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LDF Publication Draft Consultation,
Forward Planning & Implementation,
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DEVELOPMENT DEPARTMENT			
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Thursday 12th November 2015

RE- LSAP & AVLAAP – FORMAL OBJECTIONS MADE DURING PUBLIC CONSULTATION

Dear Sir or Madam

I would like to submit the following objections that we as a family have with regard to the proposed development of greenbelt land and Greenfield sites throughout Leeds, but in particular the following.

- HG2 -12 (4054) – Woodlands Drive, Rawdon
- HG2-41 (4240) – Fields South of A65 from Horsforth & Rawdon RA to crematorium
- HG2-42 (1016) – Fields at Broadway and Calverley Lane, Horsforth
- HG2-43 (5009) – Fields at Horsforth College Campus

As a local resident I cannot see how these developments on greenbelt land will have anything but a seriously detrimental effect on our quality of life and living standards. This urbanization of yet more areas of Leeds is totally unnecessary and will further ruin a very beautiful semi-rural part of Leeds. These developments should be excluded from the plans, along with other suggested sites such as Rawdon Billing for example. My specific objections are as follows.

Negative Impact on Highway Safety and Traffic

The above sites are located around the A65 and inner Ring Road, which is currently one of the most congested and dangerous stretches of roads in Leeds. The recent road works to Horsforth roundabout has done nothing to ease this congestion and has in fact increased my journey time to and from work. This is without the completion of the 400 plus houses being built on the old Sandoz site and the proposed future development adjacent this current development. To then add the vehicles from another 1000 plus houses to these roads, will only lead to one outcome 'Total Gridlock'. The works to Horsforth/Rodley roundabouts was obviously a 'Cheap' fix, as the only way to improve traffic flow would have been to widen the road from Horsforth to Rodley, but obviously the cost of replacing the 3 bridges was prohibitive. Any more housing development on the A65 corridor must be limited in line with the ability of the council to deliver proper road/rail and public transport infrastructure to serve this apparent never ending expansion.

Inconsistency with the National Planning Policy Framework.

- There are no plans or time lines to improve infrastructure such as hospitals, Schools, Doctors and Dentists which are over stretched already. The proposed massive increase in population will only make matters worse for the existing residents of Leeds. NPPF states that infrastructure should come first prior to any proposed developments especially on the scale proposed.

- The greenbelt developments highlighted above are proposed in advance over brown field sites and have been selected in favour of available brown field sites from across the region, which must be first included in the site allocation plan. NPPF states that brown field sites are to be prioritized over the development of Greenfield and green belt land. This is obviously being ignored.
- The council has not proved there are any exceptional circumstances for the need to build on the greenfield and green belt sites, this is just land which the current owners would like to sell for vast profit, and just helps to provide land for the council to build on to meet it's ridiculous housing targets, no matter the cost to local residents. NPPF states that greenbelt is to be protected and requires 'exceptional' circumstances to be built on. When will this be proved?
- These plans are going to destroy greenbelt and green fields forever to the detriment of the local communities and future generations of Leeds residents. NPPF states that the target level for housing development within the plans should be capped in line with the capacity of brown field sites to accommodate it, to protect and enhance the greenbelt.
- These and no doubt future developments will just end up producing urban sprawl and will end up causing the merging of Horsforth, Rawdon and Rodley into one large housing mass, and destroying the individual community and village aspects of these three lovely villages, which can only be detrimental to Leeds as a whole. NPPF states that the merging of communities is to be prevented.

Inconsistent with Leeds Development Plan Policies.

- The 2014 figures for new properties from the Office of National Statistics shows a requirement for 46000 new homes. Yet the council are still persisting with the outdated figure of 66000 new homes. The policy needs revising to the lower figure, resulting in the need to build on the green field and greenbelt land being scrapped.
- The current delay in re-assessing the housing target needs must be addressed immediately, before any green belt land is destroyed forever.
- The proposal to build on the above sites will do nothing to improve the number of affordable homes being built in Leeds. This part of Leeds is one of the more affluent areas of the city, therefore the costs of houses is far higher than most other areas. The developers of the sites will only want to build 3/4/5 bedroom houses which will be sold at a high cost, and be prohibitive to all but the wealthy. The developers will do all that is possible to keep the affordable houses to a minimum. Brown field sites and urban regeneration is the key strategy to increasing the housing stock with affordable houses, not the destruction of the greenbelt to satisfy shareholders of the development companies and the council's inflated housing figure.
- These sites and the subsequent developments will not provide any help in the need for single occupancy homes (40% plus). As stated above the houses will all be high value several bedroom/2 garage properties as being built on Horsforth Vale.

Destruction of the Local Visual Amenity

- Building on these sites will destroy forever the country side feel and views enjoyed by the residents, commuters (using the A65) and visitors to this part of Leeds. The view out over the Aire valley is breathtaking considering you are within one of the largest Cities in the country. The

development of these sites would be nothing short of wanton vandalism and will drastically reduce the quality of life for thousands of people and future generations.

Lack of Local Authority Consultation

- Leeds is the powerhouse of West Yorkshire and many of the working population commutes into Leeds from the other major cities. The brown field sites in these areas should be developed which would negate the necessity to build on any green field/greenbelt sites within Leeds and the surrounding areas. These sites could easily accommodate the housing capacity needs for the West Yorkshire region as a whole.

Obstructive Consultation Process

- The greenbelt sites nominated for development are specifically hidden in amongst an array of sites within the councils published documents to make them inaccessible to the public.
- It is virtually an impossible task to object to all the proposed Greenfield sites, because of the divisive way the council has set up the consultation feedback process. This has been set up to be as obstructive and as difficult as possible, to reduce the number of objections to a minimum.
- As a resident of Rawdon and a family who will be greatly effected by these proposed developments, the total lack of information and consolation provided by the council has been nothing short of a scandal and I believe has been a deliberate ploy to try and keep objections to a minimum so they can bulldoze the plans through. We have not received any letters, leaflets, exhibition details, or heard anything on the TV, Radio or social media which would have afforded us the opportunity to comment in good time on the proposals.

Conservation of the Environment

- The council has no interest in conserving the habitat for the majority of the wildlife in this area, which is home to a wide variety of animals and creatures which will simply disappear once the greenbelt and Greenfields are concreted over. This area provides scenic beauty and leisure for thousands of residents and visitors to this area, who enjoy walking, fishing and other countryside activities, yet all within minutes of the town center. This area should be protected by the council, they should not be actively encouraging developers to destroy what is an asset to the people of Leeds.

We hope that after considering the above comments and the reasons highlighted by other objectors that you are able to act on our behalf and reject the progression of these greenbelt sites within the council's development proposals. Please keep me informed of any opportunities arising at which I am able to present my objections to the proposals to the planning panel, the public examinations, and the submission of the plans and the outcome of the review.

Yours Faithfully



Nicholas Dixon

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