

**From:**  
**To:** [Site Allocations Plan](#)  
**Cc:** [Latty, Cllr Graham](#); [Latty, Cllr Pat](#); [Wadsworth, Cllr Paul](#)  
**Subject:** PDE00033\_SHLAA 3026 HG2-1  
**Date:** 27 September 2015 13:28:30

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F.A.O Councillor Graham Latty,

Dear Councillor,

I have been looking at the above site, which is proposed for development. Firstly let me state that we vigorously object to this development for the reasons set out below:

1. The recent improvement to the junction at Oxford road and the A65 resulted in traffic being diverted along Ings lane, several minor accidents occurred and a huge increase in traffic and noise.
2. House holders currently park on the road side and this effectively restricts Ings lane to one lane in several sections.
3. Access from the site either to Ings lane or Netherfield road, would increase traffic enormously on either road. Recent housing development on Netherfield road has already seen about 400 new houses built over the last three years.
4. There is already a lack of access to dental and doctors services in Guiseley.
5. School places are already over subscribed at the local Junior and High schools.
6. Most of the traffic would wish to access the A65, which is already congested, not only in mornings and evening but at weekends and during the day.
7. Traffic from the developed High Rhyods site is already funnelled onto the A65.
8. Access to supermarkets is already chaotically busy with traffic having to use the A65 and surrounding roads.
9. Parking on Ings lane is further restricted when Guiseley FC play and this site has a planned development to allow more supports into the ground and increase traffic volumes.
10. Train access on the Wharfedale line is already over subscribed in the mornings and evening and parking at the Netherfield road car park is full during the week.
11. The proposed site seems to be designated as Green Belt.
12. No development for Guiseley seems to take up brownfield sites.
13. Currently along the A65 from Menston traffic lights to the JCT roundabout, approximately 3 miles, there are 12 sets of traffic/pedestrian lights, three roundabouts and 14 or so road junctions. Result, congestion even at 6:30am.
14. There is very little scope for new businesses to develop in Guiseley.

Leeds city council have only make cursory improvements to the local infrastructure and transport systems over the last 10 years, which has results in more local congestion and an increase in noise and degradation in air quality.

Having looked at the long term plans for Leeds, with the massive Aire Valley developments on Brownfield sites and local land for businesses, I think this is a much better solution. Not only because of better transport options, but access to local businesses and employment prospects. There is also a brownfield site at Rawdon, which should be considered.

This seems principally an application for a massive land sale for an individual with a result in a reduction in life quality for several hundreds of local residents.

I therefore re-iterate our vigorous objection to this application and ask that you oppose it along with the local MP, Stewart Andrew, who recommends the development of Brownfield sites.

Regards

Richard and Lynda Pickett

**Richard**