

PD1701858

LDF Publication Draft Consultation,
Forward Planning & Implementation,
Leonardo Building,
Leeds
LS2 8HD

DEVELOPMENT DEPARTMENT			From: Trevor Newby
To	Action	Info	45 Hall Park Avenue, Horsforth, Leeds LS18 5LR
16 NOV 2015			

9th November 2015

Dear Sir or Madam,

RE. LEEDS SITE ALLOCATION PLANS - FORMAL OBJECTION

As part of the public consultation process I am particularly concerned about the proposal to build on the under noted Green Belt land and wish to formally object to the proposed development as the proposal to include these Green Belt sites is not consistent with either the National Planning Policy Framework or Leeds' own Core Strategy.

The current housing target figure of 70,000 homes set by Leeds City Council and already approved is based on obsolete census and population growth figures and needs to be reassessed to reflect the latest statistics which show a need for only 45000 /46000 new houses by 2028. The NPPF states that each local planning authority should produce a local plan which can be reviewed to respond flexibly to changing circumstances. This housing target figure must be reviewed urgently.

- Sites :
- HG2-41 - Fields South of A65. Horsforth roundabout to Rawdon Crematorium.
 - HG2-43 - Fields at Horsforth Campus.
 - HG2-42 - Field at Broadway.
 - HG2-12 - Fields at Woodland Drive, Rawdon.
 - HG3 -2, HG3 -3, HG3 -4. Four fields off A65, Rawdon.

NATIONAL PLANNING POLICY FRAMEWORK.

The proposal to use Green Belt before brownfield cannot be justified as the NPPF states that Green Belt has to be protected from destruction to assist in urban regeneration by encouraging the recycling of derelict and urban land. Use of brownfield sites has to be prioritised and exceptional circumstances are required before Green Belt can be built on. It also says target level of housing development should be capped in line with capacity of brownfield sites in order to protect the Green Belt.

The housing developer will always cherry pick and develop the greenfield sites before brownfield sites as their costs are lower. A good example of brownfield housing development delay is the nearby Kirkstall Forge site where development of over 1000 houses was approved many years ago but no housing has yet been completed despite the site being on a frequent bus route into Leeds.

Development of these Green Belt sites will result in the merging of the towns of Horsforth and Rawdon and will not check the unrestricted sprawl of large built up- areas which the NPPF says has to be prevented.

LEEDS DEVELOPMENT PLAN POLICIES

There is a need for an increasing number of affordable homes and social housing and the building of more expensive multi bedroom detached housing will not solve Leeds future housing needs. At one of the largest housing developments in Horsforth at Horsforth Vale only a small number of low cost houses are available with majority of houses priced at over £325000. Developments such as this do not help solve the lack of low cost housing in Horsforth or Leeds

The Leeds Core Strategy has identified the need to provide up to 40% single owner occupancy housing. This will not be met by developing the above sites as the developers prefer to build the more expensive multi bedroom houses and enhance their profit margins. This is evident in the majority of recent local housing developments.

ISOLATION OF WILDLIFE & DESTRUCTION OF HABITATS AND NATURAL ENVIRONMENT

The above sites provide a continuous green belt area of land along the River Aire Valley that is home to a wide range of wildlife including bats, owls, hawks, red kites, deer and crested newts and habitats will be affected if these developments go ahead. Part of Site HG2-43 is listed as a Nature Reserve in the Leeds City College prospectus.

Site HG2-41 is used as agricultural land and as a Pick Your Own Fruit and Vegetable field during the season which allows large numbers of the community to connect with the countryside. Hundreds of families and their children pick strawberries and raspberries during the season giving them an insight into how food is grown and picked and the loss of this site will reduce community engagement with the countryside.

NEGATIVE IMPACT ON HIGHWAY SAFETY AND TRAFFIC

HIGHWAY SAFETY, TRAFFIC FLOW AND ABILITY TO COPE WITH TRAFFIC

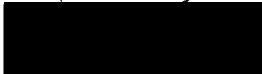
Three of the above sites are located on a section of the Leeds Outer Ring Road and the A65. These are both busy and congested roads especially at peak times and judging by the large number of Safety Cameras installed on the A65 it is presumably one of the most dangerous roads in Leeds. The section of the Outer Ring Road (A6120) is single carriageway where it passes across 3 bridges over the river, canal and railway and these bridges are unlikely to be widened due to cost. The building of over 1000 new houses would cause even more gridlock.

LANDSCAPE DESTRUCTION

The fields on Site HG2-41 provide an open vista over the Aire Valley from the A65 and the public footpaths which cross the site. The footpaths are well used by many people including my family, for recreation purposes, and the suggested house building would destroy this large area of scenic land and its environment forever.

Please register my objections to the proposed housing developments on these Green Belt sites and keep me informed of the public examination and submission of plans.

Yours sincerely



Mr T E Newby