

From: [Luke Allin](#)
To: [Site Allocations Plan](#)
Subject: PDE03207_RE: LSAP & AVLAAP - FORMAL OBJECTIONS MADE DURING PUBLIC CONSULTATION
Date: 15 November 2015 23:45:52

LDF Publication Draft Consultation,
Forward Planning & Implementation,
Leonardo Building,
2 Rossington Street,
Leeds
LS2 8HD

15th November 2015

RE: LSAP & AVLAAP - FORMAL OBJECTIONS MADE DURING PUBLIC
CONSULTATION

Dear Sir / Madam,

We wish to make you aware of a number of strong objections that we have with regard to the proposed development of greenbelt and green field sites :

 HG2-41 (4240) - Fields South of A65 from Horsforth & Rawdon RA to crematorium

 HG2-42 (1016) - Fields at Broadway and Calverley Lane, Horsforth

 HG2-43 (5009) - Fields at Horsforth College Campus

As a local resident living close to the sites of proposed development, we are of the view that the proposed developments on greenbelt protected land will have a serious negative impact on our standard of living and should be excluded from the plans. Our specific objections are as follows:

1. Inconsistent with National Planning Policy Framework:

I. INADEQUATE ENVIRONMENTAL CONSTRAINT: 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 and enhance

greenbelt. The current plans significantly exceed this capacity; resulting in the permanent and unnecessary destruction greenbelt, which must be protected.

II. NON-EXCEPTIONAL CIRCUMSTANCE: NPPF states that greenbelt is to be protected and requires 'exceptional' circumstances to be built on.

III. PRIORITISATION OF GREENBELT OVER BROWN FIELD: NPPF states that brown field sites are to be prioritised over the development of green field and greenbelt, but these plans offer up greenbelt in advance. The range of larger sites such as HG4-42 are all scheduled for phase one; in advance of many brown field which are allocated for housing. The greenbelt allocated for housing has also been selected in favour of all of the other available brown field land from across the region, which must first be included in the site allocation plan.

IV. LOSS OF COMMUNITY IDENTITY: NPPF states that merging of communities is to be prevented, yet development of these greenbelt sites will lose the individual identities currently held between the areas in which they are located. For example, the three sites identified above currently act as the dividing space between the conurbations of Horsforth, Rawdon and Rodley. If they are to house over 1,000 new properties as suggested, the urban sprawl will knit these areas together resulting in a loss of individual community identity.

V. LACK OF INFRASTRUCTURE: NPPF states that infrastructure must come first, yet the outline ideas to provide infrastructure are neither in place or time-lined in advance of the proposed developments. There are currently no plans whatsoever to develop new healthcare with these massive scale extensions of population. At best there is only marginal attempt to set aside land for education, but there is no schedule of timed completion and no consideration for who would build a school on this land. In all probability, this would not be progressed and would then be turned into yet more housing for any already over stretched population.

2. Negative Impact on Highway Safety and Traffic:

I. COMPROMISING ON SAFETY: The above three sites are located on a section of

Ring Road and the A65 which is one of the most congested and dangerous in Leeds. Adding over a thousand extra houses which all need to utilise this same stretch of road will cause daily gridlock and increase serious accidents within this over burdened area.

II. INABILITY TO COPE WITH TRAFFIC: The adjoining section of Ring Road (A6120) leading out of the areas of the three sites named above is bottlenecked between three separate single lane bridges (one railway, one canal and one river). Therefore the ability of these sites to accommodate over 1,000 extra houses must be limited in line with the ability to deliver proper infrastructure to serve them.

4. Lack of Conservation of the Natural Environment:

I. DESTRUCTION OF HABITATS: The above sites are host to crested newts, different species of bats, owls, hawks, wild deer, badgers and a huge array of wildlife that will perish as a result of the proposed development. While there may be token provision allocated for selected species, the majority are not even noted or recognised in the inadequate environmental impact assessments which have been conducted to date.

II. ISOLATION OF WILDLIFE: The above sites provide a continuous chain of greenbelt along the River Aire Valley, which allows the wildlife migratory and residential access across the region. The destruction of these greenbelt sites will lead to their isolation, hemmed in by the proposed housing and Ring Road, leading to their permanent demise from the area.

III. REMOVAL OF COMMUNITY ENGAGEMENT WITH COUNTRYSIDE: Site HG2-41 (4240) is used both as working agricultural land and also as Pick Your Own fruit fields. During the fruit picking season, the fields provide thousands people from the local community with a meaningful way to connect with the natural environment.

Literally hundreds of families, many with small children arrive each week to pick their own strawberries and raspberries amongst the butterflies.

5. Negative Effect on the Landscape:

I. DESTRUCTION OF NATURAL VIEWS: The combined fields comprising site HG2-41 (4240) is an integral part of the landscape of Horsforth and Rawdon. The current vista from the A65 provides views of the natural landscape stretching through the Aire Valley right up towards the distant hills of Shipley Glen. If developed on, this connection local people have with their natural environment will be lost forever.

6. Lack of Co-operation with Neighbouring Councils

I. NO COHERENT REGIONAL CO-ORDINATION: The neighbouring satellite towns that accommodate a large percentage of the working populations of Leeds contain huge swathes of post industrial, derelict brown field sites that lay undeveloped. These ideally suited sites across Bradford, Halifax and Wakefield should first accommodate the excess housing capacity volumes, before the Greenbelt sites of Leeds are considered.

Please keep me informed of opportunities to present my objections to the planning panel, the public examinations, the submission of the plans and potential outcome of the review.

Yours faithfully,

Luke Allin
27 Regent Road,
Horsforth,
Leeds
LS18 4NP