

**From:** [Jon Rule](#)  
**To:** [Site Allocations Plan](#)  
**Subject:** PDE02786\_RE: LEEDS SITE ALLOCATION PLANS - FORMAL OBJECTION  
**Date:** 16 November 2015 15:32:34

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15.11.15

Dear Sir / Madam,

As part of the Leeds Site Allocation Plan public consultation process, I would like to formally object to the proposed development of the following sites:

HG2-41 (4240) – South of A65 Horsforth & Rawdon RA to Crematorium

HG2-42 (1016) – Broadway and Calverley Lane - Horsforth

HG2-43 (5009) - Horsforth Campus

HG2-12 (4254) – Fields at Woodlands Drive

I wish to make you aware of a number of strong objections that I have with regard to the proposed development of greenbelt and green field sites - I object to proposed sites which are 'greenbelt' – I am for development on brownfield sites.

As a local resident living close to the sites of proposed development, I am of the view that the proposed developments will have a serious negative impact on the future quality of life of those resident in Horsforth. My specific objections are as follows:

1. National Planning Policy Framework (NPPF):
  - I. 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. Especially when there is a substantial amount of brown field sites available in the first instance. There are also no realistic and up to date statistics which support the need for such a massive exercise on over development.
  - II. NPPF states that brown field sites are to be prioritised over the development of green field and certainly greenbelt sites, but these plans offer up greenbelt in advance of brown field site development.
  - III. NPPF states that merging of communities is to be prevented, yet development of these sites will lose the individual identities currently held between Horsforth, Rawdon and Rodley.
  - IV. NPPF states that infrastructure must come first, yet the outline ideas to provide infrastructure are either not in place, or are not time-lined in advance of the proposed developments. There are currently no plans to develop new healthcare with these massive scale extensions of population.
  - V. 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 greenbelt - yet these plans significantly exceed it.

2. Development Plan Policies:

- I. The need for affordable housing will not be fulfilled by developing on these sites, as local property values for new build currently start at circa £325,000 (eg: Horsforth Vale). If as a Local Council you were motivated to genuinely provide affordable housing then I would suggest selling brownfield sites or small greenbelt areas – once the brown sites are full to small co-operatives of individuals to build their own homes in a sustainable and environmentally sound manner such as the Lilac development in Kirkstall.
- II. The current housing target which drives the need to develop on the greenbelt appears rather flawed and requires a review. 2014 figures from the Office of National Statistics, show a need of only 46,000 new homes.

3. Impact on highway safety and traffic:

- I. This section of Ring Road and the A65 is one of the most congested and dangerous in Leeds; adding over a thousand extra houses will cause gridlock and increase accidents within this over burdened area.

4. Conservation of the natural environment:

- I. The above sites are host to crested newts, different species of bats, owls, hawks, deer and a huge array of wildlife that will perish as a result of the proposed development.
- II. Site 4240 is used both as working agricultural land; and also as Pick Your Own fruit fields - which provide the community a meaningful way to connect with the natural environment.

5. Effect on the landscape:

- I. These fields are an integral part of the landscape of Horsforth. The 4240 site along the A65 provides views of the natural landscape stretching through the Aire Valley right up towards Shipley Glen. If developed on, this connection with the natural environment will be lost forever.

In my very personal experience and opinion I also object on the following grounds -

I object to the sale of land for development to huge profit making corporations who are not building affordable housing in real terms. To sell Leeds postcodes to luxury home builders further excludes our children in the future from living where they have grown up. If greenfield was to be built on 'after' all the brown field sites are full then in my opinion only genuinely 'affordable' housing that is sympathetic to its environment and which is 'green' in its practices should be constructed.

Apart from anything else – it also appears that no one has actually tallied up the real life impact of such extreme population growth in these areas – there are no plans for extra medical care, schooling, transport links or road alterations. There are already hugely congested roads each day. The High School locally is oversubscribed every year. There

are 2 GPs who are full. Once all the green spaces that are used by the community regularly are taken away and you add a further 1500 plus homes to this space we then have everyone centred on the remaining green space – Hall Park - which in itself is lacking in adequate facilities (toilets) as well as having massive issues with dog fouling etc. which will only become worse as this will then be the only green space for the local 9500 households to use as their casual leisure facility.

I have met many residents as well as council employees and have always been struck by one thing that everyone always mentions with pride – the amount of green space that Leeds has available. Residents and employees are right to be proud to have the space, it is a HUGE positive and let us all work hard to keep it that way. I am sure that if the council approached its residents with any issues we could all come together creatively to meet the needs of our residents. Let's be a cooperative and progressive city that listens to one another and finds the most creative solution for all.

I sincerely hope that you refuse the application on these greenbelt sites. If this application is to be decided by councillors, please take this as notice that I wish to speak at the meeting of the committee at which this application is expected to be decided. Please let me know the date and time of the meeting.

It is imperative that we look to the future and look creatively for solutions. We have a finite amount of resources in the world and it is necessary to protect what we have now.

Regards

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