

PDH00790

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DEVELOPMENT DEPARTMENT			
To	Action	Info	File
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Leeds City Council

Re: Planning for sites HG2-12, HG3-2/3/4, HG2-41, HG2-43

Dear Sir/Madam,

I have been living in Apperley Bridge area for the past 14 years and enjoyed the greenery and environment.

The reason of our choice of area was to be surrounded by nature and less crowded for myself and my family away from pollution.

Since 2001, I have seen the area getting busier by the day and whereas there has been more housing & developments in Apperley Bridge and surrounding, there has been no improvement of any of the infrastructure to cater for such increase in population.

The main connection Harrogate Road/ Apperley Lane, is queuing at every hour of week days & weekend.

A good living condition for all in inhabitants of an area/ city/ country is a balanced equilibrium between many factors:

- Affordable housing
- Pollution issue
- Adequate road network
- Public transport
- Schooling
- Council facilities: green belt & parks, library, medical outlets, etc.

The very basic definition of **Urbanism** is the characteristic way of interaction of inhabitants of towns and cities (urban areas) with the built environment or – in other words – the character of urban life, organization, problems, etc., as well as the study of that character (way), or of the physical needs of urban societies, or city planning.

MANAGING GROWTH, reducing traffic, creating sustainable development, and making smart transportation investments; these are all challenges we face today. New Urbanism is a development strategy that addresses these issues and more by creating communities that are liveable, walkable, & sustainable, while raising the quality of life.



It is sad to observe that the current planning demonstrates that it seems to be done in an unprofessional manner with a short termism view to only focus on one of the many essential factors. The quality of urban life is giving place to profits made by local and/or national builders. These trends threaten both the quality of life, as motorists spend more and more time in their cars and auto-dependency increases, and the quality of the environment, as green space continues to vanish while air quality and other environmental problems persist.

The Government's own National Planning Policy Framework document makes it very clear that green belt boundaries should only be altered in 'exceptional circumstances'. What is this exceptional circumstance that made Leeds City Council to choose these sites over the brown field available in the same area?

The critical A65 road linking Leeds City centre to the suburbs on the west of city is crowded and inadequate remodelling of the roundabout crossing with Ring road is making it even slower. The addition of the more housing will only worsen the situation from the already difficult one.

I hope to hear from you with some answer to these concerns.

Yours Sincerely

Tohfeh Pishvaei – PHD, MBA