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DEVELOPMENT DEPARTMENT			
To	Action	Info	File
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33 Lee Lane East  
HORSFORTH  
Leeds  
LS18 5RF

LDF Publication Draft Consultation,  
Forward Planning & Implementation,  
Leonardo Building,  
2 Rossington Street,  
Leeds  
LS2 8HD

25<sup>th</sup> October 2015

Dear Sir / Madam,

**RE: Response to Leeds Site Allocation Plans**

I have followed with interest Leeds City Council proposals to allocate green belt land in the Horsforth and Rawdon areas for house building and would like to register my objection to this at the following sites:

- **HG2-41 (4240) - South of A65 from Horsforth & Rawdon RA to crematorium**
- **HG2-42 (1016) - Broadway and Calverley Lane, Horsforth**
- **HG2-43 (5009) - Horsforth Campus**

As a local resident living close to the sites of proposed development, I am of the opinion that this development is both unnecessary and detrimental to the local area. I understand that LCC's target for 70,000 new homes in Leeds by 2028 is based on old data from 2008 and more recent data from the 2011 census does not indicate this level of expansion is required; a point that has been raised in parliament by Stuart Andrew.

My specific objections to development on the above sites are as follows:

1. The National Planning Policy Framework (NPPF) stipulates that green belt land should only be developed in exceptional circumstances and that brown field sites should be used in preference. Currently identified brown field sites would be sufficient to fulfil housing needs based on revised 2011 figures. Even if the need is greater the NPPF does not accept 'meeting housing need' as an exceptional circumstance.
2. The roundabout on the A65 / A6120 is already a traffic black spot with ever increasing congestion. Drivers look for quicker 'rat runs' through Horsforth to improve their daily commute; this will only get worse with these developments.
3. The proposed developments would blur the boundaries between Horsforth, Rawdon and Rodley, three villages with very individual characters, which is against the recommendations of the NPPF.
4. The NPPF stipulates that infrastructure should be developed in advance of housing. So far this seems limited to road widening, traffic lights and new pavements on the Horsforth roundabout. Any benefits gained to traffic flow will be rapidly lost once an additional 1000 homes are built adjacent to this.
5. Infrastructure is not just about having easy access for drivers; new schools will be required, and the already stretched GP services in the area will not be able to cope with additional demands.
6. People living in development HG2-41 will be cut off from Horsforth by two very busy roads. Unless additional amenities are provided within the development this is likely to make the residents very reliant on their cars, adding to the congestion. Parents would rightly be concerned about children having to cross these roads to get to school. The new bus routes are not very well used at the moment and I think it unlikely that the people moving in to these houses will want to forgo their cars in favour of public transport.
7. As residents we have no way of influencing the type of housing that would be built and, if the Redrow development currently under construction is typical, it seems unlikely that there would be more than

lip service paid to the provision of affordable housing, and no housing suitable for single or elderly people.

8. Development of these areas will lose irreplaceable wildlife habitats. Currently the area links the canal and riverside green spaces to the green spaces north of the A65 towards Rawdon Billing, Hunger Hills and the areas around the airport, forming a 'green' corridor for wildlife to move. I personally use public footpaths in these areas for dog walking and cycling. The beautiful views over the Aire valley from the A65 between Horsforth and Rawdon would also be lost.

I sincerely hope that you refuse the application on these greenbelt sites. Leeds is a compact city with green spaces that makes it different from other cities such as Manchester and Birmingham: our green belt has a value way beyond its worth as potential building plots.

Yours faithfully,

Gillian Chapman