



Local Plan Working Group

Minutes of meeting 24/7/25 – 6:30 pm

Appendix – Recommended Response to Local Plan Consultation (for consideration by Planning, Licencing and Traffic Committee).

- Site LPS00018 - Land Adjacent to West End Lane and Layton Lane, Horsforth
 - The Town Council believes this to be an important area of green belt, and highlights the current designation as special landscape and strategic green infrastructure.
 - Development would contravene policies GE1 and GE2 of the adopted Horsforth Neighbourhood Plan.
 - The Town Council believes the proposed housing capacity to be an overdevelopment of this site.
 - The Town Council has concerns around the impact to highways. The A65 is a busy route and additional housing is likely to place significant pressure on this route. Access to the site would also require significant highways works (if taking place via the A65), and it is considered other access routes would be unsuitable due to the additional volume of traffic.
 - The Town Council has concerns around the capacity of local services (local doctors, dentists), and has particular concerns around the capacity of local schools which are near or at capacity (West End Lane, Westbrook Schools)/
 - Additionally, the development is likely to contravene several other Neighbourhood Plan Policies, including (but not limited to):
 - Policy BE1 – Area 9: the site would adversely impact Area 9 as development would impact important mid-distance views north from the River Aire. The development is also unlikely to respect the important view north from Rawdon Crematorium across open countryside.
 - Policy BE1 – General: development of the site is also likely to adversely impact Rawdon Cragg Wood Conservation area (adjacent to the site).
 - The Town Council therefore objects to the inclusion of this site within the Local Plan.
- Site LPS00066 - Land to the north of Wood Lane, Horsforth
 - The Town Council believes that the proposed housing capacity would reflect a gross overdevelopment for the site. The site has previously been refused planning permission for just 9 dwellings, and has been refused this permission on numerous occasions.
 - The Town Council is aware of a desire among local residents to designate the site as Local Green Space as part of the Neighbourhood Plan review process and allocation within the Site Plan would run contrary to this desire.
 - The only viable access to the site is via Wood Lane, which is unsuitable due to the narrow nature of the access road. Ownership of this road is in question. Improvement to the highway would also not be possible due to neighbouring ownership constraints. The existing highway has safety concerns due to a sheer drop from Wood Lane onto adjacent properties (Craggwood Road).
 - Development of the site would pose a flood risk. Drainage improvements are unlikely to be possible and, currently, the site drains onto Woodway/Jackman Drive. The Town Council believes development would exacerbate this issue.

- The Town Council is concerned that local services (Featherbank School) are at capacity and that this would place undue pressure on these services.
- The land is currently covenanted for Agricultural use and development would therefore lead to a loss of Agricultural land.
- There are concerns around land contamination given the land is a former quarry.
- Development would contravene several Neighbourhood Plan Policies, including:
 - Policy BE1 – Area 4: The development would impact important long and mid-distance views, including along Wood Lane. The development would also fail to respect the importance of green space through and around the conservation area through the act of developing this land. Additionally, the site features several non-definitive footpaths – development of the land would restrict movement in and around the conservation area which again would run counter to this policy.
 - Policy TT3: The development would likely impact a non-definitive footpath which currently runs across the site. This is in contravention of Policy TT3.
- The Town Council therefore objects to the inclusion of this site within the Local Plan.
- Site LPS00242 - Low Lane / Ring Road, Horsforth, Leeds
 - The Town Council encourages the use of renewable energy and associated energy storage.
 - However, the location is prominent and visible from the Ring Road and Low Lane, and the Oil Mill Beck corridor is considered important. The site would therefore need to be screened appropriately from view or developed in a sympathetic manner.
 - Neighbourhood Plan Policy BE1, Area 3, states that development should not impact the view from Broadgate towards the Oil Mill Beck Corridor
 - The Town Council notes the potential for flooding and believe that this would need to be accounted for in any development.
 - The Town Council has some concerns around the loss of agricultural land.
 - However, on balance, the Town Council feels it does not have sufficient information to fully assess this site allocation and therefore neither supports nor objects to the inclusion of this site within the Local Plan.
- Site LPS00301 - Land to the rear of Oakford Terrace, Low Lane, Horsforth
 - The Town Council believes that the proposed housing allocation would reflect a gross overdevelopment of the site.
 - The Town Council note that vehicle access to the site onto Low Lane would be dangerous, accounting for the additional volume of traffic. They also note that Low Lane is already extremely congested and that other planned development (Lidl) needs to be taken into account when considering the development of this site.
 - The Town Council believe that the additional traffic may provide additional risk to pedestrians (including young children) using Woodside Rec, adjacent to the proposed site.
 - The site is also on a flood plain and the Town Council believe that substantial development would be required to address the flood risks.
 - Development would contravene Neighbourhood Plan Policies, including:
 - Policy BE1 – Area 3: The development would impact important long and mid-distance views, including towards Oil Mill Beck. The benefit of the additional dwellings is likely to be outweighed by the visual impact.
 - The Town Council therefore objects to the inclusion of this site within the Local Plan.
- Site LPS00045 - Land to the south of Rawdon Road, Horsforth
 - The Town Council believes this to be an important area of green belt, and highlights the current designation as special landscape and strategic green infrastructure.
 - Development would contravene policies GE1 and GE2 of the adopted Horsforth Neighbourhood Plan.
 - The Town Council believes the proposed housing capacity to be an overdevelopment of this site.
 - The Town Council has concerns around the impact to highways. The A65 is a busy route and additional housing is likely to place significant pressure on this route. Access to the site

