

From:
To: [Site Allocations Plan](#)
Subject: PDE00128_INGS LANE (NEW BIRKS FARM) 3026 (HG2-1)
Date: 30 October 2015 20:42:19

Dear Sir / Madam,

I wish to register my comments with regards the above planning allocation.

As a Guiseley resident, I am deeply concerned that the proposed development of the Ings Lane, (New Birks Farm) site will substantially alter the character of the White Cross end of Guiseley. This part of the town has already been subject to significant change over the past 10 - 15 years with the construction of a succession of large residential developments. The extension of the Guiseley Conservation Area in 2012 was intended to provide a degree of protection to the area from unrestrained development and whilst this allocation falls outside the conservation area, it is difficult to reconcile the proposal with the sentiment of that designation.

Building on the green belt land between Guiseley and Menston will not only permanently alter the character of the area but will also result in a significant loss of amenity in the feel and visual appeal of the area.

The implications of the proposal on the already unacceptable levels of traffic congestion throughout Guiseley and on the A65 in particular should be sufficient reason on its own for the Council to reconsider this allocation. There are already periods of each day when Guiseley is simply grid-locked and I am not aware of any plans to mitigate this issue. I certainly do not see how the potential addition of several hundred more vehicles to the same roads will be of benefit. Apart from the delay and frustration this congestion causes, I am concerned that the local air quality will also be impacted.

The strength of feeling in the local area towards this proposal cannot be overstated. We are the people whose lives will be permanently affected by this development and there is a great deal of concern that decisions made by the council may totally disregard the will of our community, leaving us to live with the consequences. This is not simply a case of NIMBY'ism; after all, our back yards were all built upon some time ago.

Yours faithfully,

Paul Speight

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