

PDH00484

5th November 2015

Dear Sirs

DEVELOPMENT DEPARTMENT			
To	Action	Info	File
- 6 NOV 2015			
Reference Number			

41 Victoria Gardens
 Horsforth
 Leeds
 West Yorkshire
 LS18 4PJ

RE: LEEDS SITE ALLOCATION PLANS - A FORMAL OBJECTION

As part of the above public consultation process I should like to make a formal objection to development of all the following sites for housing.

- HG2-41 (4240) Fields south of A65 from Horsforth roundabout to Rawdon Crematorium, including the strawberry fields.
- HG2-43 (5009) Conservation area at Park Lane College Campus, Horsforth
- HG2-42 (1016) - Fields at Broadway and Calverley Lane, Horsforth
- HG2-12 (4254) - Fields at Woodlands Drive.

The proposals to develop these sites are not consistent with national policy (NPPF), in relation to Green Belt usage. My own understanding is that 'exceptional' circumstances are the only way Green Belt can be used. By any stretch of the imagination, these proposed plans cannot be described as being for 'exceptional' circumstances, no matter how much you conveniently decide to downgrade the Green Belt areas being threatened - they are obscene with absolutely no foresight as to the consequences and no infrastructure to support them within the same timeline. There are many brownfield sites around Yorkshire and these must be used up before even considering using Green Belt. I am appalled that Leeds City Council would even consider contemplating using the Green Belt around Horsforth for further housing and this particular area, specifically around the A65, is the worst possible place to pick. We have already been ravaged by you giving consent to nearly 2,000 houses in the immediate area.

You have just completed putting traffic lights at Horsforth roundabout and if you seriously consider that this is going to be sufficient to con any of us into believing that this will allow a greater free flow of traffic along this particular bottleneck part of the A65 and Ring Road at Horsforth, once all the already agreed extra housing is completed, then you are living in cloud cuckoo land . Everyone living in Horsforth knows that this attempt to ease road congestion will not solve the problems with traffic jams around this area, and when there are the occupants of 2,000 extra houses to deal with, this will literally trap both ends of Horsforth on the A65 in gridlock. I take a bus to work every day on the A65 in Horsforth and I am told by the drivers that the situation has not improved at all as the system favours traffic on the Ring Road, rather than traffic using the A65. Yesterday, it took 20 minutes for the bus driver to get across the Horsforth roundabout! Today was even worse and the queues for the buses were twice as long as normal. Nothing has changed. Now try imagining what life would be like if you grant permission for a further 1,300 - hell on earth!!! Residents of this area have been campaigning for many, many years prior to this, to get the roundabout sorted out and that was way **before** you decided to create a living hell out of multiple housing agreements. This area simply cannot cope with any more housing in this particular area.

Forget about proposals to widen at this point either. It would be simply impossible to widen the A65 at New Road Side, Horsforth, right by the Roundabout - immediately next to the areas that you now propose to allow hundreds and hundreds more houses on! What would you do? - knock down all the houses and shops and business premises already in existence on New Road Side, just to widen the A65? Yet amazingly, you still think it's ok to consider granting further permission for another 1,000+ houses right by Horsforth roundabout and in turn destroying what

little countryside we have left. Green Belt protection was put into force to also keep towns and villages independent and separate from each other, and ensure that brownfields sites and derelict land be used first. You are not doing this. Conveniently, downgrading any Green Belt area would simply be 'cooking the books'.

There are masses of brownfield and derelict sites in other areas of Yorkshire which would be well suited to housing in Bradford and Wakefield. Why aren't you liaising with Bradford and Wakefield councils to assist with the appeasement of the Government's demand for housing. I pass by sites of dereliction all the time and wonder why you are not consulting with other councils to build houses there. This use of our Green Belt near Horsforth is absolute sacrilege. The Council's policy seems to be 'oh goody, there's a green field, let's build houses on it'!!

Of all the houses you have already granted permission for around Horsforth, the largest is down by Abbey Forge with over 1,000 homes. Abbey Forge will have its own set of traffic lights on the A65, thereby causing even more traffic mayhem on this road. None of the houses you have already granted permission for on this particular site, have even been built yet and the extra traffic the occupants will cause, is going to make it virtually impossible to get into Leeds at all. The new train station is a joke too- it's at the end of a very long existing line and just before Leeds Station itself, and unless someone thinks about this carefully, anyone who wants to get on the train, won't be able to at rush hour - it'll be just the same as the other Horsforth station, where you have to fight hand over fist, to get on in the mornings and evenings.

What about infrastructure? So where are all the plans for medical care, GP's, Hospitals, Libraries, Shops, schools, transport avenues? I stand corrected, though and understand that one, just one, school is 'planned'! What is that for? You have done absolutely nothing to cope with all the extra people who would populate this area. Why? We are talking potentially, about over 3,300 houses within a 3 mile radius and let's say, 3 people as a mean figure, per house, that gives you - **nearly an extra 10,000 people!**

There can only be one simple factor driving Leeds City Council's obsession with building around Horsforth - money! This is nowhere near the Government's plan for affordable housing and their reasons for more houses in this country - this is plain and simple greed, from the builder's points of view and the Council being pressurised to pick on areas that appear to be the most vulnerable and rich. Commonsense and policy dictates that you must look elsewhere for more brownfield and derelict sites to use up first, not destroying the little bit of countryside Horsforth has left to call it's own, and not forgetting all the wildlife that you will be condemning to death.

In short, your proposed allocation plans for further housing, would choke the character and lifeblood out of Horsforth and all the surrounding areas, not forgetting your total disregard for, and contravention of, the National and Planning Policy Framework (NPPF). No one will be able to drive anywhere because there will be total gridlock from Rawdon A65, right down past Horsforth New Road Side and down the hill into Leeds, and all because no one had the foresight to envisage the pandemonium that allowing, yet another 1,300 homes would cause. Horsforth is a great place to live at the moment, but it is only that way because the people who live here, fight to keep it that way. Enough is enough.

Yours faithfully

Paula J Denby

