

Horsforth Civic Society

Response to the Site Allocations Issues and Options

Email sent 29 July 2013

These are the comments of Horsforth Civic Society (HCS) on the Proposed Leeds Site Allocations Document (SAD). The HCS committee has asked me to write in with these.

HCS is pleased to see the following: -

- Coding red of the large Ling Bob and St Ives Farm sites. Ling Bob and St Ives are areas of natural biodiversity and their proximity to the airport flight path makes them unsuitable for housing.
- The coding red of Hunger Hills and the neighbouring field is a key issue for HCS and we are very pleased to see this area not developed. We shall be pressing the Town Council to ensure this area is also designated green space in the Horsforth Neighbourhood Plan (NP).
- The red coding of the Outwood Lane site. We will follow the forthcoming planning appeal closely, and will be let down by the Bristol Inspectorate if development of the site is allowed at appeal, given this red coding.

HCS is not pleased to see the following: -

- HCS remains concerned about the ability of Horsforth to be able to accommodate the proposed housing numbers. The draft Site Allocation Plan for Horsforth includes a total of 1033 dwellings of which 681 are already allocated or have existing permissions. (See the attached spread sheet) We are already aware that Horsforth residents are deeply concerned about the lack of infrastructure to support these houses, and daily we are faced with traffic gridlock, and issues over school place numbers. Please see the published Horsforth Town Council Consultation on the SHLAA sites, that was published recently.
- Of particular worry to HCS is the inclusion of site 1202, Newlaithes field in the proposed SAD, with 185 dwellings assigned to it. Although essentially farming land, this site has within, around and through it, a number of informal paths used for recreation and especially dog walking. This is a large site and to lose this large green space would impact greatly in the amenity and enjoyment of this open space by those living in the Victoria ward of Horsforth. HCS wishes to see this site coded red, and later to be designated green space within the NP.
- In respect of site 1016 Broadway and Calverley Lane, whilst only a small site, the inclusion of housing here will place even more pressure on the Horsforth roundabout and is infill adjacent to other green space and the local college. HCS would prefer this site to be coded red.

- For site 1062 Delap former water works, HCS notes that this is within the Newlay Conservation Area and we have, along with our City Councillors supported the protection of trees within the site that were cut down some years ago and have now been replaced by court order. The northern part of this site might be suitable for housing or may be a school (Horsforth needs another one), but we feel strongly that the southern part of the site adjacent to the goit and River Aire MUST remain a green corridor and be protected as a green space in future.
- Site 4021 Mather's Mill is coded amber and allocated to 22 dwellings. HCS feels that careful considered design on this site (a "Salt's Mill" approach) would significantly increase (double?) the dwelling numbers, especially if the unsightly modern industrial building was demolished to create new brownfield building space. HCS would also be pleased for the site to be of mixed development to include suitable employment opportunity.
- Not on the list is Corn Mill Fold, as site that is listed and woefully neglected. HCS believes that the owner should be forced to redevelop the site, as was originally specified in the planning permission for the local flats. This should include a significant rebuild of the original building, using original materials, to restore this historic building.
- Overall, HCS feels that within the 681 dwellings already with permissions or allocated, it is contributing well (11% plus) to the proposed 6,000 dwellings suggested in the Leeds Core Strategy. Not only that, but Horsforth will carry the huge amount of car traffic that will be generated by significant other local sites such as Kirkstall Forge and Woodside Quarry, both right on the boundary with Horsforth. This alone will continue to change the nature of Horsforth, and without infrastructure changes, Horsforth will become one big traffic jam.

Martin Hughes
Chairman
Horsforth Civic Society