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12th November 2015.

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

**PDH01466**

**RE: 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.**

Dear Sir,

I have examined the Leeds City Council's Site Allocation Plans relative to the above mentioned proposed housing developments in close proximity to my home address and I wish to register my strong objections to all of these applications being considered, and that all should be refused from the outset.

I have lived in Horsforth since 1961 when it boasted being the 'largest village in the country'. This status cannot be claimed now as areas and wards have merged, newer and existing housing developments have evolved, now making Horsforth a 'suburb of Leeds'. Since 1961, Horsforth has expanded in both the Town Street and New Road Side areas, with many green fields being transformed into building jungles, eg Newlaithes area, Hall Park/ Hungerhills areas and Scotland Lane. These developments had a knock on effect with schools having to be built and two busier shopping area. Should you walk through Morrisons Supermarket in Horsforth, there are a number of nostalgic photographs of Horsforth as it was in the 1960's.

Clearly, should these proposed plans be approved, it would effect and radically reduce the quality of existing life for many thousands of local 'Horsfordians' and create yet another 'blot on the landscape' for the big fat cat developers, whilst help reduce the value of many properties within the local community.

I am a dog owner / walker and currently enjoy my daily exercise in these areas identified for the proposed housing developments, most days. I choose these areas so as I can enjoy the peace and tranquility of the beautiful and picturesque countryside near where I live. I regularly see many varieties of wildlife - both birds, bats and wild animals. Should these proposed plans be approved, the lives of these other 'local inhabitants' will be effected with catastrophic consequences for them.

We are fortunate to be situated in a particularly valuable area for wildlife with the river, canal and woodland making a natural habitat for them all. I especially enjoy watching these creatures and taking my Grandchildren to give them the great benefits that I was given in the early 1960 by my parents. This part of their development which is so valuable in their growing up to appreciate these wonderful creatures living in the wild.

Having experienced the turmoil during the past 18 months whilst Highways developers have altered the outer ring road from Dawson's Corner at Pudsey through and beyond its junction with the A65, I find it unbelievable that consideration is to be given for these new plans which will negate all of the good work that has just about been completed. In this day and age, we are led to believe that Local Government / Highways have to be frugal and careful with their budgets. Clearly this appears not to be the case!

Having an intense interest in the Horsforth and Rawdon areas, I am aware of the Stanhope Estate and feel their interest for Horsforth and Rawdon is now purely financial, with little or no regard for the residents of these communities.

I have estimated that the developments from Calverley lane to the crematorium (inc Strawberry fields) will be for a total of 423 new houses, whilst the proposed development from Southway to the Old ball Public House, be for a further 232 new houses. This adds a total of 655 new homes. Being generous and averaging each home to have four residents, equates to 2620 extra people living within our boundaries. Once again averaging each house has two vehicles equates to 1310 extra cars on our already gridlocked roads.

This is on top of the already ongoing development of Horsforth Vale (in excess of 500 houses) and Kirkstall Forge in excess of 1000 houses) together with office buildings for over 2400 people and imminent railway station at Kirkstall Forge. **Is it that Leeds City Council are intent for us to have no green belt land left at all?**

I have prepared a list of points for you to consider whilst refusing these application. They are all totally relevant to OUR communities. There are many others I could mention.

#### **1. Schools.**

Where will the new children be educated? Current schools are saturated and finding difficulties with teaching with the current volume. The proposed plan is to build on an existing education building after it has been demolished. Hardly frugal!

#### **2. Health service.**

The current NHS Doctors are struggling to offer realistic appointments due to their own staffing difficulties and volume of patients. Seasonal illness creates an even longer wait to see your GP.

### **3. Shops / Banks.**

The current shops on Town Street, New Road Side and Station Road are no longer a size managed by their community. eg Morrisons is now too small for such a large area. Likewise with other shops and High Street Banks.

### **4. Car parking.**

New incumbents to the area will need to park their vehicles to access the above facilities adding to the already existing parking turmoil to all areas.

### **5. Railway / Public transport.**

The existing railway on Station Road experiences severe problems for commuters to and from Leeds at Rush hour, many forced to stand like sardines in the overcrowded carriages both to and from work, day in day out. Once again car parking around the station in local roads will become more intense.

