

PDH 00379

DEVELOPMENT DEPARTMENT	
To	Action
	Info
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File Number:	

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

Woodlea,
 Wood Lane,
 Horsforth
 LEEDS
 LS18 4NZ

4/11/2015

RE: LEEDS SITE ALLOCATION PLANS - FORMAL OBJECTION

Dear Sir / Madam,

We would like to formally object to the proposed development of the following sites as part of the Leeds Site Allocation Plan public consultation process:

- HG2-41 (4240) - Fields South of A65 from Horsforth roundabout to crematorium
- HG2-42 (1016) - Fields at Broadway and Calverley Lane, Horsforth
- HG2-43 (5009) - Fields at Horsforth College Campus

It is our understanding that the proposed development sites are NOT consistent with the national policy, specifically with regard to Green Belt. Leeds must continue to protect our Green Belt and greenfields.

We have lived in Horsforth for over 30 years, and have seen a gradual deterioration in the area, with a reduction in open spaces and more and more housing development. The fields and open green spaces, which are being proposed for development, are important to us because they provide a buffer space where one can escape from the concentrated housing density and traffic of Horsforth. This urban area now extends all the way from Horsforth into the centre of Leeds. The proposed sites will be engulfed within this "urban area" and connect with Rawdon and Yeadon to make the A65 corridor all the way from Leeds centre to Guiseley a highly concentrated housing estate – a terrible prospect!

We appreciate and use the green spaces which are under threat. In this area, over the years, we have enjoyed local walks, jogging and having quality family time as our children grew up with the chance to experience green fields (and e.g. pick strawberries) without having to travel long distances. We would not wish to deny our children's children the same opportunities. Our forefathers created the green belt to allow city dwellers to experience green spaces and countryside without being constrained within an ever expanding city and its suburbs.

We both have had the experience of growing up within huge conurbations (the West Midlands and Greater Manchester) which meant we had to drive miles and miles to see green fields, not a pleasant prospect! We were pleased to move to Horsforth and have enjoyed bringing up a family in this environment.

We realise that the population of the country is expanding, and more housing has to be provided, but believe North West Leeds has reached saturation point. We did not object to the development of the Clariant site, as this was making use of a brownfield site. Similarly the development at Kirkstall forge is even better, as some transport infrastructure is being provided. We cannot believe that there are not more brownfield sites, particularly nearer the city centre and to the south of Leeds (where the transport infrastructure already exists), which would satisfy the projected housing needs for Leeds in a more efficient and cost effective manner.

We do not believe that Leeds has the policies and funding to provide the necessary infrastructure to accommodate over 1000 dwellings in the areas which are under consideration in Horsforth, and this should also result in rejection of the proposals.

Taking the simple example of transport, the residents of these new properties will not be able to utilise local rail services, as they will not be near either Horsforth or Kirkstall Forge rail stations. So, they will have to use cars or buses, resulting in even more traffic on the A65. Over the last few years, we have experienced traffic disruption whilst more bus lanes were added to the route into Leeds, and more recently the roundabout on the ring road has been modified. Neither measure has made any difference to journey times on the A65, particularly as traffic volumes increase every year as the population density in NW Leeds increases.

Extensive housing developments in Guiseley have added a considerable amount of traffic which travels into Leeds on the A65, and if the plans go ahead to add a link road to the airport through Yeadon, traffic density and the resulting congestion will undoubtedly increase further on this road and the ring road. New Road Side in Horsforth resembles a car park in the evening rush hour as traffic queues at the bottleneck which still exists at the ring road roundabout. Another bottleneck on the ring road, if something could be done to improve the A65 roundabout, are the bridges over the railway, canal and river at the bottom of the valley. Does Leeds Council have the funds to build new double width bridges?

In assessing provision for houses, surely Leeds Council also needs to have a joined up plan which looks at the provision of sufficient transport capacity (and the meeting of associated air quality requirements), schools, doctors surgeries, etc. This plan needs to identify the costs involved to provide the necessary infrastructure, and where the funding would be expected to come from. These are sadly lacking at the moment, and for that reason, these housing plans should not be approved without a "complete solution" being identified.

Please keep us informed of the review process, as we would like to retain our right to submit further input, attend and/or speak if the opportunity arises.

Yours faithfully,

R.K.Willetts

H.M.Willetts