

From:
To: [Site Allocations Plan](#)
Subject: PDE01199_LEEDS SITE ALLOCATION PLANS - FORMAL OBJECTION
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LDF Publication Draft Consultation
Forward Planning & Implementation
Leonardo Building
2 Rossington Street
Leeds
LS2
8HD

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Rawdon

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15th November 2015

Dear Sir/ Madam

I wish to register my objection in regard to the planned development on the following greenbelt and green field sites:

HG2-41 (4240) (Fields South of A65 from Horsforth to Rawdon RA to crematorium)
HG2-42 (1016) (Fields at Broadway and Calverley Lane Horsforth)
HG2-43 (5009) (Fields at Horsforth College campus)
HG2-12 (4254) (Fields at Woodland Drive)

I am a resident in Rawdon and am extremely concerned to hear about plans to build on the above greenfield sites in Horsforth and Rawdon. I believe any development on these sites is going to have a negative effect on the standard of living of the people in the surrounding areas. Not only that, any plans to build on these greenbelt sites contravenes the National Planning Policy Framework.

I STRONGLY object on the basis of the following problems that will arise if the planned development of green belt land goes ahead.

1. TRAFFIC PROBLEMS.

The current congestion has not been eased by the addition of traffic lights at the Horsforth roundabout. There are still long queues backing up along the A65 Leeds Road to the roundabout. As a consequence the back roads that are used as short cuts along Rawdon Town Street/ West End Lane are becoming as congested as Leeds Road. If any new housing is added the resulting traffic on the shortcuts would mean dangerous bottlenecks around the following schools:

Rawdon St Peters Primary School
West End Primary school
Featherbank Infant School

The only way to ease the increased traffic flow would be to build a flyover or underpass at Horsforth roundabout – which understandably would be met with huge objection by residents.

Recently installed dedicated bus lanes along the A65 also appear to have done little to ease congestion along this route. In fact the problem seems to have worsened in the past 12 months. I think efforts should be focused on providing additional train stations in areas such as Otley to reduce the volume of traffic on the roads. The plans to introduce additional roads to the airport are also short sighted. Traffic to and from

Leeds Bradford Airport is not the major cause of traffic issues, the majority is commuter traffic from suburbs in the outer Leeds area. A train station at the airport would certainly help and in my opinion is needed if Leeds and Bradford local Authorities really want to compete with Manchester rather than be seen as a laughing stock.

2. IT WILL NOT SOLVE THE ISSUE OF AFFORDABLE HOUSING:

I disagree with the argument to build on greenbelt land to provide affordable housing in Horsforth. I have the feeling that the new houses would not be on the market for any less than existing housing in Horsforth. The new houses at Horsforth Vale begin at around £325,000 – that is hardly affordable for the average buyer. It is just a way for greedy developers to make even more money per plot than building on brownfield sites elsewhere. There is plenty of affordable housing in nearby areas such as Rodley, Yeadon, Farsley and Cookridge. There are plenty of brownfield sites in Leeds that could be outlined for housing development.

3. OVERSUBSCRIBED SCHOOLS:

Horsforth and Rawdon have some excellent schools, as a result they are full to bursting. There are no plans to build new schools in the area, so where would the new influx of extra pupils go? I fear they would be packed into the existing schools, lowering the teacher to pupil ratio and in turn the standard of teaching. What are Leeds City Councils plans for increasing pupil places over the next 5 years?

4. OVERSTRETCHED MEDICAL RESOURCES:

Getting an appointment at Horsforth and Rawdon surgeries is very difficult. Fortunately i do not have serious health issues, but i am sure those that do find it increasingly frustrating getting treated. Rawdon surgery currently has to outsource its evening appointments to Yeadon Health Centre. Does Leeds Council have plans to open more surgeries when the NHS is already underfunded and under resourced? How will the over stretched surgeries in Rawdon and Horsforth cope with the influx of new residents?

5. DESTRUCTION OF WILDLIFE AND HABITAT:

Kestrels, owls, wild deer, bats are amongst the huge array of wildlife that will perish if their current habitats are destroyed. More greenbelt areas should be dedicated to wildlife preservation such as the hugely successful Rodley Nature Preserve. This area provides a fantastic habitat for a huge variety of birds and animals and is also a superb educational facility.

6. DESTRUCTION OF GREEN SPACES:

The whole view across the valley from Leeds Road would be ruined if houses were built on the proposed Strawberry Fields site. Large amounts of families enjoy visiting the fields in summer to pick strawberries, raspberries and asparagus, it would be a terrible loss if this was built upon. Similarly many people (myself included) use the area around Woodlands Drive for running, walking and cycling – it is a beautiful part of Rawdon that offers a safe, green and tranquil space for exercising area away from the busy traffic of the A65.

It is also vital we retain as much green spaces as possible within highly populated areas. Trees, shrubs and turf remove smoke, dust and other pollutants from the air. Trees can remove significant amounts of carbon dioxide from the atmosphere annually, compensating for the CO₂ produced in car emissions.

7. INCREASE IN POLLUTION/ DECREASE IN AIR QUALITY

The increase in traffic flow will lead to an increase in pollution from traffic fumes and a lowering of air quality. This is known to cause health problems especially in children and to exacerbate conditions such as asthma. New European studies on the effect of diesel traffic fumes show that the risk of dying increases in direct relation to an increase in traffic emission levels.

‘New research examined two decades of data from 22 studies involving over 367,000 residents of large cities in 13 European countries. Researchers looked at the impact of prolonged exposure to tiny particles of soot or dust found in traffic fumes and industrial emissions, fine-particle matter known as PM 2.5. They estimate that for every increase of 5 micrograms per cubic metre (5 µg/m³) in annual exposure to PM 2.5, the risk of dying from rises by seven per cent’

8. LACK OF INFORMATION AVAILABLE TO LOCAL RESIDENTS

There is very little information on the proposed building plans. The council has not made local residents aware of the plans or how they can register their objections by leafleting, letters or social media. It gives the strong impression that Leeds Council are hiding their intentions fearing mass rejection of plans by local

residents.

On these grounds I hope you are able to act on behalf of the people of Horsforth and Rawdon to reject the progression of these greenbelt sites within the development proposals. Please keep me informed of the public examinations, the submission of the plans and potential outcome of the review.

Yours faithfully

Dominic