

PDH00382

PLANNING DEPARTMENT			
To	Action	Info	File
- 5 NOV 2015			
File Number			

35, Victoria Mount  
HORSFORTH  
LEEDS  
LS18 4PU  
2/11/2015

①

RE: FORMAL OBJECTIONS MADE DURING PUBLIC CONSULTATION,

To Leeds City Council Executive Board,

We wish to register our STRONG OBJECTIONS with regard to the proposed development on our precious green belt and green field sites.

- HQ2-41 - Fields south of A65 from Roundabout to Rawdon Crematorium.
  - HQ2-42 - Fields at Broadway & Coluemeley Lane, Horsforth.
  - HQ2-43 - Fields at Horsforth College Campus.
  - HQ2-12 - Fields at Woodland Drive, Rawdon.
  - HQ3-2
  - HQ3-3
  - HQ3-4
- } Fields off A65, Rawdon.

As local residents living close to the sites of proposed development, we are of the view that if these green sites were to be built on, we would suffer a serious negative impact on our quality of life.

These areas should be excluded from your plans. Our specific objections are:

① They are inconsistent with National Planning Policy Framework, which states that:

- Green belt should be protected. Brownfield sites should be prioritised.
- Green belt is to be protected & requires 'exceptional circumstances' to be built on. This does not apply here, & it goes against the Council's own Core Housing Strategy.

Brown field sites take priority, but these plans offer ② up Green belt in advance.

- merging of communities is to be prevented. Building on these sites would merge Horsforth, Rawdon & Rodley, creating a huge ugly urban sprawl.
- infrastructure must come first. Roads, healthcare facilities & schools are already stretched to breaking point.

② Inconsistent with Leeds Development Plan Policies:

- Housing target needs re-assessment. It is based on out-dated statistics, and the Council is well aware of this fact.
- Single-owner occupancy unfulfilled. Leeds Core Strategy identifies a significant need for single-owner occupancy housing. (40% plus.) This will not be met by developing these sites. Developers want greatest profit possible, eg. Horsforth Vale houses multiple bedrooms, £345,000 plus. <sup>And Affordable housing?</sup> NO CHANCE !!!

③ Negative impact on Highway Safety & Traffic

- Planning permission has already been granted for 2,000 properties in our area.
- If development on our Green Belt sites were to be approved, another 1,200 properties will be built.
- The Ring Road & A65 cross, close to our home. These roads are already congested & dangerous, & under great strain. Serious accidents & gridlock will inevitably happen if these proposals go ahead.
- Nearby, the Ring Road crosses the river, the railway & the canal; bottlenecks which must be taken into consideration during planning.

④ LACK OF CONSERVATION OF NATURAL HABITATS

- Destruction of habitats. Newts, frogs, deer, badgers, foxes, bats, owls, hawks, songbirds, hedgehogs etc. all live in these Green Belt areas. Their habitat will be destroyed if these proposals go ahead.
- Isolation of wildlife. The continuous chain of Green Belt along the Aire Valley is vital to the movement of wildlife through the area, & if it is destroyed, remaining wildlife will be isolated, & perish as a result.
- Community Engagement with Countryside. This will be denied to residents and all future generations if these developments take place. Green spaces are vital for human health.

⑤ NEGATIVE EFFECT ON THE LANDSCAPE

- Destruction of natural views. The vistas that these Green Belt sites provide are delightful, precious views that elevate the spirits, and as such, should be always protected.

⑥ NO COHERENT REGIONAL CO-ORDINATION

- Many areas of post-industrial, derelict brownfield sites lie undeveloped in nearby towns & cities, eg. Bradford, Halifax & Wakefield.
- These sites should be developed as a priority, thus relieving Green Belt sites.

⑦ FLAWED & SKEWED CONSULTATION PROCESS

Website Obstructiveness. The website appears to have been designed to attract as few objections as possible.

- IT DOES NOT ALLOW FOR THE OBJECTIONS OF GREEN-BELT DEVELOPMENT ACROSS LEEDS.

→ OBJECTIONS HAVE TO BE MADE ON INDIVIDUAL SITE BASIS. EACH OBJECTION TAKES AT LEAST HALF AN HOUR. THUS IT MAKES IT IMPOSSIBLE TO

— ACCESS TO INFORMATION DENIED

THERE IS NO MAP PROVIDING A CLEAR LIST OF GREEN BELT SITES ACROSS THE CITY, SHOWING THOSE NOMINATED FOR DEVELOPMENT.

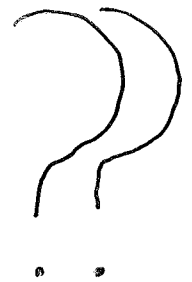
THE PUBLIC HAS A RIGHT TO ACCESS TO THIS INFORMATION.

— LACK OF PUBLIC AWARENESS

THE RESULTS OF THIS CONSULTATION PROCESS AFFECT EVERY LEEDS RESIDENT.

WHY have there been

- No letters informing households
- No TV campaign
- No Radio campaign
- No social media
- No newsletters via schools



We hope you are able to act on our behalf, and reject the progression of these Green Belt 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 sincerely,