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

DEVELOPMENT PLAN		INFO		DATE	
To	Accoc				

12 November 2015

Dear Sir / Madam,

PDH01960

RE: LEEDS SITE ALLOCATION PLANS - FORMAL OBJECTION

As part of the Leeds Site Allocation Plan LSAP public consultation process, I would like to formally object to the proposed development of the following sites in West Leeds in particular:

- HG2-41 (4240) Fields South of A65 Horsforth roundabout to Rawdon crematorium**
- HG2-42 (1016) Fields at Broadway and Calverley Lane**
- HG2-43 (5009) Conservation area at Park Lane College Campus**
- HG2-12 (4254) Fields at Woodlands Drive**

I am a local resident concerned that the above proposed sites for development are not consistent with the National Planning Policy Framework NPPF and the Leeds Development Plan LDP, and should be excluded from the LSAP.

The current plans significantly exceed the capacity outlined in the NPPF based on brown field sites, and thus will result in irreversible destruction of greenbelt land. Furthermore there do not appear to be 'exceptional circumstances' for the plans and thus only brownfield sites should be developed. Such prized greenbelt land should be protected and enhanced as much as possible, for continued use as wildlife habitats, and for recreation, dogwalking and exercise. We often walk our dog around the said areas, and they would be sorely missed. The areas also offer demarcation between communities and thus any development would increase the 'urban sprawl' of Leeds and decrease the sense of community identity, a charming characteristic which the areas Horsforth, Rawdon and Rodley currently enjoy. This is in breach of the Adopted Core Strategy.

The development plans also appear to neglect the need for preparation of surrounding infrastructure to accommodate the increased population and traffic e.g. road networks, education, and healthcare, which will consequently increasingly put further pressure on the existing provision.

In terms of traffic, the few river crossings and the A65 bottleneck in the Horsforth area will be increasingly affected by further housing developments. The current proposals are insufficient and will only add to the current gridlock.

I understand that there is a need for additional affordable housing, however I would debate the high allocation figures. Also the proposed areas are not consistent with the LDP. Large-scale affordable housing should focus on the development of brown field land in areas in need of urban regeneration and investment rather than in the proposed areas

which are semi-rural and command high property values. It seems misaligned that this area is being targeted for such a disproportionate number of affordable housing developments (many of which are sadly already approved), when there are so many more appropriate inner-city brownfield sites that could be utilized. Areas closer to the city centre would surely lend themselves more appropriately to affordable and single occupancy housing than the proposed areas. We love the long-distance rural views in Horsforth, the greenbelt areas with natural green landscapes, and would consider moving if this changed.

As a local resident, I feel aggrieved that I have not been made aware of these proposals formally, and I request that public consultation is considered a priority for such significant developments and proposals. I further request that these proposals are rejected. Please keep me informed of the public consultations, submission of the plans and potential outcome of the review as I would like to retain my right to attend and speak.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

(Miss) Deborah Phillips