

Leeds City Council Planning Services,  
Leonardo Building,  
2 Rossington Street,  
Leeds  
LS2 8HD

28<sup>th</sup> September 2015

Dear Sir / Madam,

Your reference: LDF / SAP&AVLPD

DEVELOPMENT DEPARTMENT			
To	Action	Info	File
30 SEP 2015			
File Number			

Policy  
68 Layton Lane  
Rawdon  
Leeds  
LS19 6RD

PDH00040.

I wish to make you aware of a number of strong objections that I have with regard to the proposed development and possible future development of Greenbelt sites:

5145, 3329, 4095, 4254, 3331, 4240.

As a local resident living close to the sites of proposed development, I hold the view that the proposed developments will have a serious negative impact on our standard of living. My specific objections are as follows:

**1. National Planning Policy Framework:**

- 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.
- 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).
- II. 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 It is based on outdated, over inflated housing targets of over 70,000 properties and needs to be brought in line to the latest 2014 figures (from the Office of National Statistics),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:**

- 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. The woodland and fields behind Layton Lane is a particularly important site for wildlife as the wood and beck are isolated from housing by fields on either side, making it a richer, safer and more attractive habitat for the variety of wildlife that live there. It is also sufficiently far away from roads to make it a safe home for nature. Many local people get pleasure from the fields and woods and visit them without spoiling them. The woods and field margins here are rich in a variety of wildflowers including red clover which is so important for bees and other pollinating insects. Bees are in decline and we need to protect their habitats for their sake and for our own.

**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.

I feel very strongly that Greenbelt sites should not be developed and should be protected. My husband and I joined the Protect our Greenbelt march around Rawdon in April of this year. About 400 people, including children and some elderly residents, marched for 3 miles in heavy rain and wind because we all feel very strongly on this matter.

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

Yours faithfully,

Dianne E. Spry (Mrs)