

**From:**  
**To:** [Site Allocations Plan](#)  
**Subject:** PDE00913\_Housing Developments in Horsforth and Rawdon  
**Date:** 16 November 2015 12:01:29

---

Dear sir/Madame,

I travel to Horsforth every day and was somewhat dismayed to learn from a colleague that you are planning to build on the fields in Rawdon and Horsforth.

I wish to object for the following reasons:

1. This area's infrastructure is at breaking point already. Without substantial infrastructure investment in these two areas it simply will not be able to sustain this amount of new housing.
2. Why is Leeds Council focusing on the Aireborough district of the city for development? Why green field sites? In Leeds Council housing sector the city is always treated as one area. In my view this should also apply to new housing development. A couple of miles towards Leeds centre from Rawdon, the site around Kirkstall Lights is in dire need of redevelopment and regeneration and is not a green field site. Why not build here?
3. None of the recent housing developments in LS18 and LS19 have been affordable for local people. What is needed is 1 or 2 bedroom affordable homes for young families or people looking to downsize. The developments on the site of the old Horsforth police station and chemical factory have provided none of this and with an average price of around £300,000, this is clearly out of the reach of most, especially young people. Leeds Council's policy in Horsforth and Rawdon is elitist, unfair and, unfortunately, typical of Leeds Council double standards when it comes to affordable homes.
4. As a local business owner, I have not been made aware of the consultation by Leeds Council and it is only through the hard work of the Rawdon Greenbelt Action Group that I have been informed. I thought Leeds Council had a duty to inform residents and businesses of plans. If this duty does exist then Leeds Council has failed in its duty.
5. I was under the impression that that there was an onus on the council to build on brown/grey field sites around the city and this is clearly not the case here. What is the Council's justification for using green belt land? Does Leeds Council not recognise Green Belt Land? Has Leeds Council abandoned this treasured and ever-decreasing resource and decided, unilaterally, to allow building wherever the developers demand?
6. Sites hg2-42, hg2-43, hg2-12, hg3-2, hg3-3 and hg3-4 are all in green belt land and apart from the crematorium joins Rawdon and Horsforth. Such a large development would cause the A65, which is seriously overloaded already, to become gridlocked at all other times, and not just at peak times as it is now. The new development at the old Clariant chemical works has added heavy traffic and the new roundabout has made matters worse in Rawdon! I suggest Leeds Council fix this existing problem that effects thousands of its rate payers every single day before it even considers adding more traffic to a failing infrastructure.

There are only 3 places at which traffic going to and from the Leeds and Bradford conurbations

can cross the River Aire to the west of Kirkstall. These are at Kirkstall Lights where the road layout does seem to keep traffic flowing reasonably well, at Rodley where the traffic jams are phenomenal at both the Horsforth and Rodley roundabouts, and at Apperley Bridge where the housing developments currently taking place there will superimpose their own impact.

I hope Leeds City Council would now realise that they should re-think the above plans and work out some other more acceptable proposals. And sort the issues of traffic overload at Horsforth roundabout before adding to the problem.

Regards  
David House FCA

1 Stonehouse Drive  
Queensbury  
Bradford  
BD13 2FB