

**From:**  
**To:** [Site Allocations Plan](#)  
**Subject:** PDE00446\_Letter of Objection to Leeds Site Allocation Plans  
**Date:** 10 November 2015 13:56:56

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Dear Sir/Madam,

My name is Judith Richards and I live at 97 Town Street, Horsforth, Leeds LS18 5 BP. I wish to make you aware of my strong objections with regard to the proposed development of green belt and green field sites, in particular:

HG2-41 (4240) South of the A65 from Horsforth and Rawdon RA to the crematorium.  
HG2-42 (1016) Broadway and Calverley Lane, Horsforth  
HG2-43 (5009) Horsforth Campus  
HG2-12 (4254) Fields at Woodlands Drive

I am a local resident living close to the sites of the proposed developments and, as such, these proposals will have a seriously negative impact on the living standards of myself, my family and all those living in the locality. My specific objections are:-

#### NATIONAL PLANNING POLICY FRAMEWORK

NPPF states that greenbelt is to be protected and requires EXCEPTIONAL CIRCUMSTANCES to be built on. There is nothing exceptional about the council's plans to build on unspoilt land to meet their current housing target.

NPPF states the brown field sites are to be prioritised over the development of green field, and certainly greenbelt sites, but these plans offer up greenbelt in advance of brown field site development.

NPPF states that merging communities is to be prevented, yet development of these sites will lose the individual identities currently held between Horsforth, Rodley and Rawdon.

NPPF states that the infrastructure must come first, yet outline ideas for infrastructure are either not in place, or are not time-lined in advance of the proposed developments. There are currently no plans to develop new healthcare with these massive scale extensions of population.

NPPF now states that the target level of housing developments within the plans should be capped in line with the capacity of brown field sites to accommodate it, to protect greenbelt - yet these plans significantly exceed it.

#### DEVELOPMENT PLAN POLICIES

The need for affordable housing will NOT be fulfilled by developing on these sites, as local property values for new build currently start at £325,000 (eg Horsforth Vale)

The current new housing target which drives the need to develop on the greenbelt is flawed and needs to be changed. It is based on outdated, over inflated housing targets of over 70,000 properties and needs to be brought into line to the latest 2014 figures (from the Office of National Statistics), which show a need for only 46,000 new homes.

#### IMPACT ON HIGHWAY SAFETY AND TRAFFIC

This section of Ring Road and the A65 is one of the most congested and dangerous in Leeds; adding over a thousand extra homes will cause gridlock and increase accidents within this over burdened area.

#### CONSERVATION OF THE NATURAL ENVIRONMENT

The above sites are host to crested newts, different species of bats, owls, hawks, deer and a huge array of wildlife that will perish as a result of the proposed development.

Site 4240 is used both as working agricultural land and also as Pick Your Own fruit fields - which provide the community a meaningful way to connect with the natural environment.

## EFFECT ON THE LANDSCAPE

These fields are an integral part of the landscape of Horsforth. The 4240 site along the A65 provides views of the natural landscape stretching through the Aire Valley right up towards Shipley Glen. If developed on, this connection with the natural environment will be last for ever.

I sincerely hope that you will refuse the applications on these greenbelt sites. Please take this as notice that I wish to be kept updated with news of the status of these applications and I object in the strongest possible terms.

Yours faithfully,

Judith Richards