

PDH00282.

DEVELOPMENT DEPARTMENT			
To	Action	Info	File
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LDF Publication Draft Consultation  
 Forward Planning & Implementation  
 Leonardo Building  
 2 Rossington Street  
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**Re: - LSAP & AVLAAP - FORMAL OBJECTIONS MADE DURING PUBLIC CONSULTATION.**

Dear Sir or Madam,

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

- HG2-41 (4240) Field South of the A65 from Horsforth & Rawdon RA to the Crematorium,
- HG2-42 – Fields at Broadway and Calverley Lane, Horsforth and
- HG2-43 (5009) – Fields at Horsforth College Campus.

As a local resident living close to the sites of proposed development, I feel that the proposed developments on protected greenbelt land will have a negative impact on my family's standard of life and should be excluded from the plans. My specific objections are as follows: -

**1. Inconsistent with national Planning Policy Framework:**

- (a). **Inadequate Environmental Constraint:** NPPF 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 and enhance greenbelt. The current plans significantly exceed this capacity resulting in the permanent and in my opinion unnecessary destruction of the greenbelt, which should be protected.
- (b) **Non-Exceptional Circumstances:** NPPF states that greenbelt land is to be protected and only in 'exceptional' circumstances should be built upon. I believe that there is nothing exceptional about the council's plans to build on unspoilt land to meet their current housing target. I believe that the Council's self imposed Core Housing Strategy cannot be considered to be an exceptional set of circumstances.
- (c). **Prioritisation of Greenbelt over Brown Field:** NPPF states that brown fields sites are to be prioritised over the development of green field and greenbelt but these plans offer greenbelt in advance. For example a range of larger sites such as HG4-42 are scheduled for phase one in advance of many brown field sites which are available for housing. Greenbelt has been selected for housing before available brown field sites in our area.
- (d). **Lack of Community Identity:** NPPF states that the merging of communities is to be prevented. At present the three sites referred to above act as a divider between the separate communities of Horsforth, Rawdon and Rodley. However if these sites are to house 1,000 new homes this will lead to an urban sprawl merging one community into the next and there will be a loss of individual community identity.
- (e). **Lack of Infrastructure:** NPPF states that the infrastructure must come first, yet the outline ideas to provide infrastructure are neither in place or planned for before the proposed developments. There are no plans to develop new healthcare with the resultant massive increases in population. In addition the plans to set aside land for new schools can only be thought of as marginal. The lack of

planning with regard to infrastructure has been witnessed in the recent development on housing on the Sandoz site; granted this was on a brownfield site.

**2. Negative Impact on Highway safety and Traffic:**

(a). **Compromising on Safety:** The above three sites are located on a section of Ring Road and the A65 which is one of the most congested and dangerous in Leeds. Adding over a thousand extra houses which all need to utilise this same stretch of roads will cause daily gridlock and increase serious accidents within this over burdened area.

(b). **Inability to Cope with Traffic:** The adjoining section of ring Road (A6120) leading out of the areas of the three sites named above is bottlenecked between three separate single lane bridges (one railway, one river and one canal). Therefore the ability of these sites to accommodate over 1,000 extra houses must be limited in line with the ability to deliver proper infrastructure to serve them.

**3. Negative Effect on the Landscape:**

(a). **Destruction of Natural Views:** The combined fields comprising the site HG2-41 (4240) is an integral part of the landscape of Horsforth and Rawdon. The current vista from the A65 provides views of the natural landscape stretching through the Aire Valley right up towards the distant hills of Shipley Glen. If developed on, this connection local people have with their natural environment will be lost forever.

**4. Lack of Co-operation with Neighbouring Councils:**

(a). **No Coherent Regional Co-ordination:** The neighbouring satellite towns that accommodate a large percentage of the working populations of Leeds contain huge swathes of post industrial, derelict brown field sites that lay undeveloped. These ideally suited sites across Bradford, Halifax and Wakefield should first accommodate the excess housing capacity volumes, before the Greenbelt sites of Leeds are considered.

On these grounds and other grounds, I sincerely hope that you are able to act on my behalf and reject the progression of these greenbelt sites within the development proposals. Please keep me informed of opportunities to present my objections to the planning panel, the public examinations, the submission of the plans and the potential outcome of the review.

Yours faithfully,

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Mr. Peter Sutcliffe.