

ADH00104

98 Hawksworth Road

Horsforth

LS184JJ

I write in response to Leeds Site Allocation plans having visited a recent consultation exhibition.

As a member of the Campaign for the Protection of Rural England I have frequently had cause to examine the NPPF and have a reasonable grasp of its contents. I am therefore at a loss to understand how these site allocations plans for Horsforth dovetail at all with the NPPF. The plans contradict the policy on a number of levels but no more so than their encroachment on Green Belt land.

Sites HG2-41, HG2-43, HG2-12, HG3-2-3-4, if built on, will effectively join Rawdon to Horsforth negating one of the purposes of Green Belt land as stated in NPPF and also contradicting Leeds own Core Strategy! Building on these sites would contribute massively to urban sprawl with all the attendant detrimental effects.

The NPPF emphasises the need to keep Green Belt land permanently open to protect and even create green space. At least three of these sites (south of A65) are valued landscapes with open aspects (and walks) across the Aire Valley. (NPPF Ch11Para109).

Site HG2-43 again is a green field site. This abuts a conservation area with river bank walks. The planning system is supposed to contribute to help the natural environment and enhance biodiversity. The site itself has established a diverse vegetation and wildlife. Again, to build here is a contravention of NPPF guidelines.

By all means, build on brownfield sites but only where the actual buildings were sited not on surrounding green space (HG2-43(playing fields)).The Redrow Clariant site is an example. Unattractive though the factory was, it was surrounded by a substantial perimeter of green, trees and bushes, now all gone as the developer attempts to squeeze as many houses as possible into his given space. Leeds Core Strategy makes great play of providing accessible homes for a growing population. This large development went nowhere near that!

At no time, at the exhibition, could I get any definitive answers to the obvious question of infrastructure. Should these sites be given the go ahead, combined with other major sites up and down the A65 (Kirkstall Forge etc.), then I only foresee the road becoming a major unsolvable congestion issue ie. unsustainable development (NPPF guidelines Para 7).

To conclude my objections to the Leeds Site Allocations plans, I would reiterate that the plans in no way adhere to the NPPF, are often in flagrant breach of those government guidelines and are so obviously inconsistent with its own Core Strategy. I would urge the Planning department to look (again) at more creative ways of achieving their stated number of required houses (disputed by many) and prioritise the preservation of Green Belt land in the same way as NPPF has.

Yours sincerely,

Mr. G. Vlaeminck