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

Dear Sirs,
Leeds City Council
Site Allocation Consultation

With reference to the above I believe that the proposals are flawed in many areas and should not be approved without further consideration. I am particularly concerned with regard to proposals for the Horsforth area and will comment not only on the entire documents but specifically on the proposals for Horsforth.

The target of 70,000 new houses by 2028 is based on out of date statistics and should be based on the 2011 census which shows a reduced figure of 64,000 over the same period. The NPF states that the plan should be reviewed to respond flexibly to change circumstances. This has not been the case for your document.

The NPPF dedicates a whole section to Green Belt as well as referring to it elsewhere into the document.

Section 79 attaches great importance to the preservation of Green Belt. Your policy is inconsistent with this

Section 80 states the purposes of preserving Green Belt and your plan is inconsistent with the National Policy in this respect. Section 82 establishes the general established extent of Green Belts and there are no special circumstances for you to deviate from this

The use of Green Belt to meet housing needs is inconsistent with National Policy.

The housing Minister has also stated that the planning system should contribute and enhance the natural and local environment which your policy does the opposite.

In your own Core Strategy Plan you state that Green Belt should be kept permanently

open and largely undeveloped

So even in your own Strategy the proposals are inconsistent with your own established policy and that of the national policy.

Turning to proposals for the Horsforth area and City wide for that matter you cannot consider housing needs without addressing in parallel the effect that new housing will have on transport infrastructure, schools, medical centres other essential local services. Schools are already full to capacity with existing primary schools having temporary classes added and any idiot can see that with large numbers of new houses this will be a continuing problem in senior schools in the future. The road network cannot take any more traffic particularly on the A65 and Ring Road All these points must be dealt with in parallel with housing and not as an afterthought as previously

On individual sites proposed I comment as follows

HG2-12 Green Belt identified in your own strategy as Strategic Green Infrastructure therefore unsuitable for housing

HG2-41 Your own strategy shows this as Green Belt in the UDP is of Special Landscape and as Strategic Green Infrastructure totally unsuitable for these reasons plus traffic issues and will merge Horsforth with Rawdon which will be inconsistent with National and Local policies.

HG3-2, HG3-3 HG3-4 same comments apply as on HG2-41. To consider these sites for housing prior to a decision being made on the Airport Relief Road is totally inappropriate.

HG2-37 Greenfield Land again not suitable for housing

HG2-43 The former Park Lane Campus should be retained for Educational Purposes to cater for future needs. LCC have already admitted there is a shortage of school places and lack of land for new schools so the Campus should be retained for education purposes along with site of the Campus for associated leisure use. The Horsforth Campus is Green Belt and you list it as a Nature Reserve. So now we want to take not only Green Belt land for housing but also Nature Reserves! The road network here is already at breaking point.

HG42 this is Green Belt and any development here would block further highway improvements that will be needed at the junction of A65 and Outer Ring Road.

To approve plans for an additional 1500 plus houses in the Horsforth area is leading to overpopulation. In line with the National Policy of building more affordable housing for rent or purchase in this area cannot be met due to high house prices in the locality.

Yours Faithfully

Barrie Gill