

**From:** [REDACTED]  
**To:** [Site Allocations Plan](#)  
**Subject:** PDE01437\_LSAP & AVLAAP - FORMAL OBJECTIONS MADE DURING PUBLIC CONSULTATION  
**Date:** 15 November 2015 13:59:20  
**Attachments:** [HousingHorsforth.docx](#)

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Dear Sir / Madam,

As local residents living close to the proposed development sites we would like to object to the proposed development of greenbelt and green field sites. We feel any development on greenbelt protected land would have a negative impact on our standard of living and should not be included in the plans. We object strongly to the following sites for the following reasons:

HG2-41 (4240) - Fields South of A65 from Horsforth & Rawdon RA to crematorium

HG2-42 (1016) - Fields at Broadway and Calverley Lane, Horsforth

HG2-43 (5009) - Fields at Horsforth College Campus

### **Inconsistent with National Planning Policy Framework.**

NPPF now states that 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 and enhance greenbelt. The current plans significantly exceed this capacity; resulting in the permanent and unnecessary destruction greenbelt, which must be protected.

NPPF states that greenbelt is to be protected and requires 'exceptional' circumstances to be built on. There is nothing exceptional about the council's plans to build on unspoilt land to meet their current housing target. The council's adoption of the self imposed Core Housing Strategy cannot be considered to be an exceptional set of circumstances, but is merely part of their scheduled housing building policy plan.

NPPF states that brown field sites are to be prioritised over the development of green field and greenbelt, but these plans offer up greenbelt in advance. The greenbelt allocated for housing has also been selected in favour of all of the other available brown field land from across the region, which must first be included in the site allocation plan. NPPF states that infrastructure must come first, yet the outline ideas to provide infrastructure are neither in place or time-lined in advance of the proposed developments. There are currently no plans whatsoever to develop new healthcare with these massive scale extensions of population. At best there is only marginal attempt to set aside land for education, but there is no schedule of timed completion and no consideration for who would build a school on this land. In all probability, this would not be progressed and would then be turned into yet more housing for any already over stretched population.

### **Inconsistent with Leeds Development Plan Policies**

The need for large scale affordable housing and single owner properties will not be fulfilled by developing on sites on greenbelt land in semi-rural areas, but on the renewal

of brown field land in areas in need of urban regeneration and investment.

In order to prevent the unnecessary permanent destruction of greenbelt, the current plan to re-assess the housing target needs to be put in place before the site allocation plans are progressed, and not after them - as currently planned.

### **Negative Impact on Highway Safety and Traffic**

The road infrastructure cannot support the development. Adding over a thousand extra houses which all need to utilise this same stretch of road will cause daily gridlock and increase serious accidents within this over burdened area. Therefore the ability of these sites to accommodate over 1,000 extra houses must be limited in line with the ability to deliver proper infrastructure to serve them.

### **Lack of Conservation of the Natural Environment & Negative Effect on the Landscape** (Also objecting to HG2-46 Delap Waterworks for these reasons)

These sites are host to a huge array of wildlife including crested newts that will perish as a result of the proposed development. While there may be token provision allocated for selected species, the majority are not even noted or recognised in the inadequate environmental impact assessments which have been conducted to date.

The natural beauty of the landscape will be lost if the developments go ahead. We understand that provision has been made to preserve the area but the heavy machinery that was used during the recent Kirkstall Forge station development had a visible impact on the area.

We would also like to register our concern that not enough effort has been made to develop available brownfield sites in Bradford, Halifax and Wakefield due to a lack of regional co-ordination.

We want to register our concerns that the public consultation process served to obfuscate rather than enlighten the public. The council's consultation feedback website does not allow for the objections of greenbelt development across Leeds. The method is divisive in that it forces the user to focus only on sites on an individual field by field basis, making the commenting of objections to all proposed sites an impossible task. There is nowhere in the council's published documentation that provides a clear list of greenbelt sites which are nominated for development. They are hidden in isolation amongst the wide array of other sites, making them inaccessible to the public.

Horsforth is a beautiful part of Leeds to live in. One of its key features are the areas of natural beauty with a variety of housing within. Horsforth can accommodate small developments such as the proposed Barnado's and St Joseph's developments but the large scale developments will damage the area irreparably.

Please keep me informed of opportunities to present my objections to the planning panel, the public examinations, the submission of the plans and potential outcome of the review.

Yours faithfully,

Ms Lucy Parkin & Ms Sarah Prescott  
13 Newlay Wood Drive  
Leeds LS18 4LL