



Horsforth Town Council

Community Consultation on

Additional Site Allocations for Horsforth, January 2015

Summary of Responses from Survey carried out during
September 2015



Supporting information for the preparation of
Horsforth Neighbourhood Plan

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Acknowledgements

This survey was prepared by Horsforth Neighbourhood Plan Working Group, which reports to Horsforth Town Council Planning Committee.

Survey data was input by Cllr. Margaret Boyes, Mr. Paul Quarmby and the report author.

Partial survey analysis was carried out on-line using *Survey Monkey*.

Report author: -
Cllr. Martin Hughes
28th. October 2015

Outline

This document contains the analysed responses of a 1,018 Horsforth resident surveys carried out during September 2015. The survey concentrated on additional sites in Horsforth that were added by Leeds City Council (LCC) to the Leeds Site Allocations Plan draft in January 2015. Later, LCC combined several of these sites and renumbered them. The current site numbers and names considered here are HG2-41, known as Strawberry Fields, and HG2-43 Horsforth Campus (Park Lane College). At the time of preparation of this survey LCC had not made the combination or renumbered the sites. The sites involved (as defined in the LCC Site Allocations Plan draft) are:

HG2 41 - which includes original sites 4240 (Strawberry Field) and 4246 (Woodside Mill), the latter of which was split to identify two sections, one built (brown field) and a paddock (green field). These are referenced within questions 1 to 3 in the survey.

HG2 43 – which was split into two sections for the purposes of the survey - the existing built education site (brown field) and the surrounding fields (green field).

All of these sites are in green belt, as designated in the Leeds Unitary Development Plan of 2006.

This survey was carried out by Horsforth Town Council to identify and report resident's response to the previously un-consulted inclusion of these sites into the Site Allocation Plan draft published in January 2015. The questionnaire was hand delivered to 9,000 LS18 postcodes (all of Horsforth), with a about 480 questionnaires being specifically hand delivered or collected from the Library or Town Council Offices. The response of 1,018 is about 11% of the home deliveries. The questionnaire was not delivered to local businesses.

The questionnaire is reproduced in the Appendices 1 to 3 at the end of this report. Five multiple choice questions were asked dealing with the 5 split sites detailed above. Respondents were asked to rank their response as *very suitable (1)*, *may be suitable (2)*, *no opinion (3)*, *unsuitable (4)*, and *protect the site (5)*. Respondents were asked to supply their postcode and other contact details for the Town Council to contact them if required. In the analysis a free-form comment section was also created for those writing in comments on their response sheets.

Introduction

Horsforth Town Council carried out a consultation on proposed housing sites (detailed in Leeds's Issues and Options site proposals) for Horsforth in the summer of 2013. Since then Leeds City Council has added some key sites to its proposed Site Allocations Plan for Horsforth, for the next 13 year period. Leeds City Council has now identified sites that it believes may be suitable for 2000+ houses in Horsforth – one third of the proposed allocation for the whole of North Leeds.

The revised draft Leeds Site Allocation Plan was presented in January 2015, and Horsforth Town Council wanted to hear resident's views on these extra sites and gauge their impact on Horsforth.

Horsforth Town Council is also working on its Neighbourhood Plan, which is strongly related to these sites and will shape how they might be developed, but not the number of them. The Town Council therefore sent this questionnaire to every household in Horsforth and made available questionnaires at the Town Council office and Horsforth Library. There was also wide circulation of electronic versions of the questionnaire via Facebook, email and on the Horsforth Town Council website. Over 200 additional requests for questionnaires were dealt with by direct house deliveries.

Responses to this consultation will help the Council to fully understand and represent our community's views and be used to shape the Neighbourhood Plan for Horsforth.

Summary

1,018 responded to the survey. This is about 11% of the households within Horsforth.

Q1. The large green field part of HG2-41 (formerly known as site 4240) Strawberry Field should be protected from development. The response to this was the strongest reply within the survey.

Q2. The buildings forming the brown field part of Woodbottom Mills (formerly part of site 4246) are considered by respondents to be suitable for development.

Q3. The paddock forming the green field part of Woodbottom Mills (formerly part of site 4246) is considered to be unsuitable and should be protected from development.

