

From:
To: [Site Allocations Plan](#)
Subject: PDE01639_SITE ALLOCATIONS PLAN
Date: 14 November 2015 13:14:42

LDF Draft Consultations
Forward Planning & Implementation
Leonardo Building
2 Rossington St
Leeds
LS2 8HD

R Amos
35 Outwood Lane
Horsforth
Leeds
LS18 4JB

Dear Sir/Madam,

Leeds Site Allocation Plan--Formal Objection

I wish to make you aware of my very strong objections to the proposals regarding the development of greenbelt and greenfield sites:

HG2-41

HG2-42

HG2-43

I am a Horsforth resident living close to the designated areas and my view is that any proposed development on protected greenbelt land will have a seriously negative impact on our standard of living in the area and therefore should be excluded from the plans.

My specific objections:-

A] The plans contravene the National Policy Planning Framework [NPPF] that requires 'exceptional circumstances' to build on greenbelt land.

B] NPPF states that brown field sites must be given priority over the development of greenfield and greenbelt

C] In regard to [A] there are no exceptional circumstances including the council's self imposed core housing strategy which is simply part of the scheduled house building policy.

D] In regard to [B] why do the plans offer for example HG2-41 in advance of many brown field sites [Phase1] and why has greenbelt been offered in favour of other brownfield sites across the region. This planning decision is unsound brown field sites must always be built on first as a priority and the principle of exceptional circumstance clearly to be met if considering greenbelt/field. It is not in the case of the 3 sites in question

E] These sites must continue to be part of the Leeds Strategic Green Structure as identified in the Adopted Core Strategy. As a long time resident of the area I see the green spaces as the 'green lungs' of the city. The essences of the suburbs of Leeds are the green fields/open spaces sitting close to the city centre. They are important for the wellbeing and health of the citizens and are well used for all sorts of activities eg family activity of strawberry picking on HG2-41 site as just one example. They are an essential part of Leeds identity, the juxtaposition of urban city and open greenspaces.

F] The NPPF states two essentials; infrastructure must come first and the merging of communities is to be prevented. There are no clear outlines in the plans for provision of infrastructure, no developed plan for health care for the proposed huge increase in population and only marginal outlines in regard to schools with no schedules or timelines for completion. In terms of such large scale proposals this is ridiculous and again makes the plans unsound.

The plans will also unfortunately merge the towns of Horsforth, Rawdon and Rodley as the green sites are the countryside and open spaces between them. The net result will be one huge urban

sprawl and loss of community identity-- a big price to pay and reduction in quality of life.

G] The council is constantly exposed for its lack of an integrated transport system and overburdened roads, the A 65 and A 6120 are notoriously overcrowded and serious bottlenecks, there is no current plan to alleviate this [only limited work undertaken to alleviate congestion at two roundabouts] the SAP sites mentioned will add a future hugely increased traffic burden which frankly will become untenable adding to pollution levels [risk of increased harm to health] and lowering the quality of life for residents- this is too high a price to pay.

H] Ecology and Conservation of the natural environment. Why does the council give no priority to this and clearly identify greenfield sites within the SAP proposals? It seems to me that there is a wilful disregard of the value of greenfield and open spaces, the Planners simply grabbing land [brownfield or green] to plonk houses on, the lack of balance and objectivity in this is to be strongly objected to.

For example can it be said that within the SAP there are adequate environmental impact assessments, I think not! The City of Leeds is well known for its River Aire green valley stretching in a continuous chain down towards the city centre, within it there is a huge array of wildlife appreciated by Leeds residents; bats, owls, hawks, other bird life, foxes, deer, many small mammals etc and if this over development goes ahead there will be an inestimable price to be paid for the destruction of this natural habitat and the loss of species. This coupled with the total destruction of the natural views across the valley landscape will have the effect of destroying forever the connection of local people with the natural environment. This juxtaposition of countryside and urban environment is so important and jealously guarded by the residents of this area--leave the green fields out of the equation concentrate on brownfield sites!

I] In order to prevent the permanent and unnecessary destruction of the greenbelt the current council plan to reassess the housing target set needs to be undertaken BEFORE any decisions are made on the SAP not after them as currently decided. The 2014 ONS figures show a need for 44,000 homes not the outdated assessment of 66,000, this critical issue clearly needs to be looked at with some urgency.

J] The lack of balance and objectivity and indeed fairness in this whole process is clear to see and needs to be rectified. Is there for example a regional coordination, is Leeds council talking to and negotiating with its neighbouring authorities, particularly Bradford in terms of its site identification impact and the increase in traffic volume it will also impose on the A 65 into Leeds. Have the two Councils discussed the seriously negative impact of using greenbelt land and should they be discussing the joint identification of suitable brownfield sites across their areas?

K] The City Council claims in its Citizen Email that it is working with residents but this is to seek responses now to the SAP. I have got all my pre information from other sources and have received absolutely nothing prior to SAP comment from the council, in terms of paper or electronic material. I understand that there were a number of public meetings but these were certainly not publicised strongly enough and were inadequate in terms of the scale needed for public consultation [as a point of interest 40% of residents in Leeds are not on the internet so exactly where is the detailed pre information for them?]

The City Council has not been working with the public, its whole approach on this vitally important matter leaves a lot to be desired and has led to disenfranchisement and has not met its legal requirements

L] As a local resident of 30 years in Horsforth, the local environment is vitally important to me, with its open greenfields/ spaces; what price the destruction of the natural environment on the edge of the city, far too high a price I think!

In conclusion I sincerely hope that you will act and reject the use of greenbelt and green spaces. This plan is unsound in so many aspects.

Please keep me informed about the submission of the Plan and opportunities to present my objections to the Planning Panel and the public examination, plus feedback on the outcome of the review.

Yours Sincerely

R Amos