

From: [Lewis, Cllr Richard](#)
To: [George Wilson](#); [Lewis, Cllr Richard](#)
Cc: [Site Allocations Plan](#)
Subject: PDE03166_RE: Site Allocations Plan and Aire Valley Leeds Area Action Plan
Date: 16 November 2015 08:55:05

Dear Mr Wilson,

Thank you for your e-mail. I have passed this to the team who will be looking at the draft Site Allocation Plan responses.

Regards,
Cllr Richard Lewis

Ward Member for Pudsey &
Executive Member for Regeneration,
Transport and Planning
173 Smalewell Road
Pudsey

From: George Wilson
Sent: 14 November 2015 10:49
To: Lewis, Cllr Richard
Subject: Site Allocations Plan and Aire Valley Leeds Area Action Plan

G.M.D.Wilson,
6, West End Grove,
Horsforth,
Leeds,
LS18 5JJ

Councillor Richard Lewis
Executive Board Member for Regeneration, Transport and Planning
Leeds City Council, Civic Hall
Leeds
LS1 1UR

Dear Sir,

14th. November 2015

Site Allocations Plan and Aire Valley Leeds Area Action Plan:-
HG2-41 (4240) - South of A65 from Horsforth & Rawdon RA to crematorium
HG2-42 (1016) - Broadway and Calverley Lane, Horsforth
HG2-43 (5009) - Horsforth Campus

As a local resident 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:-

1. **National Planning Policy Framework:**
This states that :-

a. 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. In a densely populated area like this green areas should not be sacrificed unless there is proper evidence that really is unavoidable and all other possibilities have been fully investigated.

b. 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.

c. merging of communities is to be prevented, yet development of these sites will lose the individual identities currently held between Horsforth, Rawdon and Rodley.

d. 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.

e. 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:

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 (e.g.: Horsforth Vale).

The current housing target which drives the need to develop on the greenbelt is flawed and needs to be changed. It is based on outdated, over inflated housing targets of over 70,000 properties and needs to be brought in line to the latest 2014 figures (from the Office of National Statistics), which show a need of only 46,000 new homes.

3. Impact on highway safety and traffic:

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, which will be made worse by the additional housing already approved and the impact of the proposed airport link route. The heavy congestion that will result can only cause serious deterioration in air quality to the detriment of our health.

4. Conservation of the natural environment:

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.

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:

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.

All of these irrevocable detrimental changes seem to be more for the sake of enriching developers rather than alleviating the chronic shortage of affordable housing.

I sincerely hope that you refuse the application on these greenbelt sites.

Yours faithfully