Q4. The fields forming the green field part of Horsforth Campus (Park Lane College, formerly part of site 5009) are considered unsuitable for development and should be protected. This response is the second strongest within this survey.

Q5. The buildings forming the brown field part of Horsforth Campus (Park Lane College, formerly part of site 5009) are considered both suitable and unsuitable for housing development, with an roughly evenly split response that leans towards unsuitability and protection.

Q6. 937 respondents gave contact details of one kind or another.

Free-form comments. 60 free-form comments were made on the responses. These have been sub-divided by topic, and briefly summarised below.

Development – No more housing. Roads, schools and doctors already overstretched. All sites might be suitable, but depends on the type of housing and traffic access / egress. Build on brown field sites first.

Protection of sites – Protect especially site 4240, green belt and wildlife corridor.

Education – Site 5009 (Horsforth Campus) should be retained for educational use. Schools are needed. Site 4240 might be suitable for a school.

Infrastructure – There is already severe traffic congestion on A65, A6120 Ring Road and the Horsforth and Rodley roundabouts. Any development must include for infrastructure improvement before development. No to the airport link road.

General comments and Other Comments – (Report author's note – Included here, as people submitted them).

Survey Question 1 – Please tell us your view on the site (as identified on the map inside) by ticking the box with which you most agree:

Site No. 4240 – Fields between A65 / A6120 roundabout and Rawdon Crematorium.



Data

Q1. Site 4240

Part of HG2-42 Strawberry Fields

Answer Options	Option Number	Response %	Response Count
Very suitable	1	3.9 %	39
May be suitable	2	5.8 %	58
No opinion	3	1.5 %	15
Unsuitable	4	10.0 %	101
Protect	5	78.8 %	794
Answered		98.9%	1007
Skipped		1.1%	11
Median (See note 1)	5		
Mean (See note 2)	4.54		
SD (See note 3)	1.04		

Comments

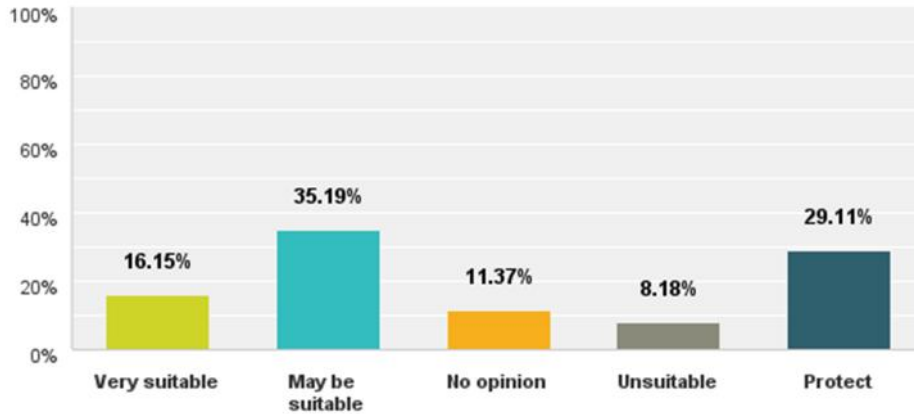
This response is the clearest in this report. Responding residents want this site protecting from development. Statistical data absolutely supports this.

Survey Question 2 – Please tell us your view on the site (as identified on the map inside) by ticking the box with which you most agree:

Site No. 4246 (lower section) Former Mill site at Woodbottom Mills.

