

PD1100972

Miss Z Welbourne
17 Church Lane
Leeds
LS18 5LB



DEVELOPMENT DEPARTMENT			
To	Action	Info	File
12 NOV 2015			
File Number			

Councillor Richard Lewis
Exec.Board Member for Regeneration Transport&Planning
Leeds City Council, Civic Hall
LEEDS
LS1 1UR

November 2015-11-04

Dear Sir

Re: Site Allocations Plan Aire Valley Leeds Area Action Plan

I wish to advise you of the strong objections I have regarding the proposed development on greenbelt and greenfield sites as listed hereunder:-

- HG2-41 (4240) South of A65 from Horsforth & Rawdon RA to crematorium
- HG2-42 (1016) Broadway and Calverley Lane, Horsforth
- HG2-43(5009) Horsforth Campus

As a local resident I would suggest that these proposals will have a detrimental effect on the standard of living for the existing Horsforth community.

I, therefore, raise the following objections:-

National Planning Policy Framework:-

- a) NPPF states that greenbelt is to be protected and should only be built on in exceptional circumstances....how, therefore, can you justify building on unspoilt land just to meet a housing target?
- b) NPPF states that brownfield sites should be prioritised over Greenfield/greenbelt land. Where are your plans for brownfield development?
- c) NPPF states that community merging is to be prevented but by adopting these plans you are merging Horsforth/Rawdon and Rodley.
- d) NPPF states infrastructure must come first but it would appear that nothing is in place nor is anything scheduled to support the developments (i.e.healthcare and schools)
- e) NPPF states target level of housing developments within the plans should be capped in line with the capacity of brownfield sites to accommodate it in order to PROTECT the greenbelt – these plans significantly exceed it.

Development Plan Policies

- a) Affordable housing – will not be fulfilled by developing these sites ..the new build properties at Horsforth Vale are approx £300K +
- b) Why are you not using the 2014 Office of National statistics target figure which shows the need for 46000 new homes and not 70000 which was the over-inflated figure advocated prior to 2014. What is the purpose of using old data?

Impact on Highway Safety and Traffic

- a) The impact on the A65 (which is already over-trafficked and dangerous) will be immense. Not only will these proposed new homes further endanger travel but to these will be added more traffic coming from any new developments further up the A65 e.g.Menston.

Conservation etc

- a) All of the sites provide a “green lung of air” both for humans and wildlife. Once this disappears it can never be replaced. Our forefathers recognised this and provided parks and open areas for relaxation. In this way children can learn about nature and can participate in, say, strawberry/blackberry picking. This way they learn that fruit does not grow on a supermarket shelf! You are proposing to take all this away from them. Please tell me,

WHAT HAS HORSFORTH DONE TO DESERVE IT?

Yours faithfully