

From:
To: [Site Allocations Plan](#)
Subject: PDE02540_Site Allocation Plan - Horsforth/Rawdon area
Date: 16 November 2015 16:43:28

Dear Sir/Madam,

I am writing to raise my concerns regarding Leeds City Council's SAP, in particular around the Horsforth/Rawdon area where I live.

While I understand the need to build more houses, I believe that the choice of sites need to be carefully considered in order to ensure it does not have an adverse effect on the local area.

In particular, I am very concerned that the proposed developments will lead to a great loss of greenfield and designated greenbelt land and have a significant negative impact on the current rural Aire valley landscape and lead to the joining up of Rawdon and Horsforth. I really value having access to this semi-rural green corridor on my doorstep and run along the Aire valley and surrounding areas several times a week. I believe these developments would have a significant impact on a large number of recreational users (walkers, runners, bikers, dogwalkers etc) who currently enjoy this rural area.

In addition, I am very concerned about the sustainability of the size of some of the proposed developments in terms of impact on local infrastructure, including transport networks and schools which are already overstretched and are already having to cope with the addition of recent developments such as the Clariant site and other developments already in progress such as Kirkstall Forge. Without building additional rail stations to service some of these developments, I do not think the existing road network (A65 and outer ring road) are able to cope with the additional number of cars on the roads that these developments would bring.

Please see below my comments relating to specific site allocations:

Site Reference - HG2-44

Site Address - Clarence Road (land at) - Horsforth LS18 4LB - 25 houses

Comments - As noted in the SAP, Clarence Road is a narrow/heavily parked cul de sac road with heavy parking due to workers associated with Barnardo's and Mind during the day and also staff and parents at the Froebelian School. Parents dropping off and collecting children at the school already cause both a congestion/parking issue for local residents and a safety issue to local residents with vehicles turning in residential driveways.

I am therefore very concerned at the number of proposed units (25) given the potential this would have to substantially increase congestion on the road. Even if a development provided off-road parking for the 25 proposed units, the increase in traffic from these 25 units would be substantial on such a narrow, congested road. I would also be concerned should there be any plans to pave the end of Clarence Road leading through to Newlaithes Road as I believe this

would only increase traffic on the road and turn it into a rat run for parents taking their children to Newlaithes school etc. In addition, the unpaved section at the southwestern end of Clarence Road is specifically noted by Leeds City Council within the Conservation Area documents and the loss of this feature would therefore have a significant detrimental impact on the Conservation Area.

As also noted within the SAP, this site lies within a conservation area, and as noted in the SAP and NPPF, the loss of a building which makes a positive contribution to the significance of a Conservation Area should be regarded as resulting in substantial harm to that area. Whilst one of the Barndaro's buildings on this site has a more modern extension, the buildings are predominantly large traditional gritstone houses in keeping with the local area which make a significant positive contribution to the Conservation Area. The loss of these buildings and replacement with modern buildings would substantially harm the nature of the Conservation Area; and the removal of these buildings would therefore go against the requirements of the NPPF and is therefore unsound.

Site Reference - HG2-41

Site Address - South of A65 from Horsforth & Rawdon RA to crematorium

Comments - I am strongly opposed to the proposed allocation of this site for 777 houses on this agricultural land. Not only is this site a greenfield site but it is allocated as Green Belt, which the NPPF stipulates may only be used for housing in 'exceptional circumstances' which may not include the requirement of meeting housing targets. I do not believe LCC can demonstrate that exceptional circumstances exist for building houses on this greenbelt land, and the inclusion of this site in the SAP is therefore unsound and illegal as inclusion of this site in the SAP has not previously been consulted on. The site assessment notes that development of this greenbelt site is acceptable as the site is well contained by roads, trees and other development reducing potential for further sprawl, but essentially this means that all the remaining open space between these boundaries will be lost, which should be a reason to retain this valuable open space as it is rather than develop it.

Building on this site will mean the loss of a Special Landscape Area - driving north from ring road along the A65 gives a distinctive view of semi-rural agricultural land across the River Aire valley - the visual impact of developing this site would mean the loss of this view and irreparable damage to Rawdon's rural character and village identity. The SAP site assessment states that this development would not lead to the merging of settlements; however the loss of this greenbelt land would essentially cause the merging of Horsforth and Rawdon and I would question whether this allocation is therefore sound and/or legal.

I also believe that the proposed development of HG2-41 (in addition to HG2-12, HG3-2 and HG3-3) is unsustainable as there is already far too much traffic along the A65. Even during the day on weekdays or weekends, there is frequently heavy traffic along the A65 and during peak/rush hours it is always heavily congested. Without either providing bus lanes along the length of the A65 or building additional train stations, these proposed developments will lead to a massive increase in the number of cars on the roads which is not sustainable and would have a huge detrimental impact on the area and local people.

Kind regards,

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