Q2 Site 4246 Mill site

Answered: 1,003 Skipped: 15



Data

Q2. Site 4246 Mill site

Part of HG2-42 Strawberry Fields

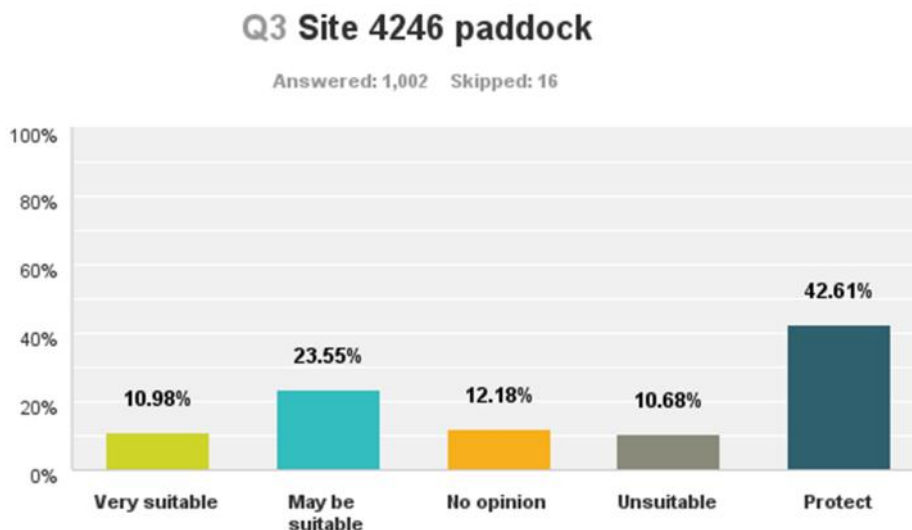
Answer Options	Option Number	Response %	Response Count
Very suitable	1	16.2 %	162
May be suitable	2	35.2 %	353
No opinion	3	11.4 %	114
Unsuitable	4	8.2 %	82
Protect	5	29.1 %	292
Answered		98.5%	1003
Skipped		1.5%	15
Median (See note 1)	2		
Mean (See note 2)	2.99		
SD (See note 3)	1.5		

Comments

The majority of responses indicate the Mill built brownfield site *may be suitable* for housing. 51.3% (515) of responses indicate the site to be *very suitable* or *may be suitable*, compared to 37.3% (374) who feel the site should be *protected* or is *unsuitable*.

Survey Question 3 – Please tell us your view on the site (as identified on the map inside) by ticking the box with which you most agree:

Site No. 4246 (upper section) Red Brick Cottage paddock (adjacent to Woodbottom Mills).



Data

Q3. Site 4246 paddock

Part of HG2-42 Strawberry Fields

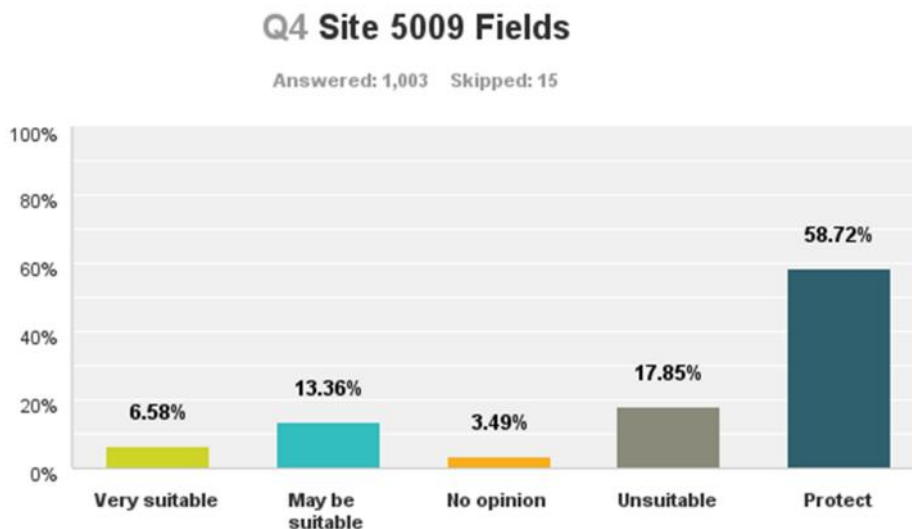
Answer Options	Option Number	Response %	Response Count
Very suitable	1	11.0 %	110
May be suitable	2	23.6 %	236
No opinion	3	12.2 %	122
Unsuitable	4	10.7 %	107
Protect	5	42.6 %	427
Answered		98.4%	1002
Skipped		1.6%	16
Median (See note 1)	4		
Mean (See note 2)	3.5		
SD (See note 3)	1.49		

Comments

The majority of responses indicate the Mill paddock green field site should be protected from housing development. 53.3% (534) of responses indicate the site to be *unsuitable* or should be *protected* from housing development, compared to 34.6% (346) who feel the site is *very suitable* or may be *suitable*.

