

PDH00787

27 West End Rise,
Horsforth,
Leeds,
LS18 5JL.

8th November, 2015.

DEVELOPMENT DEPARTMENT			
To	Action	Info	File
11 NOV 2015			
File Number			

Dear Sirs,

Re: Leeds City Council Site Allocation Consultation

I wish to object to housing development on Green Belt/Green Field land in the Horsforth and Rawdon area for the following reasons:

The major flaw in the site allocations contradicts the “Environmental Role” in the NPPF – which says that the planning system should help to improve biodiversity and building on Green Belt land will isolate wildlife populations as well as depriving them of necessary habitat. This particularly relates to sites HG2-12, HG3-2 AND HG3-4 WHICH ARE UK BIODIVERSITY ACTION PLAN PRIORITY HABITATS.

1. Leeds City Council have over estimated the need for future housing, and should firstly reduce their figures accordingly.
2. **Brownfield Sites have been overlooked and ARE AVAILABLE ELSEWHERE ACROSS LEEDS. Leeds City Council Core Strategy says that ALL THESE must be developed before Greenbelt land!**
3. The Council has failed to prove that exceptional circumstances exist – growth is not an exceptional circumstance.
4. The development has not been positively prepared as the sites are NOT based on a comprehensive Greenbelt review.
5. The burden of housing being placed on the Horsforth/Rawdon area is unfair due to traffic congestion, lack of school places and the strain placed on local services.
6. **The development is not justified as the NPPF states that “sustainable” means ensuring better lives for ourselves and not worse lives for future generations, loss of wildlife and overcrowding of people does not make for better lives.**
7. **Loss of Farmland. HG2-12, HG3-2 and HG2-41 are farmed by local people and HG3-3 is a smallholding and bee-keepers apiary.**
8. **The development is not legally compliant. There has been no consultation regarding site HG2-12 PRIOR to it being included in the Site Allocation Plan. It was not included in the Issues and Options Consultation in June – and is**

therefore NOT COMPLIANT WITH STATE OF COMMUNITY INVOLVEMENT.

In addition to the lack of compliance with the NPPF and Core Strategy, the following situations should also be taken into consideration, as they are important reasons why there should be NO FURTHER DEVELOPMENT IN THE HORSFORTH/RAWDON AREA.

1. A65 is FULL and over-capacity. More development along the A65 is dangerous. No consideration has been taken into account regarding the extra number of commuters using this road when other Developments proposed by Bradford City Council take place.
2. With regard to the above, there has been no liaison with other Councils.
3. Not enough doctors and other social needs to cope with greater population.
4. Potential alternative sites have been overlooked – is that because developers are only interested in North Leeds?

I hope that you will read and seriously consider my objections.

Yours sincerely,

Anne Mutch