

From:
To: [Site Allocations Plan](#)
Subject: PDE00050_Fwd: Additional homes in Aireborough
Date: 22 September 2015 15:53:11

Please see below.

Sent from my iPad

Begin forwarded message:

From: James Woffendin

Date: 21 September 2015 22:22:51 BST

To: "sapleeds@leeds.gov.uk" <sapleeds@leeds.gov.uk>

Cc: "graham.latty@leeds.gov.uk"
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Subject: **Additional homes in Aireborough**

To whom it may concern,

I am a resident of Park Rd, Guiseley and am writing in response to a letter dated 18 September regarding my views on new housing development plans in Aireborough for an additional 2000 homes.

I am not opposed to new housing development in principal. 18 months ago I got on the property ladder, only able to afford my property due a good income from myself and partner. Many people my age at 30 are not in this position due to the high cost of housing. This is a situation faced by no other previous generation and is unacceptable. With a degree in economics and having worked in the housing industry I am knowledgable enough to know that to improve this situation is to open up more green belt for development. The cost of land is the main cost of a housing plot, not the bricks and mortar and this cost is passed onto the home buyer with inflated prices. Increasing the supply of land will reduce the price developers pay land owners and therefore this will lead to lower cost housing. Simple economics! In the UK just 2% of land is developed, the myth that we are over developed is false.

Where this plan fails is the lack of infrastructure that supports the additional housing - in this circumstance what is lacking is suitable transport infrastructure. The North has

long been neglected in this respect. The road network in Leeds and Bradford is not fit for purpose. The roads are constantly congested and the public transport system does not ease the burden. The public transport system can only be compared to that in a developing nation, not one of 7 richest countries in the world.

For these 2000 additional homes and 4000+ vehicles where are the aligned plans for ring roads and bypasses? At rush hour and Saturday afternoons in Guiseley traffic is backed up on Park Rd from Morrisons to Hollins Hill at this time the rear of my property on Hawksworth Ave (an 20mph, access only street running parallel to Park Rd) becomes a rat run for cars travelling at up to 40mph as children play on the street. One day this will cause an incident and/or injury to someone or worse.

For these 2000 additional homes and 4000+ vehicles where are the aligned plans for investment in public transport? I travel 18 miles each day to work in West Bowling, Bradford. It costs me £2 in fuel and 30/40 minutes travel time. The bus would take 1 hour (1 change) and costs £4.40. The train takes 50 minutes and includes a 30 minute walk at a cost of £5.60. What is my incentive to leave the car at home?

In summary, Guiseley and Aireborough does not have the capacity to expand any further without more detail of what improved transport infrastructure will support these plans.

Regards

James Woffendin
148 Park Rd

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