Survey Question 4 – Please tell us your view on the site (as identified on the map inside) by ticking the box with which you most agree:

Site No. 5009 (Fields) Green field sections of Leeds City College (Formerly Park Lane).



Data

Q4. Site 5009 Fields

Part of HG2-43 Horsforth Campus

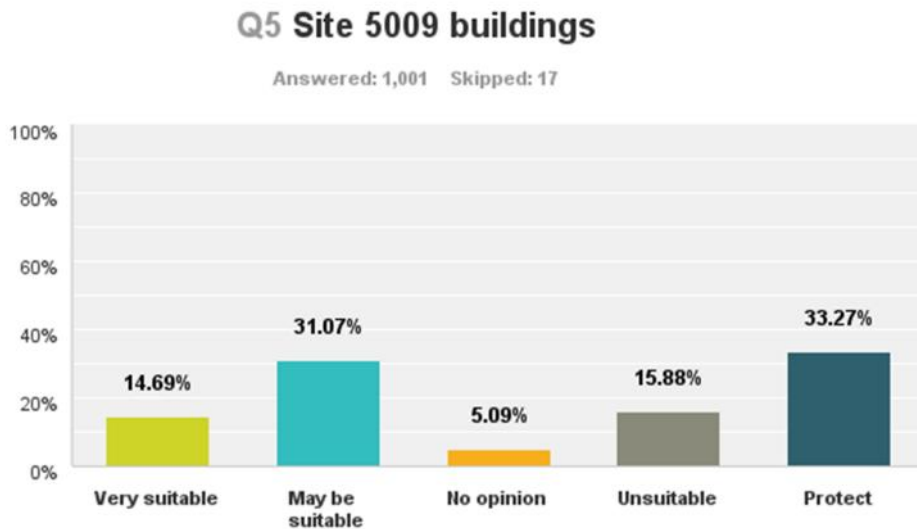
Answer Options	Option Number	Response %	Response Count
Very suitable	1	6.6 %	66
May be suitable	2	13.4 %	134
No opinion	3	3.5 %	35
Unsuitable	4	17.8 %	179
Protect	5	58.7 %	589
Answered		98.5%	1003
Skipped		1.5%	15
Median (See note 1)	5		
Mean (See note 2)	4.09		
SD (See note 3)	1.32		

Comments

Respondents want this site to be protected from housing development – 58.7% (589), with the combination of both *protection* and *unsuitable* responses being 76.8% (768) of responses. 20% (200) responses indicate the site *very suitable* or *may be suitable*. The statistical calculations indicate the strength of the response.

Survey Question 5 – Please tell us your view on the site (as identified on the map inside) by ticking the box with which you most agree:

Site No. 5009 (Buildings) Leeds City College (Formerly Park Lane) built sections.



Data

Q5. Site 5009 buildings

Part of HG2-43 Horsforth Campus

Answer Options	Option Number	Response %	Response Count
Very suitable	1	14.7 %	147
May be suitable	2	31.1 %	311
No opinion	3	5.1 %	51
Unsuitable	4	15.9 %	159
Protect	5	33.3 %	333
Answered		98.3%	1001
Skipped		1.7%	17

Median (See note 1)	3
Mean (See note 2)	3.22
SD (See note 3)	1.53

Comments

A majority response is not clear, with both *may be suitable* and *unsuitable* recording similar responses. Additionally, very suitable and suitable responses (45.8% (459)) and unsuitable and protect responses (49.2% (492)) clearly indicate split opinion. The response leans towards unsuitability and protection of the site.

Survey Question 5 – Please provide your contact details. (Voluntary)