I am aware of the new station on the former Kirkstall Forge site, but this will mean drivers will have to drive along the already grid locked A65 to get to this new station before they abandon their cars. People are creatures of habit and will not be prepared for the long slow ride to park their when the other station is nearer. This has been a proven option and not a wishful one.

Likewise, the bus networking at peak times would become so unreliable as the buses could be full by reaching Horsforth from our communities along the A65.

### **6. Policing.**

Should the many objections to these proposed plans be unsuccessful and the voice of the community be ignored, can you appease the community by offering some form of Policing - both Neighbourhood Policing and regular 24 hour Police patrols? Since the demise of Horsforth Police Station a few years ago, the number of Police and PCSO patrols in residential areas has virtually ceased, with an occasional sighting on Town Street near to sandwich shops around lunchtime being the only time they're seen.

### **7. Leisure facilities / Amenities.**

Currently there are municipal Leisure facilities in Guiseley (Aireborough), Kirkstall and Holt Park. At each of these centres, sports such as Squash require prompt booking to avoid disappointment of missing out. By increasing the population of the proposed planning application, would make these sports provisions even more difficult to book. Even the swimming facilities would become oversubscribed.

Other amenities, such as restaurants and Public Houses would no doubt benefit with their business / income

### **8. Sewerage / Waste**

By the area increasing its population by approaching 3000 people, this will have an obvious effect on our current sewerage system, with an estimated 15,000 extra flushes per day to add to the current sewerage treatment system.

Regarding collection of waste, this service has been reduced, and with introduction of extra homes, this will only effect future collections services, and potentially reduce the current service even further.

By removing this large amount of Green Belt from the area, would suggest fellow dog walkers would have to walk through residential areas or Horsforth Hall Park. This could increase the number of dog faeces left in areas where both adults and children walk and play. Unfortunately, a lot of dog walkers are inconsiderate and choose not to clean up after their animals.

## 9. Religion.

People from all religions are entitled to have places of worship. Although there are a number of Christian places of worship in the area, I am unaware of any Synagogue or Mosque in the Horsforth area. This would have to be addressed as diversity is essential for harmony in the community.

## 10. Crematorium.

Rawdon Crematorium has been located on the A65 for many years. This 'final resource' has limited ovens and is in use all day, 5 days a week, with long delays to be expected at that hour of need. By increasing the population to the area, would create a further strain for services for the Deceased and their families.

## 11. Trinity & All Saints College / Leeds University.

This wonderful resource to Leeds University is fast developing in extending its teaching buildings and Halls of Residences for their many students. This University will need to continue to evolve and place extra needs and requirements from the community.

The proposed housing development would effect our many students by new residents to the area using many of the students social amenities.

I hope you read my eleven points of concern and take into consideration the other points I have raised relating to how these unacceptable proposals would effect the lives of my Family. I was of the opinion that the Leeds Planning Department are duty bound to be consistent with all planning applications, and that they believe in retaining a 'Historical' approach to all planning applications.

I believe the Planners refer to Policy P10 which states:-

### **POLICY P10: DESIGN**

New development for buildings and spaces, and alterations to existing, should be based on a thorough contextual analysis and provide good design that is appropriate to its location, scale and function.

New development will be expected to deliver high quality inclusive design that has evolved, where appropriate through community consultation and thorough analysis and understanding of an area. Developments should respect and enhance existing landscapes, **waterscapes**, streets, spaces and buildings according to the particular local distinctiveness and wider setting of the place with the intention of contributing positively to **place making**, quality of life and wellbeing.

I fail to see how the proposed housing developments satisfy this obvious requirement.

Plans are also been considered for a link road to the Leeds & Bradford Airport which would decimate even more Green Belt and effect many more people in the Rawdon and Horsforth communities. I understand that negotiations are underway relating to a large area of land near Southway and West End Lane, not for residential purposes. Bearing in mind the Airport extensions and the link road, I would hazard a guess that somebody is thinking long term about car park storage for tourists / travelers.

A copy of this letter has been forwarded to our local MP, Mr Stuart Andrew, who I know will be interested in supporting our cause.

**I submit this letter as a strong objection to all of the pre mentioned proposed housing developments.**

Yours sincerely,



Adrian Foyston