would also require significant highways works (if taking place via the A65). If access is via the Ring Road, Calverley Lane is unsuitable for such an increase in traffic.

- The Town Council has concerns around the capacity of local services (local doctors, dentists), and has particular concerns around the capacity of local schools which are near or at capacity (West End Lane, Westbrook, Newlaithes Schools)
- The land is a key corridor for wildlife to the River Aire and development is likely to adversely affect biodiversity.
- Additionally, the development is likely to contravene several other Neighbourhood Plan Policies, including (but not limited to):
 - Policy BE1 – Area 9: the site would adversely impact Area 9 as development would impact important mid-distance views north from the River Aire. The development is also unlikely to respect the important view north from Rawdon Crematorium across open countryside.
 - Policy BE1 – General: development of the site is also likely to adversely impact Rawdon Cragg Wood Conservation area (adjacent to the site).
- The Town Council therefore objects to the inclusion of this site within the Local Plan.
- Site LPS00059 - Leeds Trinity University Brownberrie Lane, Horsforth
 - The Town Council make the assumption that this site is to be used for student accommodation. The Town Council support local educational provision (and the benefit to the local economy that the University provide) however we also recognise that this development is on green belt.
 - However, the land is not special landscape nor strategic green infrastructure.
 - With that said, the Town Council would like to see existing woodland and biodiversity on the site protected and enhanced.
 - The Town Council recognise that access is likely to take place via Trinity Close however if access were via Westbrook Lane, this is a road with questionable ownership and additional road traffic would be problematic on this access route.
 - The Town Council would also like to see improved pedestrian access as part of any development.
 - The Town Council also notes that Neighbourhood Plan Policy ES2 (Leeds Trinity University Development Criteria) would apply to any development on this site.
 - On balance, the Town Council neither supports nor objects to the inclusion of this site within the Local Plan.
- Site LPS00675 - Former Sewage Works, Rein Road, Horsforth
 - The Town Council have concerns around access to this site. Rein Road is a public right of way and is not a suitable access route. Development on the site using Rein Road for access is likely to be contrary to Neighbourhood Plan Policy TT3 as it is unlikely to be compatible with the public right of way.
 - However, the Town Council notes that previous planning applications have suggested modifications to the A65/Hawthorn Road junction which may be a more suitable and acceptable alternative access route.
 - There is an opportunity to develop a the public right of way network by linking Rein Road to the Kirkstall Forge development. The Town Council would like to see this included within any development as this would complement Neighbourhood Plan Policy TT3, and would provide easy access to public transportation (via Kirkstall Forge station).
 - The Town Council notes that the site is a flood plain and that any development would need to address flooding risks.
 - The Town Council believes that any development would need to protect and enhance existing woodland on the site, as well as biodiversity. The site is an important link between Hawthorn Wood and the River Aire.
 - The Town Council notes the following Neighbourhood Plan policies may apply:
 - Policy H6 – Housing Type and Mix: development on this site may provide an opportunity for small starter homes.

- Policy BE1 – Area 4: Development may impact important long and mid-distance views from Horsforth Cragg Hill and Woodside Conservation Area
 - Policy BE1 – Area 5: Development may impact important long and mid-distance east looking views towards the River Aire and local woodlands.
- With that said, the Town Council believe this site to be more akin to brownfield land than green space.
- Bearing in mind the above comments, and emphasising that the following statement is conditional on access to the site being via a new access road from the A65 (and not via Rein Road), the Town Council would support the inclusion of this site within the Local Plan.