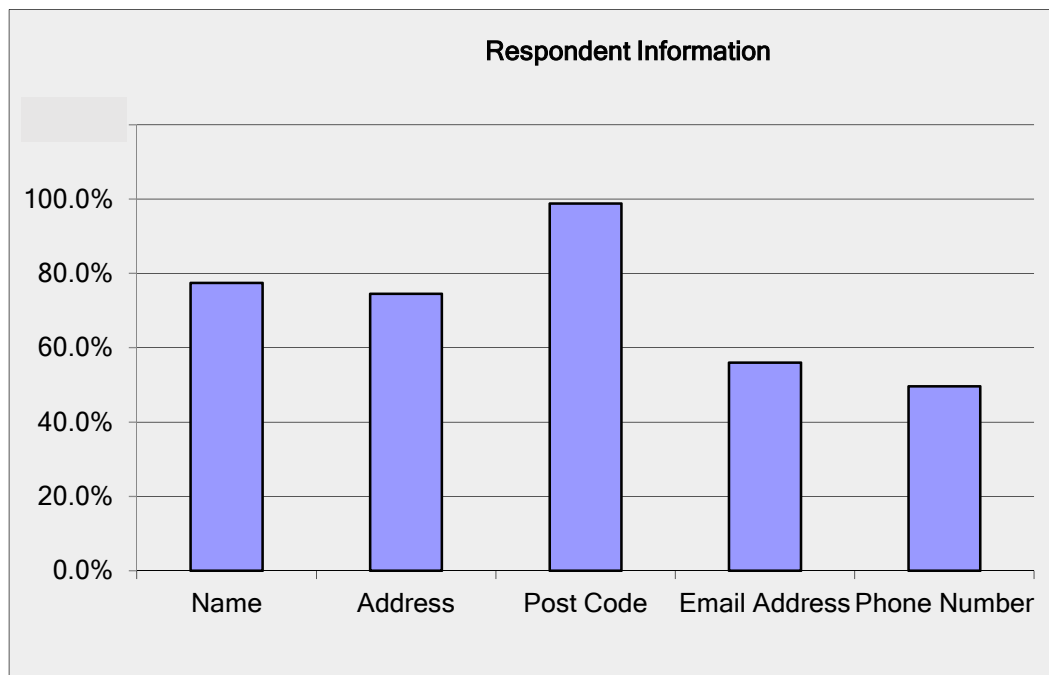
This information was requested for the purposes of:

1. Response validation and overall survey validity
2. Determine geographical spread of responses
3. Provide means of follow up for the Town Council, should this be desired.

Data

Q6. Respondent information

Answer Options	Response %	Response Count
Name	77.4 %	725
Address	74.5 %	698
Postal Code	98.8 %	926
Email Address	56.0 %	525
Phone Number	49.6 %	465
Answered	92.0%	937
Skipped	8.0%	81



Comments

The responses giving specific postcodes were *LS18 – 2*, *LS18 4 – 484* (51.7%), *LS18 5 – 437* (46.6%), *LS19 – 12*, *LS20 – 1* and *LS7 – 1*. *LS18 4* postcodes represent areas to the south of Horsforth and *LS18 5*, the north. There is therefore a reasonable split of responses geographically, especially as the questionnaire sites involved are sited in the south of Horsforth. Where postcode was not given, but address was, postcode has been added to the respondent's data.

The provision of 937 (92%) address information responses is an indication of the validity of the total response, where only 8% of responses chose anonymity.

Free-form Comments

Although space was not given on the survey response for comments, 60 responses were included. 1 response was a letter to the Clerk of Council, and the points from this letter are summarised in the full comment list below.

These comments have been split into topics, with the summary numbers of responses being: -

- ◆ Development – 8
- ◆ Protection of sites – 5
- ◆ Education – 11
- ◆ Infrastructure – 25
- ◆ General comments – 4
- ◆ Other comments – 7

Total comments - 60

Where there are numbers 1 to 5 in the comments, these refer to the questions in the survey: -

Q1 – Site 4240, now part of HG2-41.

Q2 – Site 4246 (former Woodbottom Mill buildings), now part of HG2-41.

Q3 – Site 4246 (paddock adjacent to Woodbottom Mill), now part of HG2 – 41.

Q4 – Site 5009 (Fields), now part of HG2-43.

Q5 – Site 5009 (Buildings), now part of HG2-43.

Data

Q7. Free-form comments

Answer Options	Response %	Response Count
Made comment	5.9%	60
Skipped	94.1%	958

Comments listed by topic

Development (9 responses)

No! No more housing round Horsforth roundabout!!

No more homes! We are gridlocked on roads, schools and doctors already.

All land is suitable for housing - what do you mean? We need to know what sort of houses are to be built and where the traffic will leave the sites.

