

PDM00260.

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

DEVELOPMENT DEPARTMENT			
To	Action	Info	File
- 2 OCT 2015			
PDA Number			

19 CLARENCE MEWS  
HORSFORTH  
LEEDS LS18 4EP  
  
30.10.15

Dear Sir/Madam

**Re: Leeds Local Development Framework (Local Plan)**

**Site Allocations Plan & Aire Valley Leeds Area Action Plan**

Consultation 22<sup>nd</sup> September – 16<sup>th</sup> November 2015 (5.00 p.m.)

**HG2-41**

The above is designated for+ 777 houses.

This surely is not within the NPPF designated as GREEN BELT for PERMANENCE and, by that token is not to be built on; this apparently was also agreed by Leeds City Council with the backing of an Independent Inspector: Therefore, would not this be against the NPPF and Leeds City Council's own Local Development Framework? However, I give my comments as follows:-

The amount of +777 houses in this area covering three large fields OF GREEN BELT at the side of the including land called "Strawberry Fields" (you will know by the title that this is a natural area where people collect strawberries) are all at the side of the A65 corridor and is undoubtedly too large an amount of houses on this site and would take up the whole of these three fields which comes under HG2-41. This is already a busy area near the main A65 coming from Leeds City Centre and all the way up to Otley, Ilkley and beyond. The Horsforth roundabout which is one of the roundabouts on the Ring Road will inevitably have most of this traffic passing through it – as well as a large amount of Ring Road traffic from both directions, which is already getting to be a problem with the traffic going across, and a backlog of cars early morning and after 3.00p.m. in the afternoon; during this time there is still a busy movement of traffic - heavy lorries, ambulances and food containers on their way to the Supermarkets on these routes, without the addition of 777 more houses being built on this main arterial road. I am aware, living in the vicinity of this roundabout, that improvement work has been done recently on this roundabout – widening and the provision of traffic lights – which has helped from the safety point of view, but this will not help with the addition of a large amount of building in this particular part of Horsforth with the attendant large number of cars, at least 1500on this site alone.

I would also voice a concern that if any small building is allowed on a site (which I will remind the Council again that this is supposed to be GREEN BELT – of Permanence), in a year of two the Developers will be back to put in again a plea for another smaller amount of houses, which has

happened in the past, until eventually all our GREEN BELT will be swallowed up. The Developers could give their reassurances, but they are never to be believed – this seems to be have been a thing that has happened in the past. The NPPF has been set up to stop this, but nevertheless this seems to be happening here.

**OF PARTICULAR CONCERN:**

**BAR LANE**

Bar Lane, about a mile from the Horsforth roundabout on the left of the A65 in the direction of Rawdon - and has access from the A65, is an ancient bridle path which gives access to Calverley Lane and to the new Redrow Estate "Abode", some already built. This lane is used often by residents of the houses at the bottom end of Calverley Lane (and also now will have access to the new Redrow houses. This bridle path is also use on a regular basis by ramblers, and Redrow have built a very small picnic area with a table a little further down next to these new houses . This lane has a surround of trees at either side which are near to, and join on to, trees surrounding the HG2-41 area, which are vital to the environment, and go towards a much-needed 'breathing space' in the midst of the traffic on the main road). I would be appalled if Redrow were to interfere with this lane and surrounding trees, and am anxious that Leeds City Council will approach Redrow regarding keeping this area intact before Redrow decide to abolish this before Leeds City Council has put this case forward to them. This area (Bar Lane) must be part of the "wellbeing" of the people who have used it for so long as well as the residents of the new housing at the bottom of Calverley Lane .

I WOULD LIKE TO MAKE SURE THAT BAR LANE IS UNTOUCHED BY ANY HOUSING ON THE HG2-41 SITE, IF, INDEED, ANY BUILDING OF GREAT VOLUME IS GONE AHEAD WITH (AGAINST THE NPPF).

**HG2-42 +18 HOUSES – CALVERLEY LANE, HORSFORTH**

We already have the above site, whilst having a smaller number of houses, extremely near and accessible to the roundabout, in addition to any other building work would add more stress near the Horsforth roundabout.

**HG2-43 (5009) +266 HOUSES**

**CONSERVATION AREA AT PARK LANE COLLEGE CAMPUS**

**OF PARTICULAR CONCERN:**

I understand that the Council say this was already designated for housing. I hope the Leeds City Council are aware that, in the Leeds City Prospectus for this College, part of this site is designated as

a "nature reserve"? I am anxious that this part of HG2-43 is known to any Developers and that they are aware of this, and Leeds City Council need to make sure with all haste that this part of the Campus is not built upon: This would be illegal as far as the NPPF is concerned, and also illegal as to Leeds City Council's own Core Strategy.

