

**From:**  
**To:** [Site Allocations Plan](#)  
**Subject:** PDE00555\_Sites HG2-41 HG2-12 HG3-3 HG3-2 HG1-96  
**Date:** 09 November 2015 11:12:56

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To whom it may concern,

It is with great concern that I appeal to the planning department of Leeds City Council to reconsider the proposed development of land on the A65 at Horsforth (HG2-41 HG3-3 HG3-2) and land off New York Lane and Southlands Avenue Rawdon HG2-12 for residential purposes.

As a resident of Bradford , I have used Cragg Woods on a daily basis for 40 years for leisure and escape from the pressure of modern life. I find the area an oasis of calm in the otherwise urban sprawl of Leeds and Bradford. As a horse owner and rider I have stabled my horses in various locations over the years but none have given me more pleasure than Cragg Woods.

However the locality has become boundaried by busier and busier roads, meaning access to adjacent woodland at Calverley and Esholt, moorland at Baildon and Otley Chevin are fast becoming increasingly inaccessible.

Proposed new developments will ensure that roads already struggling to cope, will no longer be safe for horses and riders. There are several livery yards in Horsforth, Rodley, Apperley Bridge, Baildon, Esholt , Farsley, and Thackley with riders who regularly access Cragg Woods on their horses.

My horse was involved in a road traffic accident on 26/8/07 on Apperley Lane, where both horse and rider were injured on their return from a horse show in Wrose, due to the inattention of the driver who was a driving instructor.

Cragg Wood is a designated conservation area with many grade 11 listed buildings , stunning views and historic tree-lined carriage ways. HG3-3 is within this area and HG2-12, and HG1-96 are on the fringe. The 2012 paper, Cragg Wood Conservation area outlines the desired type of future development to be in keeping with the existing style. Has this been addressed in the proposed new dwellings?

There are few local historical areas and these must surely be preserved for future generations as they detail a life once lived which is so different to modern day living.

Increased development will impact the wildlife of the area which includes breeding roe deer , tawny owls, herons, bats and sparrow hawks.

Road access to sites HG2-12 has limited access to the A65 via Southlands Ave. This will impact traffic on Knott Lane including mourners leaving Rawdon Crematorium. It will also impact on the emergency services access.

I would suggest that reducing Greenbelt access will incur significant deterioration in the public's mental wellness and impact already stretched GP and NHS services. As will the increase in the number of people living in the proposed 1273 properties.

HG2-41 was designated by Leeds County Council as a Special Landscape area incorporating open valley views and rural outlook of Horsforth. Its present status

defined by Leeds Core Strategy is greenbelt as is HG3-3 HG3-4 and HG2-12. Dwellings on these sites will have a similar impact on Rawdon resulting in loss of open views.

These proposed sites contravene The National Policy Planning Framework which sets out the protection of greenbelt (chapters 9-12). Have other areas been considered?

The principles of greenbelt are to check urban sprawl, to prevent towns merging into one another, to safeguard the countryside and to preserve the special character and setting of historic towns and to assist in urban regeneration as has been practiced with site HG1-96. All these sites show potential to merge the townships of Horsforth and Rawdon and are directly opposite to the principles of NPPF.

Chapter 11 of NPPF states that planning should contribute and enhance the natural and local environment , protect landscapes , recognise the benefits of the eco system and minimise the impacts on biodiversity.

I am struggling to see how any of the proposed sites fit with NPPF and I suggest that without doubt there will be a negative impact on Cragg Wood Conservation area both to the residents , the public, wildlife , the eco-system and farming.

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