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Leeds  
LS18 4PX

28<sup>th</sup> October 2015

Councillor Richard Lewis  
Executive Board Member for Regeneration, Transport and Planning  
Leeds City Council,  
Civic Hall  
Leeds  
LS1 1UR

Dear Sir,

**RE: Site Allocations Plan and Aire Valley Leeds Area Action Plan**

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

- **HG2-43 (5009) - Horsforth Campus**
- **HG2-42 (1016) - Broadway and Calverley Lane, Horsforth**
- **HG2-41 (4240) - Fields south of A65 from Horsforth ring road to Rawdon Crematorium.**

As a local resident living close to the sites of the proposed development(s), I am of the view that the proposed developments will have a serious negative impact on my standard of living.

My specific objections are as follows:

**1. National Planning Policy Framework (NPPF):**

- NPPF states that greenbelt is to be protected and requires exceptional circumstances for it to be built on. There is nothing exceptional about the council's plans to build on unspoilt land to meet their own housing target.
- NPPF states that brown field sites are to be prioritised over the development of green field and/or greenbelt sites. These plans, however, offer up greenbelt sites ahead of potential brown field site development.
- NPPF states that merging of communities is to be prevented, yet development of these sites will mean the individual identities of Horsforth, Rawdon and Rodley will be lost.
- NPPF states that 'infrastructure must come first' and yet it would appear - yet again - no outline plans have been developed at this stage. Quite the opposite as the proposals, to date, suggest we turn a purpose built college campus (site 5009) into accommodation when there is a substantial shortage of school places in the local area with excessive use being made of temporary accommodation. Nor do existing plans look to extend healthcare facilities to manage the substantial increase in population.

- 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 able to accommodate it and protect the greenbelt - yet these plans have no regard for any such cap.

## **2. Development Plan Policies:**

- The provision of affordable housing will not be fulfilled by developing these sites, as local property values for new build currently start at circa £300k (e.g. Horsforth Vale).
- The current housing target which drives the need to develop on the greenbelt is flawed and needs to be revisited. It is based on an outdated, over inflated housing target of 70,000 properties. If brought in line to the latest 2014 figures (from the Office of National Statistics), this number would be reduced to circa 46,000 new homes.

## **3. Highway Safety and Traffic:**

- The intersection of the Outer Ring Road at the A65 is one of the most congested and dangerous in Leeds; adding over a thousand extra houses will create gridlock and increase accidents within this overburdened area – irrespective of recent attempts to resolve the traffic gridlock.

## **4. Environment:**

- The above sites are host to a variety of wildlife that will perish as a result of the proposed development.
- Site 4240 is used as working agricultural land and also as Pick Your Own fruit fields - which provide the community a meaningful way to connect with the natural environment.
- Site 1016 is used to maintain both horses and free range chickens – again a meaningful way to connect with the natural environment.

## **5. Landscape:**

- One side of the A65 has, since the 1960's, been fully developed, with the exception of one field, and this will disappear if the proposed Leeds Bradford Airport link road is approved. The 4240 site runs the opposite side of the A65 and provides views of the natural landscape stretching across the Aire Valley. These fields are an integral part of the Horsforth landscape. If the 4240 development is allowed to go ahead, this view and connection with the natural environment will be lost forever.

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

Yours faithfully,

K. M. Bright F.C.C.A.