

From:
To: [Site Allocations Plan](#)
Subject: PDE01117_HG2-42
Date: 15 November 2015 22:06:22

Dear Sirs,

We object to in the inclusion of site HG2 42 in the Site Allocations Plan as the site is green belt. Over the last few decades there has been a sustained attack on green open spaces within the township and the gradual erosion of the amenities which make it such a desirable place to live.

The traffic problems associated with the A65 and Broadway are well known and further residential development impacting on the A65 corridor will stretch the already inadequate and under-invested infrastructure in this area to breaking point. By this we mean not only roads but also school, medical and parking provision. The consequences of the housing development on the former Clariant site on the other section of Calverley Lane and that proposed on the Horsforth Park Lane Campus are already feared by residents as we believe the highway's implications have been grossly under-estimated. The recent signalisation of the A65/Broadway roundabout has already seen an increase in congestion on the A65 Rawdon Road and New Road Side and 'rat-running' and the build up of traffic through the Victorias and West End residential areas.

The fact that Site 1016 has benefited from Green Belt protection for many years confirms its significance as an important area of green space. Under National Planning Policy green-belt boundaries should only be revised in exceptional circumstances. In the overall allocation of potential housing sites for Leeds the loss of opportunity to develop housing plots on this site is a small price to pay compared with the irreversible impact on the local environment and landscape which would happen if housing was allowed. We do not consider there to be any exceptional circumstances that would justify development of this site.

On a personal level as residents of Calverley Lane we have a long-standing vested interest in Site 1016 and do not consider it is suitable or in fact available for development. All properties on this side of Calverley Lane have a 12 foot wide right away along the unmade track to the rear which is indicated as within Site 1016. This track is jointly owned and has provided access to garages and parking areas to the rear of these properties since they were built. Furthermore those properties built in 1906 are not connected to main drainage but rely on septic tanks for sewerage treatment and the track provides vehicular access from New Road Side for the periodic emptying by specialist effluent disposal tankers.

When Sir Walter Thomas William Spencer Stanhope of Cannon Hall, Cawthorne near Barnsley sold off plots for house building along Calverley Lane in the early 1900's they were sold with rights in perpetuity to connect surface water and liquid waste water into a soakaway system in this 'leaching field'. We do not know the configuration and extent of this system; it may be the traditional herringbone pattern, but we do know that following a blockage in the early 1990's the drain

from No.16 Calverley Lane was traced and it's connection into the main spine drain exposed confirming it's route along the centre of the field.

We also understand from the previous owners of No.16 that the field also contains a culvert which takes ground water away from the site of a former pond which existed on the land now occupied by the Esso Petrol Filling Station on New Road Site. This pond was fed from one of a number of streams now culverted which carried spring water down from Hunger Hills to serve the 18th Century ornamental ponds and fountains of the formal gardens of the former Horsforth Hall, now HallPark.

As residents we have 'managed' the unmade track for some 25 years and have encouraged wildlife by minimal cutting of the vegetation and varied planting. The undergrowth, hedgerows and trees together with the damp conditions in the field; due its high water table, provide suitable habitats for a large variety of wild life including birds, dragonflies, butterflies, newts, frogs, toads and on occasions weasels and hedgehogs have been observed. Birdlife has flourished and in recent years families of jays, lesser-spotted woodpeckers, robins, wrens, siskins, longtail tits, finches, coal tits, thrushes, blackbirds, sparrows and birds of prey are regular visitors to our gardens. In harsh winters flocks of redwings and waxwings return from the continent to feed on the berries. The rarer species have been photographed. A lot of time and effort has been invested in nurturing this Urban Green Corridor. Development of this area would destroy this wildlife resource.

In conclusion we confirm we do not support the development of any more important green open spaces in Horsforth or housing development which will impact on the already overstretched infrastructure. Removing the site from the green belt is contrary to National Planning Policy Framework (NPPF) Section 9, paragraph 80 because including the site for development fails the 5 tests of green belt purpose. The inclusion of the site to achieve housing number target is not an exceptional circumstance as per paragraph 83 of NPPF. Based on this I do not think that the Plan is sound as it is not consistent with national policy. We therefore ask that you take our views into consideration and help protect our local community and its immediate environment for the benefit of future generations.

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