I WOULD BE ANXIOUS TO HAVE SOME REASSURANCE ON THIIIS PARTICULAR AREA OF CONCERN. Leeds City Council should have reassurance from the Developers to leave this particular area of concern untouched: If the unthinkable should happen and the Developers do not leave a reasonable space for this area, they should be held responsible to bring this back to how it was. But I hope this will not arise.

Already we have a large amount of houses being built in the Horsforth area, namely the Clariant Site in the vicinity of Rodley roundabout, which has put further traffic onto the Ring Road.

Various building is going on further down Kirkstall Road. Houses have already been built on the old St. Joseph's Nursing Home site, with a large estate of houses being built further down Kirkstall Road. This is to have its own railway station which will ease the situation somewhat, but the access site onto Kirkstall Road entails traffic lights and there will, of course, be some hold up of traffic both up and down Kirkstall Road, which is bound <sup>TO HAVE</sup> some 'knock-on' effect on the A65. Also inevitably there will be some of the traffic on this Estate using the Horsforth roundabout for access to the Owlcoates Centre, Pudsey, etc., and going down to the Town Centre. (Not all of these new residents will use the Railway Station all the time).

All the following building is either agreed or proposed all at the side of the A65 corridor:-

HG2-12	+ 131	Proposed
Riverside Mill	+ 136	Approved
<b>HG2-41</b>	<b>+ 777</b>	<b>Proposed</b>
HG2-42	+ 18	Proposed
HG2-43	+ 266	Proposed
Horsforth Vale	+ 331	Approved

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Total: 1,659

Plus: + 1,000 Approved for the Kirkstall Forge site

Plus: + 500 Approved for the Woodside Quarry further up the Ring Road

A possible  
Total of \_\_\_\_\_  
3,159 houses if all of these sites are approved

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If all these sites were approved, (and I hope this will not happen, particularly with the HG2-1 which is supposed to be of "Permanence" (to quote the NPPF) ) this would generate, at a conservative estimate, an extra 3,000- plus cars onto to an already busy and built-up area; this already fragile infrastructure would be sorely stretched to accommodate such a large volume of this extra traffic.

The above sites already approved will have a correspondingly large volume of cars, and the addition of the proposed sites, particularly the concern of Site HG2-41, will add to the fragility of this already overburdened area, particularly where all will meet and cross at some time or other at the Horsforth roundabout, and have an impact on the Leeds Ring Road as a whole.

These are by no means the only sites which have proposed building. Other sites have been earmarked as possible sites for building in the future Leeds City Council plan, quite a lot of which seem to be most of the remaining green sites in Horsforth, not to mention the huge number of traffic the area will have to sustain without a future breakdown of this fragile infrastructure.

#### **ENVIRONMENTAL ISSUES:**

##### **Consistency with National Policy – NPPF**

1. "Sustainability for future generations" is not consistent with over-building on three large fields which by their nature of GREEN BELT sustain a biodiversity of trees which give shelter to birds, squirrels, hedgehogs etc. and provide foraging for bees which are in danger of disappearing; This may not sound much, but bees are of the utmost importance in accounting for helping to pollinate our fruit and flowers. In the area there are quite a few people who are helping the sustainability of the area with keeping bee hives, and it is important for them to forage in the surrounding area. Likewise, hedgehogs (of which 95% have disappeared) play an important part as natural predators, keeping down numbers of slugs, etc. A number of the hedgehogs have disappeared because of the amount of chemicals used on the ground, also owing to the number of cars, and drivers who run over them.

More and more green spaces – which are important in helping to keep down pollution - is being given over unnecessarily to housing (hence the reason for the NPPF). If this GREEN BELT is encroached upon bit-by-bit, taking away our natural spaces which are important to our existence, and the need for the sustenance of other forms of diversity and small wildlife, and the wild flora, eg: Wild flowers for bee foraging, I cannot exaggerate too much how disastrous this would be both for the present and our future way of life.

