

PDH00788

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

DEVELOPMENT DEPARTMENT			
To	Action	Info	File
11 NOV 2015			

8th November, 2015.

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. 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.**
- 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. 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.**
- 4. 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.**
5. Leeds City Council have over estimated the need for future housing, and should firstly reduce their figures accordingly.
6. The Council has failed to prove that exceptional circumstances exist – growth is not an exceptional circumstance, and so it is not legally able to develop Green Belt land.
7. The development has not been positively prepared as the sites are NOT based on a comprehensive Greenbelt review.

8. 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.
9. The A65 is full to capacity now, and could become very dangerous in the future, when extra commuters come from developments proposed by Bradford council.

There are Brownfield sites situated elsewhere in Leeds, and according to LCC's own Core Strategy, these MUST be developed before Green Belt land. So why is this not the case? Is it because housing developers are only interested in land North of Leeds because they can get a better price for their luxury houses?

We must not sacrifice the quality of life in the area for the sake of developers' profits. I feel sure the need for housing in Leeds, is for smaller, more affordable 2 or 3 bedroom homes in cheaper areas of Leeds, and that is not what will be built here.

I hope you will take my objections seriously and not jeopardise the beauty and biodiversity of the area, which should be left for future generations to enjoy, nor destroy the much needed, valuable farm land. This should be preserved for food production.

Yours sincerely,

William Mutch