

DEPARTMENT			
To	Account	Info	File
- 2 NOV 2015			

PD400239

43, Benton Park Drive

Rawdon

Leeds LS19 6AN

27 October 2015

Leeds City council site allocation plans for Horsforth and Yeadon

Dear Sir/ Madam

With reference to the above heading, I wish to strongly object to the proposals that have been put forward in regard to the allocation of land for proposed housing. I would like to raise the following points whereby I believe that Leeds City Council (LCC) has failed in its duty to be consistent and fulfil the conditions that have been proposed in the Governments National Planning Policy Framework (NPPF).

Firstly as a daily user of both the A65 and A658, and the daily queues on both roads (despite the timely alterations to the roundabout in Horsforth and Rodley), I believe it is wrong to add further to this load by building more houses on the A65 artery route. This does not include the additional loads that would be imposed on schools, doctors and other infrastructure.

In my previous occupation as a Construction Manager I am aware that developers will propose housing in an area at what would appear to be market value, but I know from experience that developers/ contractors will only allocate minimal funds to these non-profitable infrastructure items as housing is their only real money maker with it being an economy of scale, and infrastructure the responsibility of Council. This being the case I feel we would be left with LCC picking up unexpected 'tabs' with no proper allocation plan being built into the proposed locality and ending up with overcrowded facilities as outlined above.

Paragraph 153 of the NPPF states that additional supplementary planning documents should be used to help developers make successful applications and aid infrastructure but should not be used to add unnecessary costs to the financial burden of development.

It is important to include infrastructure within planned developments at the initial planning stage. Again developers will not budget this in their costs. It is therefore incumbent on Council to include infrastructure requirements at an early stage so developers have the full picture. I believe LCC have not done this. ***Paragraph 177 of the NPPF illustrates this point.***

Secondly I believe that the NPPF makes reference to planners and local authorities not using green belt for development yet LCC have proposed 2 developments on green belt including 1 area which has been included as special landscape under the Leeds Core Strategy as 'Strategic Green Infrastructure' The Leeds Core Strategy states that local plans should create, protect, enhance and

manage biodiversity and green infrastructure. LCC have not adequately communicated this plan to the community. I believe LCC are not doing this and the local plan drawn up for this area has not included the community in its consultations regarding Green belt and Green field development.

Paragraph 83 states that Green belt should only be used in exceptional circumstances. I do not believe these are exceptional when there is empty housing stock and other brown field sites available throughout the city boundary.

I accept that there is a need for housing, but I feel LCC are trying to rush through an inadequately prepared or consulted process. I believe LCC has not positively prepared the plans, they are not justified as per the NPPF and they most certainly will not be effective but will be counter effective.

On this basis I strongly object to the current proposals.

Yours sincerely

Ian Pickles (B.SC Hons; Construction Management)