

From:
To: [Site Allocations Plan](#)
Subject: PDE00438_Letter of Objection
Date: 10 November 2015 14:31:54

10th November 2015

RE: LSAP & AVLAAP - FORMAL OBJECTIONS MADE DURING PUBLIC CONSULTATION

Dear Sir / Madam,

I wish to make you aware of a number of strong objections that I have with regard to the proposed development of greenbelt and green field sites. I am especially opposed to the following

HG2-41 (4240) - Fields South of A65 from Horsforth & Rawdon RA to crematorium
HG2-42 (1016) - Fields at Broadway and Calverley Lane, Horsforth
HG2-12 - Woodlands drive

As a local resident living close to the sites of proposed development, I am of the view that the proposed developments on greenbelt protected land will have a serious negative impact on my standard of living and should be excluded from the plans. My specific objections in no particular order are as follows:

1. BROWN FIELD FIRST :There are still plenty of available brown field sites available across Leeds that need redeveloping and should be prioritised and developed on first as stated by the LCC Core strategy says itself. The greenbelt should be protected and requires 'exceptional' circumstances to be built on and not permanently and unnecessarily destroyed. Why have these potential alternatives have been overlooked?The neighbouring satellite towns that accommodate a large percentage of the working populations of Leeds contain huge swathes of post industrial, derelict brown field sites that lay undeveloped. These ideally suited sites across Bradford, Halifax and Wakefield should first accommodate the excess housing capacity volumes, before the Greenbelt sites of Leeds are considered.

2.LOSS OF COMMUNITY IDENTITY: Development of these greenbelt sites will lose the individual identities currently held between the areas of Horsforth, Apperley bridge, Rawdon and Rodley. If they are to house over 1,000 new properties as suggested, the urban sprawl will knit these areas together resulting in a loss of individual community identity and Rawdons village identity. Also the boundary between Leeds and Bradford will become blurred and grade 3 farmland will be lost.

3. CONSERVATION AREAS LOST: Rawdon Cragg Wood and Site HG2-12 is within this immediate setting and The Leeds country way runs through HG2-12 which is a key recreational route enjoyed by thousands.

4.LACK OF INFRASTRUCTRE: NPPF states that infrastructure must come first, yet the infrastructure as it stands at the moment is struggling to keep up with demand. The doctors surgeries are over subscribed at present, as are the local schools and the marginal attempt to set aside land for education has no schedule of timed completion and no consideration for who would build a school on this land. In all probability, this would not be progressed and would then be turned into yet more housing for any already over stretched population.

That is not even touching on the already dire issue with traffic on the A65 which is getting heavier throughout the whole day and causing accidents and delays to every day life.

The above three sites are located on a section of Ring Road and the A65 which is one of the most congested and dangerous in Leeds. Adding over a thousand extra houses which all need to utilise this same stretch of road will cause daily gridlock and increase serious accidents within this over burdened area. The adjoining section of Ring Road (A6120) leading out of the areas of the sites named above is bottlenecked between three separate single lane bridges (one railway, one canal and one river).

Therefore the ability of these sites to accommodate over 1,000 extra houses must be limited in line with the ability to deliver proper infrastructure to serve them. As well as one point access to HG12-2 from Knott Lane.

5.LACK OF AFFORDABLE HOUSING: The need for large scale affordable housing and single owner properties will not be fulfilled by developing on sites on greenbelt land in semi-rural areas, but on the renewal of brown field land in areas in need of urban regeneration and investment. For example the three sites listed above are in areas which command property values for new build currently starting at circa £325,000 (eg: Horsforth Vale); which is in no way part of a plan which prioritises the progression of affordable housing. The small percentage set aside for affordable housing within these premium area developments only scratches the surface of the problem and in no way alleviates the real issue in the way that true urban regeneration should.

6.DESTRUCTION OF HABITATS: The above sites are host to crested newts, different species of bats, owls, hawks, wild deer, badgers, fieldfare, Lapwing and Sparrowhawk. I regularly see red kite flying above and these and a huge array of wildlife will perish as a result of the proposed development. While there may be token provision allocated for selected species, the majority are not even noted or recognised in the inadequate environmental impact assessments which have been conducted to date. There are also the protected mature trees, woodland and ancient Ghyll Beck that are home to this wildlife that will be destroyed.

7.ISOLATION OF WILDLIFE: The above sites provide a continuous chain of greenbelt along the River Aire Valley, which allows the wildlife migratory and residential access across the region. The destruction of these greenbelt sites will lead to their isolation, hemmed in by the proposed housing and Ring Road, leading to their permanent demise from the area.

8.REMOVAL OF COMMUNITY ENGAGEMENT WITH COUNTRYSIDE: Site HG2-41 (4240) is used both as working agricultural land and also as Pick Your Own fruit fields. Every year during the fruit picking season myself and my 3 children head to fields to pick strawberries and raspberries to make jam and we are always there with vast numbers of local people. The fields provide thousands people from the local community with a meaningful way to connect with the natural environment. Not only that but it will restrict enjoyment for walking, cycling, running horse riding and many other recreational activities.

9.DESTRUCTION OF NATURAL VIEWS: The combined fields comprising site HG2-41 (4240) is an integral part of the landscape of Horsforth and Rawdon. The current vista from the A65 provides views of the natural landscape stretching through the Aire Valley right up towards the distant hills of Shipley Glen. If developed on, this connection local people have with their natural environment will be lost forever. In addition these sites are within LCCs own designated Special Landscape Area.

10.WEB SITE OBSTRUCTIVENESS: The council's consultation feedback website does not allow for the objections of greenbelt development across Leeds. The method is divisive in that it forces the user to focus only on sites on an individual field by field basis, making the commenting of objections to all proposed sites an impossible task.

11LIMITING ACCESS TO INFORMATION: There is nowhere in the council's published documentation that provides a clear list of greenbelt sites which are nominated for development. They are hidden in isolation amongst the wide array of other sites, making them inaccessible to the public.

12LACK OF PUBLIC AWARENESS: Less than 25 members of the public attended the councils' largest scale opening exhibition held in the Grand Hall of the Civic Centre. I received no letter and saw no TV campaign, no radio campaign, no social media, no newsletters via schools, nothing. Meaning myself and the vast majority of the people of Leeds were not given the opportunity to comment on issues that affect them.

On these and other grounds, I sincerely hope that you are able to act on mine and others behalf and reject the progression of these greenbelt sites within the development proposals. Please keep me informed of opportunities to present my objections to the planning panel, the public examinations, the submission of the plans and potential outcome of the review.

Yours faithfully,
Helen Fawcett
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