already so please act to ensure due diligence is followed at all times and explain why this site is favoured over brownfield sites or sites with less environmental impact.

May I also encourage you to look at what is happening in the housing market as a whole and locally. The building of largely unaffordable housing (eg Horsforth Vale) in a perceived good area will further broaden the gulf between wages and house prices and encourage a widening of the property price gap between North and South Leeds.

A response to this email would be appreciated.

Paul Waddington

Sent from my iPad