Build on brownfield sites. There are plenty of them. Developers like greenfield because it costs them less.

1. 4240, needs dividing - far too big, some sites may be suitable.

5. 5009, Unsuitable, Only the bottom below building.

1 No. 2 No. 3 No. 4 No. 5 No. It's a small village.

No more houses - leave Horsforth alone. Lived in Horsforth for 49 years. Fed up with new development.

Lived on Victoria Gardens and Broadgate Lane and love my town - as it is!

1. Spoils peace of the cemetery. 4. What about the cemetery? 5. Very close and therefore inappropriate.

So disappointed in the way Horsforth has been spoiled. I am moving to York.

Protection of sites (5 responses)

I strongly agree that site 4240 should be protected.

Horsforth needs protection from any further development.

1 and 5. Green belt parts must be preserved for access by Horsforth residents. I walk many footpaths there

1. Green belt connection, if built lost forever. Built area separation lost. Schools etc. already overloaded.

Green belt should be protected.

Build on derelict land leave green sites alone please.

1. Part of wildlife corridor feeding into valley of River Aire. Allow wildlife to move in and out of the city.

Education (11 responses)

5. Already an educational; site, and should be maintained as that.

4 and 5. Only suitable as an education site.

5. should be developed as a school.

Can you please explain the yellow hatchings on site 1202?

5009, this site should be kept for education.

4. and 5. are more suitable for local schooling needed by the new housing.

5. College buildings should be adapted for school use and playing fields.

5. should be a school.

Where will children go to school? Not enough schools as it is.

1. needs a new primary school and extra high school places.

4. and 5. for a split site would reduce the need to expand the existing Horsforth School site.

4. and 5. should become school with swimming pool.

1. and 5. suitable for school.

Infrastructure (25 responses)

4240(1) & 5009(4 and 5) these sites could cause traffic problems. There may be a Covenant on Plot 1014.

1. and 5. A65 and Ring Road already too congested.

All sites: must be subject to additional supporting infrastructure.

These proposals will gridlock Horsforth at peak times.

Roads, will they cope with all this housing.

I work in Horsforth and I am concerned about effect on A65.

The A65 is full; we need a new Ring Road around Horsforth, before new houses are built.

Far too much traffic already without deliberately causing further congestion.

No No No No link road through fields to airport please.

Services cannot cope with this overload not to mention the roads.

Housing overload for Horsforth / Rawdon!

Housing density, transport congestion is at a high level. Further development would increase this.

If keep building in Horsforth, I'll be moving. So busy I cannot get out of my street compared to 10 years ago.

With all these the Ring Road will not cope.

Traffic / road / services unsustainable now. All this makes Horsforth part of inner city Leeds.

Too much traffic. Too much loss of green space already in Horsforth

All sites - enforce provision of infrastructure.

Provision of infrastructure more important than extra housing at the moment. New built houses should be affordable rather than executive.

The roads are in gridlock now. Building more houses will end in no car movement on any roads. No more houses.

Main roads already congested most of the day. So with hundreds more 3 and 4 bedroomed houses with cars, which most houses have, is unthinkable. Houses being built are of this size and not smaller. All our services are overstretched and especially hospitals that cover our area.

Difficult to make up mind about any further development when unknown about schools, GPs, rail links etc.

2,3,4,5 only if infrastructure responds adequately.

All sites suitable but infrastructure is needed to avoid gridlock.

More schools, supermarkets & DIY stores needed.

Roads in Horsforth cannot carry any more traffic. Area already too overcrowded. Area cannot sustain further development.

Main concerns are road network - inadequate. Also schools and other services

No provision for improved infrastructure

New bridge crossings required to ease traffic.

Clayton Quarry site should be housing. Why aren't you asking the right questions?

General Comments (4 comments)

Could you actually care what the people of Horsforth are saying??!!!!

Kids won't know what grass is. We don't have roads to cope. Has Rawdon got any? LCC don't give a damn about Horsforth. Build on Woodhouse Moor.

Will we get crashed plane as before on houses.

These are family populated areas and kids need green space. Schools are over full already. What about field for sale in West End Lane area? Why is there no room for comments?

