

From:
To: [Site Allocations Plan](#)
Subject: PDE00146_Leeds Site Allocation Plan - HG2-1(3026) New Birks Farm, Ings Lane, Guiseley
Date: 29 October 2015 19:24:32

Response to LDF Publication Draft Consultation Leeds Site Allocation Plan

Section HG-2-1 (3026) New Birks Farm, Ings Lane, Guiseley

Dear Sirs,

I am writing to express my disagreement with the above proposal to build 298 new houses on the above site, and detail my reasons for this below.

I believe the site to be inappropriate for development due to its location and nature. This site is part of the greenbelt land separating Guiseley/Leeds from Menston/Bradford. Building on it will mean that the two areas become merged. My understanding of greenbelt land is that it should be preserved as a green area for the benefit of local residents, not be built on unnecessarily. This land is currently used for agriculture and I believe should be retained for this purpose. Also, it has a number of important features, such as trees with preservation orders, a well-used public footpath and mature hedgerows. In addition, I believe there are a number of issues with Mire Beck, ie. potential flooding and pollution, which I am not sure have been adequately explored. I believe that other brownfield sites should be considered instead.

Whilst I appreciate that Leeds has to provide new homes, I believe that Aireborough has already been overdeveloped. I have lived in Guiseley for over 20 years, during which time there have been a number of large housing developments which have significantly changed the town, eg. Silver Cross, Netherfield Road, Back Lane, Springfield Road, and High Royds. However, I don't believe that the necessary infrastructure arrangements have been put in place. The A65 has become increasingly congested, school places have not been increased sufficiently, car parking in the centre of Guiseley and around the station has increasingly become an issue, and medical services are over-stretched. This proposed development would surely just worsen these problems. I do not believe that Leeds Council is spreading the new developments equitably around the city, but is putting too much pressure on areas such as Guiseley without proper consideration and investment in infrastructure. This is a particular issue due to the limited employment opportunities in the area. Most local residents commute to the centres of Leeds and Bradford to work. Therefore more housing in Guiseley will lead to even more pressures on the road and rail networks.

Previous developments in Guiseley appear to me to contain little affordable housing, which is the greatest need, in particular for young people from the area wanting to get onto the housing ladder. As such, I don't feel that these developments are meeting the local housing need effectively.

Aireborough borders with the Bradford Council area, and as such housing proposals in this part of Leeds and the nearby parts of Bradford do obviously impact on both council areas. New housing developments in nearby parts of Bradford, such as Baildon, Apperley Bridge and Menston do not appear to have been taken into account when developing the proposals for Ings Lane. I believe that Leeds and Bradford Councils should be working more closely together when planning developments to ensure that areas such as this are not placed under too much pressure by over development.

I am disappointed that it seems to be that Leeds City Council are trying to push through this plan without proper local consultation. I do tend to take an interest in what is going on in Guiseley, read the local paper, read planning notices displayed around the town etc. However, it was only by chance that I became aware of this plan and I have not seen any official consultation documents and meetings. This does not seem to me to be a proper consultation process, but rather an attempt to push through a large development by underhand means.

I should appreciate a response to this email and would like to be kept informed of progress with this proposal.

Wendy Brown (Mrs)

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