As I understand there is a high level of pollution in Horsforth (and Otley), the green spaces in Horsforth act as "lungs" for this area, and looking at the maps for Horsforth there seems to

be little left of green spaces (with the exception of a little farmland and a Golf Course near the Airport, Horsforth Park and Hunger Hills Woods), and most of the rest of the green spaces seem to be earmarked for “future building”. The National Policy states that any planning “has to reflect the Community’s needs to support its health, social and cultural well-being.....”and to play an environmental role in contributing to protect and enhance.....in helping to improve biodiversity and minimise pollution INCLUDING A LOW CARBON ECONOMY”! The NPPF is supposed to be against Local Authorities and Planners using the green belt, and “once established, Green Belt boundaries should only be altered in exceptional circumstances”.....”Inappropriate development is, by definition, harmful to the Green Belt”.

Also in the NPPF it states:

Paragraph 114 GREEN INFRASTRUCTURE – Leeds Core Strategy

It states that Local Planning Authorities .....should be planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure..... “

Referring to the land between the A65 and the River Aire as “Strategic Green Infrastructure to enhance its Green Belt status”, has this not already been reviewed and approved by an Independent Inspector ?

As Horsforth is already a built-up area along the main routes around, this does not bode well.

This is certainly not in keeping with National Policy. I am beginning to doubt the feasibility of anything written down and ever being adhered to, even when it seems it has already been agreed upon.

(I cannot quote the whole of the NPPF but have only put down the points of most importance.)

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### **PARTICULAR CONCERN” (cont.)**

#### **HG2-41**

**Going back to the HG2-41 Site, before any more building is done, (and I hope that there will be none bearing in mind that this is GREEN BELT land) I am wonder if the would-be Developers on this site have thought of any provision for leaving some percentage of this land – for the sustainability of some of the issues of the environment in allowing some land for wild areas and some paths to enable future residents and the general public to walk around, and possibly bike around, dog walk, etc.**

I would point out the High Royds, Menston site which, although they have done a large amount of building on this site, have left a "natural" field for dog walkers, etc. with some woodland, and also made a path all the way around this Estate for family walking (with a small amount of wetland), and biking on this path.

I hold the High Royds site up as at least having gone a long way to make this site a place for residents and others' wellbeing, both mental and physical. If the would-be Developers have not made this provision they should not be allowed to build on the large scale they are planning to build, and it would be a disgrace if Leeds City Council allowed it.

#### **PERSONAL OVERVIEW:**

As a resident of Horsforth for the past 21 years, I have noticed a big change in the area. There has been a lot of new building taking place in Horsforth over this time, and the area, already heavily populated, is becoming ever more so, to the point where even at present it is becoming more difficult to enjoy the area. (Thank goodness we have some natural areas which cannot be taken away, such as Horsforth Park, and Hunger Hills Woods (although Developers did try to build on the field above the Hills which thankfully was turned down). Here some sense did prevail. (But the Developers probably will be back!).

I live near New Road Side and can tell first-hand how the area is changing. The A65 is now carrying a lot more traffic – many more cars, heavy goods lorries, and the necessary buses and ambulances, etc. As little as two years ago parking in nearby streets was 'comfortable', but now there seems to be not one space, unless one is very lucky, for access for passing traffic to shop or park to pick up children in the two nearby schools. More and more cars are parking on the pavements nearby to where I live to access shops and a play group which has one of the buildings on New Road Side. In the cul-de-sac where I live we regularly have a series of cars coming into the cul-de-sac in order to avoid the yellow lines and to turn back and out again in an attempt to park. A bollard near the local shop has been knocked down at least four times, and there have been cars who have found a space, then rode on the bus down to Leeds City Centre! I try not to come out onto the main New Road Side because of the dangers of cars on the particular corner where I live, but try to go round into the next road in a U-turn. It is now a regular thing to see cars up and down Horsforth parking on the pavement because already there is nowhere to park; this could have an impact on the local shops.

I wonder what this area is going to be like as another year or two goes by, as *WITH THE* increased traffic coming up and down from the Town Centre, in a slow-moving queue, sometimes trying to stop to park and call at the nearby shops, parking and driving, even getting out of our own drives onto the main road is already becoming a hazard: There will, in any case, inevitably in the near future be more car drivers as young would-be drivers become of the age to drive, without any additional traffic on the road from an abundance of

new houses, and Leeds City Council could be faced with a very difficult problem with the possibility of traffic coming to a standstill and blocking the way for ambulances (which are a regular feature of the A65).

I am sorry this letter is so long, but it is vital that the Leeds City Council make the right decisions now, instead of being faced with what surely will be a very serious situation in the near future. This is my opinion and many others in the area to whom I have spoken who are concerned about the future in Horsforth.

Yours sincerely

Mrs. Margaret R. Stocks

Horsforth Resident

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