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

DEVELOPMENT DEPARTMENT			
To	ACORN	INFO	FILE
NOV 2015			
File Numbers			

4th November 2015

Dear Sirs,

Ref: Proposed Housing Sites:

- HG2-41 (4240) – Fields South of A65 from Horsforth to Rawdon Crematorium (Strawberry Fields)
- HG2-42 (1016) – Fields at Broadway and Calverley Lane
- HG2-43 (5009) – Fields at Horsforth Campus

I would like to make representation as to why the above sites should not be considered for housing development. As a local resident living adjacent to these sites I believe that the proposed developments, which are situated wholly or partly on greenbelt protected land, would have a detrimental impact on the standard of living and should therefore be excluded from future development plans.

Having read the NPPF I note that it contains the following two statements, amongst many others, *'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'* and *'that greenbelt should be protected and requires exceptional circumstances to be built on'*. I believe that there is nothing *'exceptional'* about the council's plans for developments to be undertaken on unspoilt land and that there are probable enough brown field sites available to satisfy the numbers of units requiring to be constructed.

I would also refer you to the previous Leeds UDP that identified that the site known as Strawberry Fields (HG2-41) as *'being Special Landscape'* and that it was referred to in the Leeds Core Strategy as *'Strategic Green Infrastructure'*.

With regards to Site HG2-43, I understand that approval has been given for 66 houses on the footprint of the former college buildings. Existing policy, adopted into the core strategy, allows for *'change of use of buildings only'*. Part of the site is also within greenbelt and is listed in Leeds City College prospectus as a *'nature reserve'*.

Further concerns would be the volume of traffic generated by these three sites onto a section of the A65 which cannot cope with the volume of traffic at present. The construction of 1001 units on the three sites plus a school on Strawberry Fields could potentially put an additional 1500 cars, at peak times, onto a road and roundabout that currently cannot clearly cope. There has just been 18 months of disruption, never mind the hundreds of thousands of pounds of Council Tax monies spent on *'improvements'* to the roundabout to no avail.

The traffic from these three sites plus other sites on the A65 at Rawdon, Guiseley and beyond, plus any potential traffic from the proposed airport link road would create severe congestion at the junction with the Ring Road (A6120).

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The construction of these sites and those proposed at Woodlands Drive (HG2-12) and the future sites on Knott Lane and Layton Lane HG3-2, HG3-3 and HG3-4 would mean that Horsforth and Rawdon would start to emerge into one and they would lose their identity.

I would also like to comment on the lack of public awareness to the councils plans, due mainly to the lack of publicity of the proposals, this suggests that the council is aware that public opinion would be against the majority of the developments and they have not been given ample opportunity to raise objections. There is nowhere in the councils documentation that provides a clear list of greenbelt sites which are nominated for development. The feedback website does not allow for objections of greenbelt developments. It only allows for comments to be made on one site at a time, thus making objections on all proposed sites, at the best laborious and the worst impossible.

It is on these grounds and many others that I would hope that the progression of these greenbelt sites are rejected.

I would be pleased if you would keep me informed of opportunities to present my objections to persons that matter, any public examinations and the outcome of the review.

Yours faithfully

M Allan (Mr)