

**From:**  
**To:** [Site Allocations Plan](#)  
**Subject:** PDE00879\_Objection to planning references HG2-41(4240) HG2-42(1016) HG2-43(5009)  
**Date:** 16 November 2015 12:35:56

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From: Stephen Wrigglesworth  
5 Fraser Road  
Calverley  
Pudsey  
LS28 5RU

To: LDF Publication Draft Consultation  
Forward Planning and Implementation  
Leonardo Building  
2 Rossington Street,  
Leeds  
LS2 8HD

16<sup>th</sup> November 2015

Dear Sir/Madam,

I live in an area close to those identified for development in the above numbered plans. I am seriously concerned about these developments and wish to object in the strongest possible terms for the following reasons:

**1. Impact on infrastructure**

**a. Traffic and transport**

It is already very difficult to get from a to b without encountering huge queues. The new traffic lights and other changes to Rodley and Horsforth roundabouts have made little difference to the horrendous near gridlock issues during rush hour and at other times of day. Have the planners ever actually experienced what day-to-day life is like for working families in this area who have to get to work and school etc? The existing road system was designed and built to cope with a tiny fraction of the traffic levels we see today. There has been little change to the capacity of roads (eg widening schemes, by-passes etc) in 50 years in this area, yet the housing level has mushroomed, with many more to come if these plans go ahead. The inevitable rise in traffic in this area is bound to increase accidents and make road safety a huge problem

**b. Schools**

School places in this area are very sought after and there are few if any spare places. This level of development would be impossible to cater without major investment in education.

**c. Other considerations.**

The impact on health organisations – doctors, dentists etc would be severe and there seem to be no plans to address this.

Effect on the environment – wildlife habitats, pollution, loss of amenity for people in the area – all areas ignored by these plans.

#### **d. General**

The way to get maximum support for these plans is to announce that FIRST, changes are to be made to address these issues (as stated by the National Planning Policy Framework) before any building takes place, rather than doing nothing then reacting when issues become unbearable which seems to be the policy. Too often infrastructure changes are presented as paving the way towards future development when in reality they are merely addressing problems that have existed in the past.

### **2. Use of Greenfield sites**

Why when there are plenty of brownfield sites in Leeds and surrounding areas is there a push to build on greenfield sites? These sites are totally virgin green areas. Once built on, this heritage is lost forever. This is totally unacceptable. Indeed the National Planning Policy Framework states that the level of building should be capped at the level that can be built on brownfield sites in the area. It is clear of course that builders greatly prefer greenfield as it will usually overlook areas that have been left as fields and will command a higher price for the same level of outlay. Also brownfield sites often can cost more to clear prior to building taking place. We MUST protect our green areas within Leeds and only use them for building in 'exceptional' circumstances as stated by the NPPF. There is nothing exceptional to justify use of these areas.

### **3. Other council developments**

There is little if any coordination with other councils in this area. Plans to develop in Bradford down to the river Aire/ Canal area similarly impinge on this beautiful area and with the 'help' of Leeds will destroy it completely. The Leeds – Bradford border is set to become one huge sprawl of housing with no clear distinction between cities and communities.

### **4. Affordable Housing need**

The need is for affordable housing. The areas outlined will end up containing multi-bedroom houses in excess of £300,000, as this is what the builders will be pushing for to maximise their profits, this is what the area already contains, and it is what other recent developments in similar areas have consisted of. We need to consider the needs of the population, not those of the builders whose only motive is profit, nor councils who seem to have their eyes on the council tax that these properties would command. What is needed is apartments and 1/2 bed roomed affordable houses built on brownfield sites with easy access to town centres and other areas of high employment.

The Office of National Statistics shows a need for 46,000 extra homes in the Leeds area. Almost all of these could be contained within existing brownfield sites. Why are Leeds persisting in their plan to build 66,000? We can only speculate on the reason.

### **5. Summary**

This and other plans for new developments in the Leeds area have been characterised by:

- Lack of adequate consultation
- Lack of regard for housing needs
- Lack of regard for loss of amenity and public opposition
- Lack of regard for existing traffic and transport problems (despite one or two

roundabout changes which are already too little too late before any building starts)

- Lack of consideration of developments by other councils bordering Leeds
- Lack of adherence to guidelines and rules give by the National Planning Policy Framework

I consider this whole debacle a disgusting episode in local government overseen by an elected body who seem to have another agenda from that of their electorate.

Stephen Wrigglesworth