

From: [REDACTED]
To: [Site Allocations Plan](#)
Subject: PDE01159_Site Allocations Plan and Aire Valley Leeds Area Action Plan
Date: 15 November 2015 20:56:46
Attachments: [SAP letter ARG.docx](#)

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Councillor Richard Lewis [REDACTED]
Executive Board Member for Regeneration, Transport and Planning
Leeds City Council, Civic Hall
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14-Nov-2015

RE: Site Allocations Plan and Aire Valley Leeds Area Action Plan

Dear Sir / Madam,

I am writing to you in regard to the grave concerns I have to the proposal to develop greenbelt and greenfield sites in my local area. The sites that are of particular concern are:

- <!--[if !supportLists]-->• <!--[endif]-->**HG2-41 (4240) - South of A65 from Horsforth & Rawdon RA to crematorium**
- <!--[if !supportLists]-->• <!--[endif]-->**HG2-42 (1016) - Broadway and Calverley Lane, Horsforth**
- <!--[if !supportLists]-->• <!--[endif]-->**HG2-43 (5009) - Horsforth Campus**
- <!--[if !supportLists]-->• <!--[endif]-->**HG2-12 Fields at Woodlands Drive Rawdon**
- <!--[if !supportLists]-->• <!--[endif]-->**HG3-2, HG3-3 and HG3-4 Fields off A65, Rawdon**

I understand that there are 4 tests of soundness:

- <!--[if !supportLists]-->1. <!--[endif]-->Are the plans consistent with National Planning (NPPF) requirements?
- <!--[if !supportLists]-->2. <!--[endif]-->Have the Plans being positively prepared? (based on objectively assessed needs of an area)
- <!--[if !supportLists]-->3. <!--[endif]-->Are the Plans Justified? (from evidence that has been gathered, is it the best alternative of the ones looked at and have local people been involved).
- <!--[if !supportLists]-->4. <!--[endif]-->Are they Effective? (delivered within timescale given all the collaboration, infrastructure and amenities needed)

I believe that that developing the sites listed above are **NOT** consistent with the National Policy Planning Framework (NPPF).

- <!--[if !supportLists]-->• <!--[endif]-->The NPPF states that greenbelt is to be protected and requires exceptional circumstances to be built on.
- <!--[if !supportLists]-->• <!--[endif]-->Also that that brownfield should be prioritised over greenfield and definitely greenbelt.
- <!--[if !supportLists]-->• <!--[endif]-->The target level of housing development within the plans should be capped in line with the capacity of brownfield to protect greenbelt.
- <!--[if !supportLists]-->• <!--[endif]-->The NPPF also states that infrastructure comes first (e.g. healthcare, road network)

With reference to the NPPF statements:

• <!--[endif]-->There is nothing exceptional about these plans to build on greenfield/greenbelt to meet current housing targets. The current housing target (over 70,000) driving these plans is out of date. The plans have not been brought into line with the latest 2014 figures (from the ONS) which only shows a requirement for 46,000 new homes.

• <!--[endif]-->these plans significantly exceed the capacity of brownfield sites to the detriment of greenfield and greenbelt (HG2-43 (5009) and these plans are offering up greenbelt in advance of brownfield site development.

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<!--[endif]-->

• <!--[endif]-->with regard to infrastructure coming first:

o <!--[endif]-->there are no proposals regarding developing new healthcare to accommodate this scale of population increase.

o <!--[endif]--> Road safety and traffic volumes will also be adversely affected. Despite planned changes around the A6210 / A65 junction (current changes have just been finished), the increased number of houses proposed could potentially cause gridlock at peak volume. The current volume of traffic is only just within capacity of the network – vehicles from 1000+ new homes can only make this worse. It sometimes only takes one accident to gridlock the entirety of Horsforth. Please note that the proposed Airport link will only bring more traffic through this junction and the A65.

As an additional note, although the requirements for HG2-41 do include a school provision, HG2-43 (5009) is already a campus site. Has the alternative idea of using HG2-43 (5009) as the school provision been considered which could also retain the greenbelt status of the associated land (soundness item 3)?

Looking at all the information available, it does not appear that the development of greenfield and greenbelt sites is necessary. These developments will have a profoundly negative effect on the area itself since the area of the proposed developments provides natural habitats for a variety of wildlife (such as crested newts, different species of bats, owls, hawks, deer etc). This type of environment is wonderful for children to explore and learn about. The Pick Your Own fruit fields are a well-known part of the Horsforth community and enjoyed by many.

Once developed, these greenfield and greenbelt sites can never be recovered. All brownfield sites available MUST be developed first along with following a housing needs plan that is in line with the more recent figures from the ONS.

A related concern is the proposal for a new road link to the airport. This has the potential to destroy further greenfield sites and open up greenfield/greenbelt for housing development, placing further strain on the local community and road networks.

I fully object to scale of these proposals and sincerely hope that the application to develop these greenbelt and green field sites is refused.

Yours faithfully,

Alison Gee

Mrs A.R. Gee