Other Comments (7 responses)

Is the site opposite Newlaithes School still going to be built on?

This is not a valid postal address - (note from MGH).

Map hard to read, I nearly didn't bother responding.

Only have one form for two people, nearly threw in bin with other junk mail. Others may have.

Email letter to Clerk. Not reproduced here. (Comments all extracted above).

LCC are tossers and will do what they want and ride roughshod over people's views.

Address given as: - "The working-class man in the street who is fed up with LCC stupid P.C. policies.

They are a pathetic excuse for a council. I mean look at the leader, she looks like the village idiot."

This is the worst map I have ever seen. Get a different job.

Notes

Note 1

Median: The midpoint at which all responses are evenly divided above or below, where 1 = "Very suitable", and 5 = "Protect".

Note 2

Mean: The average of all responses, where 1 = "Very suitable", and 5 = "Protect". A value of 3.5 sets the mean response as above "No opinion", but below "Unsuitable".

Note 3

(SD) Standard deviation: The amount of spread of responses from the mean. The closer the SD to 1.0, the more statistically significant is the result.

Appendix 1 – Front page of questionnaire

HORSFORTH TOWN COUNCIL

Additional Consultation ON FUTURE HOUSING DEVELOPMENT

We would like to hear your views before 30th September 2015



Horsforth Town Council carried out a consultation on proposed housing sites for Horsforth in the summer of 2013. Since then Leeds City Council has added some key sites to its proposed Site Allocations Plan for Horsforth, for the next 13 year period. Leeds City Council has now identified sites that it believes may be suitable for about 2000 houses in Horsforth – one third of the proposed allocation for the whole of North Leeds.

The revised draft Site Allocation Plan was presented in January 2015, and Horsforth Town Council wants to hear your views on these extra sites and their impact on Horsforth.

Horsforth Town Council is also working on its Neighbourhood Plan, which is strongly related to these sites and will shape how they might be developed, but not the number of them. The Town Council has therefore sent this questionnaire to every household in Horsforth.

Responses to this consultation will help the Council to fully understand and represent our community's views and be used to shape the Neighbourhood Plan for Horsforth.

It would be really helpful to us if you could complete and return this questionnaire before 30th September 2015.

Completing the Questionnaire

Please tick one box for each question.

When you have completed the questionnaire, please fold so the panel at the bottom of this page is facing outwards. The folded questionnaire can then be dropped off at the Horsforth Town Council Offices or put in the post.

We will publish a summary of results on our website:
www.horsforthtowncouncil.gov.uk

Extra copies can be collected from the Town Council office (behind the Library), The Library or The Musuem.



Freepost RTBC-CXZE-CAKR
Horsforth Town Council
Mechanics Institute
Town Street
Horsforth
LEEDS
LS18 5BL

Appendix 2 – Response page of questionnaire

Please tell us your views on the following sites (as identified on the map inside) by ticking the box with which you most agree:

	This Site is very suitable for housing	This Site may be suitable for housing	I have no opinion about this site	This Site is unsuitable for housing	This Site should be protected from development
Site No 4240 Fields between A65 / A6120 roundabout and Rawdon Crematorium	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site No 4246(Lower Section) Former Mill Site at Woodbottom Mills	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site No 4246 (upper Section) Red Beck Cottage Paddock (adjacent to Woodbottom Mills)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site No 5009 (Fields) Green Field sections Leeds City College (Formerly Park Lane)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site No 5009 (Buildings) Leeds City College (Formerly Park Lane) Buildings sections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please tick only one box for each site

