

P01100194

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

3 Church Mount
Horsforth
Leeds
LS18 5LE

26 October 2015

Dear Sir/Madam,

I wish to make you aware of a number of objections that I have with regard to the proposed development of the greenbelt and Greenfield sites listed

*HG2-41 (4240)- South of A65 from Horsforth and Rawdon RA to crematorium

*HG2-42 (1016) –Broadway and Calverley Lane,Horsforth

*HG2-43 (5009)-Horsforth Campus

As a local resident living close to these sites of proposed development, I feel that they will have a negative impact on my standard of living. My specific objections are:

1. The fields (known as Strawberry 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, often admired by visitors when driving down the Ring Road from Farsley. If developed on, this connection with the natural environment will be lost forever. Since retiring I regularly walk around parts of Horsforth (a good natural way to exercise) including along the A65 and the ring road down to the canal at Rodley. I enjoy looking at this area of countryside and also get great pleasure from seeing the deer and other wildlife.
2. To develop these sites would merge Horsforth into Rawdon and Rodley. I have lived in Horsforth for almost 40yrs and have seen many small areas of green spaces at junctions and on street corners , which gave Horsforth an open feel and character, be taken over for buildings and hence Horsforth has lost some of its charm. These sites of proposed development would merely turn Horsforth and the surrounding villages into one large piece of urban sprawl with further loss of identity.
3. I also live close to some local schools and see how the congestion which occurs with traffic “dropping off and picking up” children causes problems and danger for the children. Many parents seem oblivious of safety markings eg Keep Clear and double yellow lines, regularly parking on them making the crossing of roads dangerous to other pupils. I have spoken with various patrolling police officers who tell me that it happens at all local schools but don't seem to do anything about it! Surely extra housing in the area can only add to this congestion around our schools, if indeed our schools have sufficient places. I don't often park on the road at the front of my house and sometimes have difficulty accessing the cul de sac to the rear because of the schools traffic
4. There have been improvements made to Horsforth roundabout this summer which appear to have given some relief to the congestion on this dangerous section of road but with so many more houses the problem can only recur
5. There is a proposal to build a new Airport Link Road also involving the A65 road. This proposed road will bring yet more additional traffic to the area. I wish the council would consider a rail link to the airport which would help to reduce the number of cars in the area rather than increase them.

There are also a number of National and Development plan policies that will be breached.

A. 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 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 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.

B. 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 (e.g. Horsforth Vale)
- ii. The current housing target, which drives the need to develop on 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.

I am sure that there are many brown field sites available across Leeds and feel that these should be fully utilised rather than taking the easy option of building on greenbelt.

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

Yours faithfully

Ella Hargreaves (Mrs)