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Leeds City Council Planning Services,  
Leonardo Building,  
2 Rossington Street,  
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26 October 2015

Dear Sir / Madam,

**RE: Planning Application**

I am writing to object to the proposed developments of the following greenbelt and green field sites:-

- 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 believe that the proposed developments will have a serious and undesirable impact on our local area both in terms of natural heritage and standard of living. My specific objections are:

**1. National Planning Policy Framework:**

- NPPF states that greenbelt is to be protected and should only be built on in **exceptional** circumstances. There appear to be **no exceptional circumstances** relating to the council's plans that can warrant building on virgin land
- NPPF states that brown field sites are to be **prioritised** for development being given preference over green field and greenbelt sites. The council's plans appear to do the reverse of this, suggesting the allocation of green sites in preference to available brown sites suitable for developments
- NPPF states that merging of communities is to be avoided. Development of these sites will result in the loss of the individual identities of Horsforth, Rawdon and Rodley.
- NPPF states that relevant new infrastructure must come first. The plans to provide infrastructure are either not in place, or do not appear to have been planned in a way that synchronises the infrastructure provision with the proposed developments. For example, there are currently no plans to develop new healthcare provision to cope with the substantial increase in population.
- NPPF now states that the target level of housing development within plans should be capped in a way that reflects with the capacity of brown field sites to accommodate it, to protect greenbelt. These plans significantly exceed it.

**2. Development Plan Policies:**

- The need for **affordable** housing will not be fulfilled by developing on these sites. Property values for the latest builds (eg: Horsforth Vale) are projected to start from around £225,000 . This is still an unachievable price for many (young) buyers. What does the Council class as affordable housing?
- The current housing target is based on outdated housing targets of over 70,000 properties. This needs to be brought in line with the latest 2014 figures which show a need for 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. Many months of upgrading work have been carried out on the local roads in an attempt to alleviate the horrendous level of congestion and gridlock that have been daily features of journeys undertaken in this area. This has met with some success. Massive developments on the suggested scale will inevitably negate some of the benefits and return us to a more congested, dangerous and counterproductive traffic situation

### **4. Conservation of the natural environment:**

- The listed sites provide unspoilt habitats for a wide variety of fauna and flora. These include: bats, owls, hawks, deer, crested newts and the destruction of the natural habitats of these (some protected) species will inevitably contribute to a reduction in their survival rates.
- Site 4240 is used in part as working agricultural land. For example it includes some "Pick Your Own" fruit fields.

### **5. Effect on the landscape:**

The fields which comprise the sites listed above are an integral part of the landscape of Horsforth. Apart from their own natural aspects, the 4240 site along the A65 provides views of the natural landscape stretching through the Aire Valley. Any development on this site will destroy this connection with the natural environment forever.

I urge you to thoroughly consider the adverse and wide ranging impact that this application will have on every aspect of life in this region and, based on the reasons above, refuse the application for development on these greenbelt sites.

Yours faithfully,

Brian Hargreaves