

Newstead
Billing Drive
Rawdon
Leeds LS19 6QR

11th November 2015

Dear Sirs

I am writing to lodge my objection to building on Green Belt, Green Field and Farmland throughout the Leeds area and particularly in the Horsforth/Rawdon area where I live.

From what I can see these sites are not based on a comprehensive Green Belt Review as required by the previous Inspector when he passed the CORE Strategy as sound. Also the selective Green Belt Review undertaken by Leeds City Council is flawed and this means the CORE strategy and Site Allocations Plan are unsound.

The proposed developments in the above mentioned type of area are not in accordance with the NPPF. There does not seem to be much consideration given to alternatives and the Council has not proved that "exceptional circumstances" exist to outweigh the harm that development on the Green Belt sites would cause. The Council say that "growth" is the exceptional circumstance but this view is not supported by Government Ministers, who disagree.

There are many Brown Field sites available across Leeds and the Council CORE strategy says itself that all these must be developed before considering Green Belt land.

I refer below to the particular sites in Horsforth and Rawdon:

HG2 - 41 Rawdon Crematorium to Horsforth Roundabout

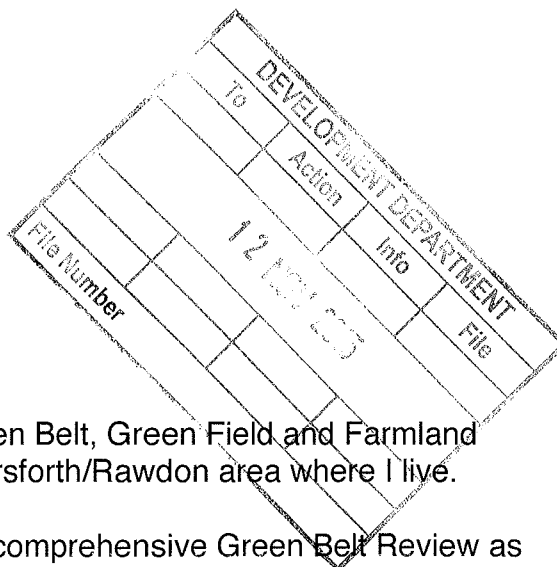
There is an allocation for 777 houses and a school in this area. The area runs alongside the A65 and this particular part of that road is one of the most congested areas in Horsforth. To contemplate giving access onto this section of road (which is all that is available) for what could be a 1,000 or more vehicles would be the start of total gridlock. Talk of building a school on this site is no reason for building the houses as there are other places to build a school such as the site of the old College HG2 - 13.

This area is split by a lane which is part of the local cycle route and in turn this leads to the canal which has been recently re-developed for cycling purposes.

My wife and I regularly walk this area as does our son and his family including the dog, it is also regularly used by many other families.

HG3 - 3 Junction of Knott Lane and A65

This has been safeguarded for building 35 houses. Building on this land along with HG2 - 41 would mean that the crematorium was then virtually surrounded by housing and would be the only piece of undeveloped land separating Rawdon and Horsforth. I assume the crematorium was positioned here as it was a place of peace and tranquility, it is also a place where all my near relatives have their ashes scattered. I don't think surrounding it



by housing shows any respect and I can't imagine the added trauma massive building work would cause to already grieving relatives trying to get to the crematorium.

HG3 -2 Junction of Knott Lane and A65

This has been safeguarded for building 81 houses. As well as the obvious traffic problem this area would continue to put more pressure on the A65 and borders Knott Lane (as does HG3 - 3 which is the exit road for the crematorium).

It is not yet known what pressure the newly enlarged Airedale factory next to this site would put on traffic on the A65 as it is not yet operating.

HG3 - 4 to the rear of housing on Layton Lane

This has been safeguarded for 246 houses. This site seems a strange choice not least because the only access is from a side street on Layton Lane which itself meets the A65 at the junction of Knott Lane.

HG2 - 12 off Knott Lane via Southlands Avenue

This site has been allocated for 130 houses. This area is again regularly used by families both on foot and by cycle, it has much wildlife including deer. It also has part of the Leeds Way for walkers along one side.

HG1 - 96 (120 houses) is split between Horsforth and Rawdon and is alongside the current Clarion development. These 2 sites along with the Clariant development connect to HG2 - 41 via Low Hall Road. The impact of these sites on the Horsforth roundabout junction is yet to be fully known as the areas are not yet fully developed.

We are lucky in Leeds in that we have the Countryside on the outskirts. These areas of Rawdon and Horsforth are readily accessible on foot and by cycle and create no additional traffic to an already overloaded road system. Cars are already avoiding Horsforth roundabout by cutting through other parts of Horsforth and Rawdon and any development in this area would not help.

I am sure the Council will come under great pressure from developers to allow building on these easily developed, high profit areas but the Council must remove these areas from the allocation and stand firm.

The Council tells us we need 70,000 to 80,000 new houses but others tell us we only need 45,000. Whoever is correct I am sure it was not the Government's intention for us to have lots more 4 and 5 bedroom detached houses which is what we will get.

I hope you will give some serious thought to my comments.

Yours faithfully

JOHN G. MONTGOMERY

Resident of Rawdon and Horsforth 44 years