

From: [REDACTED]
To: [Site Allocations Plan](#)
Subject: PDE01163_Site Allocations Plan and Aire Valley Leeds Area Action Plan
Date: 15 November 2015 20:54:46
Attachments: [SAP letter CNG.docx](#)

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Councillor Richard Lewis [REDACTED]
Executive Board Member for Regeneration, Transport and Planning
Leeds City Council, Civic Hall
Leeds
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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 strong objections that 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**

The proposal to include these development sites in the Local Plan is **NOT** consistent with the national policy.

<!--[if !supportLists]-->• <!--[endif]-->The National Policy Planning Framework (NPPF) states that greenbelt is to be protected and requires exceptional circumstances to be built on, and that that brown field sites are to be prioritised over the development of green field and certainly greenbelt sites.

<!--[if !supportLists]-->• <!--[endif]-->The NPPF also states that:

- <!--[if !supportLists]-->o <!--[endif]-->merging of communities is to be prevented
- <!--[if !supportLists]-->o <!--[endif]-->infrastructure must come first
- <!--[if !supportLists]-->o <!--[endif]-->the target level of housing development within the plans should be capped in line with the capacity of brown field sites to accommodate it, to protect greenbelt

The proposals are in violation of all of these statements:

- <!--[if !supportLists]-->• <!--[endif]-->greenbelt land is being offered before brown field sites are fully used up
- <!--[if !supportLists]-->• <!--[endif]-->there are no 'exceptional circumstances' to merit unspoilt / green land being developed ahead of brown field land
- <!--[if !supportLists]-->• <!--[endif]-->separate locales of Horsforth, Rawdon and Rodley would lose their identities due to the loss of clear borders between the communities
- <!--[if !supportLists]-->• <!--[endif]-->plans do NOT include necessary infrastructure to support the proposed development e.g. no healthcare requirements are included

<!--[if !supportLists]-->• <!--[endif]-->the plans significantly exceed the capacity of brown field availability

As a local resident I am concerned that the proposed developments will have a serious and negative impact on the area itself and on the standard of living of local residents.

<!--[if !supportLists]-->• <!--[endif]-->Road safety and traffic volumes will be negatively affected. This volume of new housing will overcrowd roads causing gridlock at peak times. The current volume of traffic is barely within the capacity of the network – vehicles from 1000+ new homes would only make this worse.

<!--[if !supportLists]-->• <!--[endif]-->The areas of the proposed developments provides natural habitats for a great variety of wildlife. It also includes working agricultural land and Pick Your Own fruit fields that provides a wonderful opportunity for residents and children especially to start to explore a natural environment

I sincerely hope that the application to develop these greenbelt and green field sites is refused.

Yours faithfully,

Chris Gee

Mr C.N. Gee