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DEVELOPMENT DEPARTMENT			
To	Action	Info	File
12 NOV 2015			

Miss Shauna Jacqui O'Neil
 30 Rawdon Road
 Horsforth
 Leeds
 LS18 5EW
 08/11/2015

Re: Leeds City Council Site Allocation Plans.

Dear Sir/Madame,

I am writing to register my objection to the council's proposals to build thousands of new houses in my local area on protected Green Belt sites.

- The sites that I am particularly concerned about are as follows:
- HG2-41 Fields South of A65, Horsforth Roundabout to the crematorium
 - HG2-42 Fields at Broadway and Calverley Lane. Horsforth
 - HG2-43 Fields at Horsforth College Campus
 - HG2-12 Fields at Woodlands Drive, Rawdon
 - HG3-2, HG3-3 & HG3-4 Fields off A65, Rawdon.

I believe that "the proposal" to include these development sites in the Local Plan is **NOT consistent with the national policy.**

The NPPF has made it clear through its various policies that developments should be restricted; these restrictions extend to include land designated as Green Belt. The NPPF has been particularly dedicated in stressing this to local authorities and planners, making it clear that "Green Belt boundaries should only be altered in exceptional circumstances"- the current proposals are in **BREACH of this commitment.** The Council's need to meet housing targets is **NOT** classed as "exceptional."

The NPPF has also indicated the Government attaches great importance to Green Belts, the aim of which is to prevent urban sprawl. It has acknowledged that "as with previous Green Belt Policy, **inappropriate development is, by definition, harmful to the Green Belt** and should not be approved." The Local Plan flies in the face of the NPPF in this respect; Green Belt should not be used to meet housing needs. The vast number of houses planned for development in this area will create urban sprawl, **running counter** to the very thing that the NPPS seeks to avoid. The Local Plan is **INCONSISTENT** with this.

The land between the A65 and the River Aire has been classified as "**Strategic Green Infrastructure,**" which enhances its Green Belt Status. In view of this, why does Leeds City Council find it acceptable to build on this area at all?

If building on Green Belts is only to apply in "exceptional circumstances" and as a last resort, how can the NPPF principles have been given so little consideration? For instance, HG2-41 the largest site selected for development has been put into Phase 1 of the plans- how can this be classed as a last resort? What is the justification for taking such a vast area of land rather than "spreading it out?" There are other huge Green Belt areas in Leeds that have not been included in the allocation (e.g Roundhay.) Why is this?

There are also a significant number of Brown Field sites- 55,000, that planners have already identified and have already received planning permission to build on but have not yet begun development. Surely it would be the right thing to do to develop these sites first to meet the allocation requirements, thereby **complying with the NPPF policies of not using Green Belt inappropriately.**

In terms of the infrastructure, the A65 is a very busy main road and traffic currently creates huge issues of congestion. This is particularly apparent in Horsforth as traffic from Aireborough and beyond uses it as a route into Leeds City Centre. This will be exacerbated and become more problematic and dangerous by the planned developments. Furthermore, developers only contribute limited funds towards any infrastructure that is required and the A65 is an absolute necessity. Where are the plans, policies and costings to improve the A65 or the roads crossing the River Aire?

From a personal perspective, these areas are of great importance to myself, family, friends and colleagues. HG2-41 is the site closest to me and over the years I have grown to appreciate its **natural beauty, stunning views** and its great diversity in wildlife and the proliferation of trees and plants- they are a joy. My family and I regularly use these areas for recreational purposes- for family outings, dog walking, picnics, rambling, cycling and for the general enjoyment of being outdoors. Ideal for health and exercise, it instils a feeling of wellbeing and it is a pleasure to see other families experiencing and enjoying the area as we have and continue to do. There is also a **significant biodiversity issue here-** what would happen to all of the displaced animals and wildlife? No consideration appears to have been given to this.

Site HG2-41 is a huge area and the plans are to decimate it entirely in order to build houses. It is totally **unacceptable and inconsistent with national policy** to propose to eradicate such a huge area of Green Belt 'Strategic Green Belt' for this purpose. Having put this into Phase 1 of the plans, this clearly **undermines any intention to use it as a last resort, contrary to the NPPF and the national policy.** This is **NOT sustainable** on any level and is to the detriment of the community and future generations.

I also object on the basis that during the consultation period the community has not been properly consulted. The consultation has not been broad enough or publicised enough. The process of contacting and informing the community has not been followed. Why is this? Indeed, the plans were made available for public viewing at the Mechanic Institute in Horsforth recently, but the council officials sent to preside and answer pertinent questions from members of the public "did not have a clue" and were not able to answer many basic questions so the whole exercise was not a useful or informative event.

In conclusion, I object to the plans to build on these Green Belt areas, some of which have an enhanced status as Strategic Green Infrastructure. HG2-41 is a huge area, the largest area selected in this area of Leeds. It is unreasonable and unacceptable to eradicate the entire area as is the proposal to build a similarly huge number of houses on the site. To remove this area of Green Belt would create a "corridor" effect as it is the only remaining Green Belt area between Rawdon and Leeds. **Urban Sprawl would certainly result,** which is the very thing the NPPF seeks to avoid.

Horsforth is a pleasant place to live, but the proposed developments will totally change the character of the area and destroy its individual identity. The whole proposal to build houses in the local area is to the detriment of the whole local community and the loss of areas of outstanding natural beauty will be a great detrimental effect to the community and for future generations.

Yours faithfully,

Miss Shauna Jacqui O'Neil.