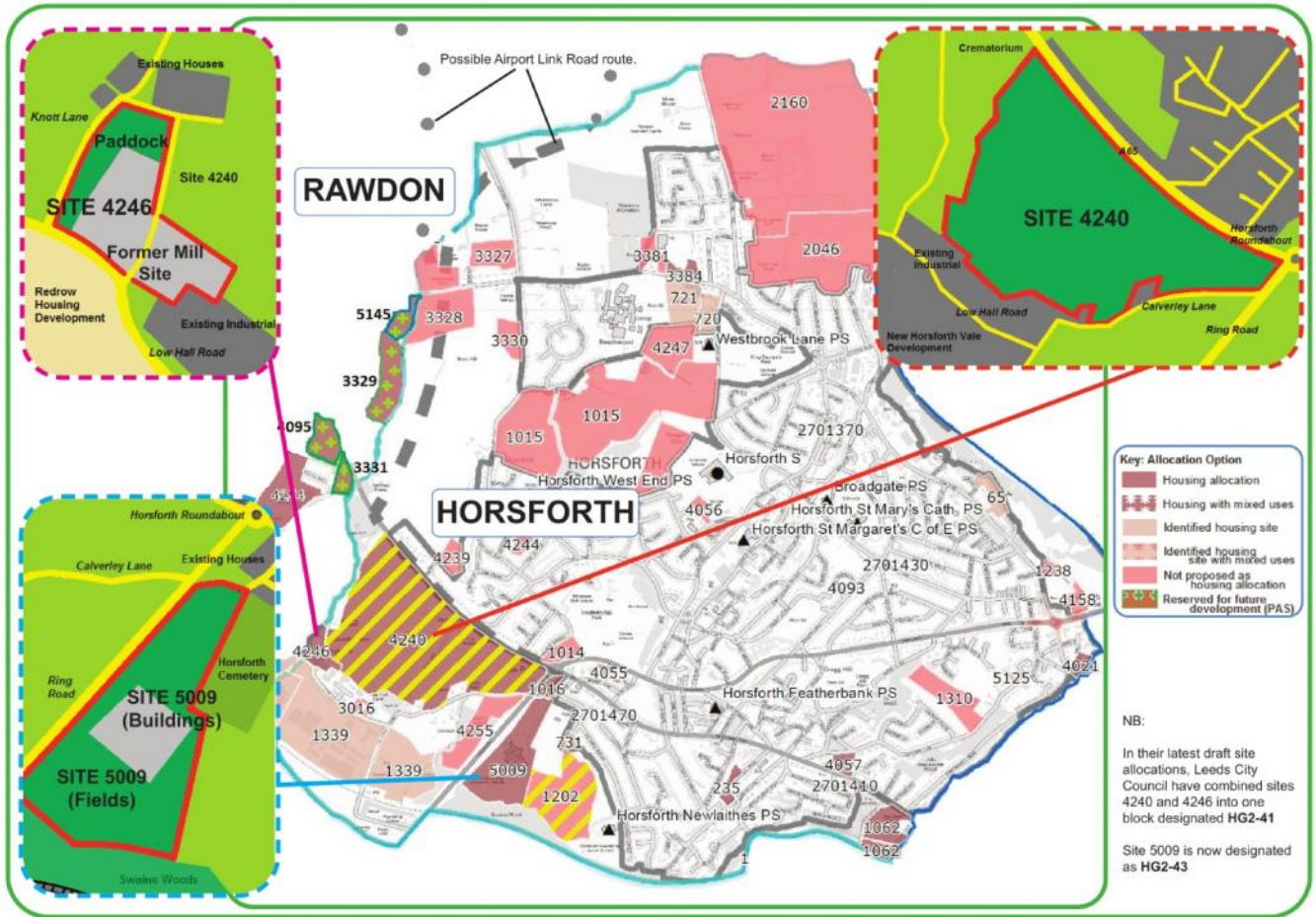
Please note site number **4246** and site number **5009** are shown on the City Council map as each being a single site. These sites both consist of part buildings and part fields so we have split them to allow you to comment on each section separately.

ABOUT YOU

It would really help us if you could give us your post code. There are a few more questions about you that it would be helpful to know. Please only answer if you are comfortable doing so.

<p>Would you like to respond to Leeds City Council about the site allocation? Leeds City Council will engage in a formal consultation about its site allocations later in the year. If you would like us to keep you informed, please give us your details below.</p> <p>NAME: <input type="text"/></p> <p>ADDRESS: <input type="text"/></p> <p>TELEPHONE NUMBER: <input type="text"/></p> <p>E-Mail: <input type="text"/></p>	<p>What is your postcode? <input type="text"/></p> <p>We will inform everyone who provides their contact information about the details of Leeds City Council's consultation once the dates are made available.</p>
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Appendix 3 – Questionnaire map



Published by Horsforth Town Council, November 2015.