

PDHO1290

LDF Publication Draft Consultation
Forward Planning & Implementation
The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

DEVELOPMENT DEPARTMENT			
To	Action	Info	File
13 NOV 2015			

12th November 2015

Dear Sir/Madam

Objections to Leeds City Council's Site Allocations Development Plan

I would like to voice my formal objection to the housing allocation plan put forward by Leeds City Council.

HG2-42 (1016) Broadway and Calverley Lane, Horsforth
HG2-43 (5009) Conservation area at Park Lane Campus, Horsforth

The following points are for both of the above sites.

The interactive map of sites link that the council have posted on their website does not open (I have tried repeatedly). How can we object if we cannot see where the proposed sites are?

The proposed sites are not justified. The housing figures quoted by Leeds City Council were based on 2008 ONS statistics of forecasted population. These figures have proved to be inaccurate. Instead of the 70,000 (or 66,000 new build) proposed, it should be much lower. The NPPF says the legal requirement is to use the most up-to-date statistics available.

35% of the Leeds population has no access to the internet or email. If the Council have notified Leeds residents of their future housing proposals

electronically, how can the response they get be representative of the views of Leeds as a whole?

The Plan for both sites has not been positively prepared. There has been no comprehensive Greenbelt Review for any of the sites, as detailed in the Core Strategy. The greenbelt review that has been undertaken by LCC is selective and flawed. This means that the Core Strategy and the Site Allocations Plan are unsound.

There are basic errors in LCC's site sustainability and greenbelt assessment for all sites.

The proposed sites are not compliant with the National Planning Policy Framework (NPPF). The site allocations are unsound as to the huge impact of them on the current historic environment. I would like both sites to be removed from the Allocation Plan.

Brownfield sites are available. When I asked a member of Council planning why these weren't being used first, he said that '...developers didn't want them'. When pressed, he admitted that the Council '...were over a barrel' with regards to the developer's demands. Please do not let this continue! Petition central government to step in and stop this! The LCC Core Strategy says that brownfield has to be developed before greenbelt. And what about the existing empty homes? According to the social enterprise Leeds Empties, there were over 10,000 empty homes in Leeds. Bringing these back into use would mean that there would be less demand for new properties. Why isn't central or local government incentivising landlords (and themselves) to try and reduce the 20,000 people on the waiting list for council housing, and also not eating into precious greenbelt? Once greenbelt has gone, it's gone forever.

The Plan is not legally compliant. LCC had a Public Consultation about the proposed sites two years ago, which I wasn't made aware of. Neither were my neighbours or other people living locally. I only found out about this via local campaigning groups. According to the Council's Statement of Community Involvement, they have a legal duty to consult with the public. I also did not know that in June or July 2015, there was an Issues and Options stage of the consultation, where these sites (and others) were put forward. Furthermore, I haven't been regularly consulted or listened to about housing developments in my area by the Council, apart from a copied and pasted email from them, saying '...wait for the Public Consultation'. This is not 'engaging with

communities to shape where we live'. This surely contravenes the National Planning Policy Framework (NPPF) and Leeds City Council's Core Strategy, and must be considered a breach of legal duty.

Developers have met with senior Council executives and planners frequently over the last five years to plan and decide how to shape communities, and to choose sites that the developers would prefer to build on. Developers have also been consulted by the Council as to where to build new developments without (again) consulting or engaging with the local communities who will be directly affected. This is a fact. If you need evidence, please ask the poor local community groups who are working tirelessly on the behalf of their communities to raise awareness of the illegal and underhand practices being used by both LCC and the developers.

The Plan is not in compliance with the Statement of Community Involvement (SCI). They haven't carried out consultation consistent with the SCI. The Council has not subjected the Plan to sufficient and accurate sustainability appraisals. The Plan does not conform to the Core Strategy. I have found no evidence to suggest that the Plan has met a Duty to Co-operate with the neighbouring authorities (i.e. Bradford Council).

The Plan is not effective. Local schools are already over-subscribed (e.g. Horsforth School). The council have admitted that the infrastructure for the area will only be looked at after the building of the new houses has been completed – surely this is a ludicrous idea – the A65 through Aireborough and Horsforth and on into the city, for example, is virtually gridlocked by traffic most of the day. If the council had its way, potentially 3000 extra cars would need to be using this route to get to the ring road or into Leeds city centre.

Neither site proposal is consistent with national policy for many, many reasons – the main ones being that there are brownfield sites that can be developed before greenbelt, and that the Council have not proven that they have 'exceptional circumstances' to develop greenbelt land.

I would also like to take part in the public examination that will be held regarding this. Could you please contact me by letter or email.

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Yours faithfully

Kate McKeown