

From:
To: [Site Allocations Plan](#)
Cc: contact@stuartandrew.com; [Wadsworth, Cllr Paul](#); [Latty, Cllr Graham](#); [Latty, Cllr Pat](#)
Subject: PDE00029_Aireborough & Guiseley Housing Plan
Date: 28 September 2015 21:04:21

Dear Sir

I am dismayed to return from holiday to receive a letter telling me of an open consultation meeting at Guiseley Methodist Church on Wednesday 23/9/15. Given that it was posted on 18/9/15 it probably arrived on 21/9/15 at the earliest. Are you having another one or were you just hoping that by giving minimal notice of a public meeting you would have little opposition at the event? I will endeavour to see the actual plans though the Council letter doesn't say if these plans are on public display other than by visiting a website.

I like most residents of Guiseley are unhappy about yet more housing being crammed into the district without any infrastructure developments being planned in advance. The A65 is gridlocked most mornings and at weekends. Guiseley station doesn't have enough car parking space although I accept you did put some more space on Netherfield Road. There are too many traffic light sets & traffic safety cameras on the A65. It is difficult to do the speed limit at any point on the road at most times of the day. That money should have been diverted to worthwhile investment such as the new traffic light system at the junction with Oxford Road. Why it has taken at least the 40 years that I have lived in the area to get that simple & obvious improvement to the top of the list escapes me.

Park Road like several roads in Guiseley is swamped by traffic. A further 2000 homes in this area will probably bring at least a further 4000 cars. Access into & out of my estate, the Silverdales, is almost impossible without the goodwill of other drivers that are usually stuck in traffic. I doubt whether a fire engine could get through Silverdale Avenue in an emergency. Any new plans should incorporate further access to the general area but as Coach Road is private land at one end & the other is now a footpath / bicycle route I'm not sure how you can accommodate that. Incidentally the footpath was a decent improvement in my opinion. You should not contemplate any green belt development in the City until all brown field sites are redeveloped first. The land on the edge of the City Centre by the old Fairburn Lawson site has been derelict for years. That could house several hundred homes. There will be other sites - next to the Sandos site there is an old seemingly abandoned mill. There is also a strip alongside the train line all the way from Leeds City Centre to Rodley that could accommodate several hundred homes. There are plenty of locations for you to select. Using brown field sites first and foremost improves the city by regenerating run down parts first. Builders might not make as much profit but if you didn't give in too easily it would force them to deal with this issue.

Presumably 2000 new homes will bring more children into the area. Although Guiseley Infants School has had some cash spent on it I feel it hasn't the space to accommodate all likely additional younger children as you've allowed housing development around it. Therefore where will you build a further infant school? Similarly although Guiseley St Oswalds School is being extended the children & parents have to cross Park Road from this side. Park Road needs a combination of either speed bumps or speed cameras to slow traffic down. Through traffic tends to proceed at speeds far in excess of the 30 mph limit if they have a chance as most will have been stuck on the A65 for ages.

General road infrastructure in the valley is abysmal. Why it has taken 12 months

to upgrade the Leeds ring road between Horsforth & Rodley beggars belief. The Rodley roundabout part at least might speed traffic up but the Horsforth roundabout improvements are pathetic. I dont use that road very often but it appears to have not relieved that bottleneck one iota. So it remains a mystery where all the extra cars go. Presumably Horsforth & Kirkstall will be selected for a further 2000 + homes also.

To summarise - is there a strategic plan or are you just hoping that the Northern Powerhouse will eventually get off of the ground if you make unrealistic promises? And is there going to be a formal public meeting organised by the Council to discuss this matter properly?

regards
Richard