

From:
To: [Site Allocations Plan](#)
Subject: PDE01452_URGENT: Horsforth & Rawdon housing developments - Complaint
Date: 15 November 2015 13:09:15

LDF Publication Draft Consultation

Forward Planning & Implementation
Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

Dear Sirs,

I and many members of the Horsforth & Rawdon community are extremely concerned about your development plans and the process relating to the following sites:

- HG2-41 fields south of the A65, Horsforth roundabout to crematorium
- HG2-42 fields at Broadway and Calverley Lane
- HG2-43 Fields at Horsforth College Campus
- HG2-12 Fields at Woodlands Drive, Rawdon
- HG3-2 Fields off A65, Rawdon
- HG3-3 Fields off A65, Rawdon
- HG3-4 Fields off A65, Rawdon

Please register my comments and objection against all of the proposed developments for the following reasons.

Irrecoverable destruction of valuable strategic infrastructure greenbelt, Horsforth and Rawdon Villages.

I and my family have lived in Horsforth for 15 years. My 7 and 9 year old sons were born and have grown up here. We live on the A65 opposite the strawberry fields and enjoy peaceful and uninterrupted country views. We regularly enjoy walks and cycle rides down Barr Lane and across Horsforth and have picked strawberries locally every year since they were born. Any development, of any scale, on the above sites will destroy this green area and deprive local residents and future generations from enjoying this rare and unspoilt countryside close to the city, the importance of which was recognised by LCC when it was upgraded to "infrastructure greenbelt". Please do not close your eyes to the devastation ANY further planning approval, regardless of scale, will cause to the community.

Horsforth is mentioned in the Domesday Book and is believed to be the largest village in the UK with c.19,000

residents. The recent Horsforth Vale development (>400 homes) and your new plans to build over 1,000 new houses on the above "STRATEGIC INFRASTRUCTURE GREEN BELT" will irrevocably destroy Horsforth village forever and leave yet another community black hole similar to the one created at the Hyroyd Hospital in Menston almost a decade ago.

Viability of local infrastructure

The level of current and planned development along the A65 GREENBELT will cause a catastrophic impact on local infrastructure, to both the local community and to business commuters travelling through the area. This will undoubtedly generate additional and unnecessary exceptional costs to the tax payer in future years as LCC are then forced to make additional major changes to local infrastructure for failing to consider the COMBINED impact of ALL developments (including plans for Bradford) along the A65 and greenbelt land. The promises made by LCC in the public meetings prior to the Horsforth Vale development to alleviate traffic congestion have proven false - the new traffic lights on the roundabout appear to have antagonised the issue rather than improve it. The A65 is regularly at a complete standstill from the Hyroyds development through to Leeds centre in both directions.

Unfortunately LCC Planning have gained a reputation for failing to appropriately steward protected land and buildings, in the Leeds area. For example, the Corn Mill at the Horsforth, Woodside development by allowing large developers to demolish Listed buildings to build new (and more profitable) houses by applying the 'commercial viability' challenge. It would be grossly irresponsible to allow the irrevocable destruction of INFRASTRUCTURE GREENBELT land in Horsforth for similar criteria.

Your proposals to develop the above sites are clearly NOT consistent with national policy and core strategy. You have failed to provide evidence to justify how the above development proposals to build on

STRATEGIC INFRASTRUCTURE GREENBELT meet the 'exceptional needs' criteria required to convert green belt into building land. This also conflicts with the Leeds Core Strategy to preserve green belt land.

You have also failed to justify why you propose to develop this greenbelt BEFORE developing brown belt. Prioritising in this way is in breach of national policy and the Leeds Core Strategy although it will undoubtedly significantly benefit developer profit margins at irreversible cost to the local community, future generations and current residents within this community.

There is also no evidence of LCC intentions to fund any proportion of this development to meet affordable housing

for LCC rental housing needs. This is also in breach of the Leeds Core Strategy.

The impact on the local infrastructure (roads, schools, social services, healthcare services, public transport, police and fire services etc.etc.) from already approved and planned developments will not be felt for some years until Horsforth Vale, Kirkstall Forge and Guiseley developments currently underway are completed and fully populated, yet your new additional planning proposals do not take this or the current and planned developments in neighbouring villages along a 3 mile stretch of the A65 into account. This is naive, at best and potentially grossly negligent with irrecoverable consequences for both current and future generations.

Your plans significantly benefit developers and increase the risk of developers cashing-in high profit margins on greenbelt projects before renegeing on promises to develop less profitable brown-field projects which would regenerate areas that would benefit from development. We have seen similar profit driven promises fail to deliver such as the Hyroyds Hospital in Guiseley so history shows the scars of development schemes of this scale and the 'ghost town' impact it has on communities.

There are many brown belt areas that would potentially benefit from investment and regeneration yet you have failed to prioritise these opportunities (e.g. c.10 acres of land off Kirkstall Road, opposite ITV; 5 acres of land opposite Kirkstall Sports centre (near Headingley station, LS5), Cross Green Industrial Estate and Halton Moor (LS9, LS15)) or to ensure that all brown field opportunities are included.

Process failures

The process used to identify sites does not benefit the community. It does however favour developers identifying profitable greenbelt without any need for justification or a comprehensive risk and benefit assessment process to assess the best use of council time and planning. It has also caused enormous anxiety for local residents with the need for the masses to challenge plans developed based on a handful of profit driven organisations and individuals, who may or may not necessarily live within the community affected, nominating development sites.

Your proposals to prioritise the development of INFRASTRUCTURE GREENBELT before brown belt sites across Leeds significantly benefits

developer profit margins above the needs of local communities or residents within the community. The approval and planning process therefore demands much greater INDEPENDENT governance over the process than is currently in place in order to protect Leeds residents, future generations and reputation of LCC officers.

You have failed to provide ANY evidence to demonstrate that ALL brown belt opportunities have been reviewed and prioritised over Greenbelt and officers of LCC planning provide inconsistent responses when questioned on this subject which brings into question the level of due diligence applied to your development proposals and related planning process.

The manner in which you are running the process excludes many of the local residents participating in the consultation process including many elderly and vulnerable individuals who do not have access to computers or have restrictive mobility. Information to all local residents should have been sent by post. The on line form to register your comments is ridiculously complicated, requiring one submission per site - when often the objections will be common for multiple sites and using complex terminology which will put off a significant number of people.

You have also failed to fully take in to account the impact of other developments into consideration. A development of this scale cannot be approved in isolation. You have a duty of care to ensure the impact of all neighbouring developments currently underway future developments planned with neighbouring councils is assessed. I have seen no evidence of collaboration with neighbouring district development plans such as those planned. For example, your plans fail take into account the developments currently underway, including c.1,500 new houses at Horsforth Vale (the old Clariant chemical plant) and Kirkstall Forge. They also fail to take into account other major development plans in Menston, Guiseley and other neighbouring villages along the A65 and eg Calverley in the Bradford region.

We are also extremely concerned that this process appears to be being driven by commercial 'for profit' organisations that are believed to work closely with LCC planning. The process used to identify sites without any form of feasibility study or justification significantly benefited developers over local community and the failure to apply appropriate governance or independent challenge for the good of the Leeds community is a major concern.

Finally, one of your officers has also informed me that the forecast for >60,000 new homes needed is grossly overstated based on 2010 estimates. Is this true?

Please do not allow the irrecoverable destruction of our community and stop any development on the above sites!

Yours faithfully,

Kevin Roberts