

From:
To: [Site Allocations Plan](#)
Subject: PDE00182_The Leeds site allocation plan
Date: 27 October 2015 23:39:53

I am emailing to comment on the Leeds site allocation plan HG2-1(3026) New Birks Farm Ings Lane Guiseley.

My name is Jackie Glass
Address 6 Hillside Avenue, Guiseley, Leeds, LS20 9DH

I strongly disagree with the proposed use of this site for housing and do not consider the Leeds site allocation plan to be sound. This is because:

The plan is not justified because Leeds have not carried out a full green belt review. This was requested by the inspector of the core strategy but they have only reviewed Green Belt sites which were selected for development. I do not believe that Leeds has involved the community with the drawing up of their plans

When completing sustainability appraisals to research the impact of how each site will impact the community no review of how the plan will affect transport has been completed and no ecology reports have been completed so we do not have all the required information available.

I strongly believe that there are not enough facilities, nor a good enough infrastructure to cope with the proposed number of houses for the Aireborough area.

It is really sad to see how the area has changed for the worse. The A65 is extremely congested already and I can not see that any real assessment has been completed for how access to the planned site and the extra traffic that it will create will impact on the area.

The doctors and dentists in the area can hardly cope now. It's impossible to get an appointment to see a doctor in a timely manner. An assessment has been completed to look at existing infrastructure and how far away the site is from a bus stop, train station, doctors surgery etc and has made no recommendations about what needs to be put in place to accommodate the new households.

The existing infrastructure is not sufficient to serve any new residential development. The traffic on Ings Lane already has a negative impact for its residents, with cars parked on the roadside on and around Ings lane for people using the train station, football & cricket Club and schools due to inadequate parking facilities, and just the sheer volume of traffic.

Leeds has not completed a housing needs survey and so, as has previously happened, the developers will build bigger houses rather than affordable housing for first time buyers who come from Aireborough. The ANDF emerging survey suggests the area needs affordable housing and houses for people who live in the area to downsize.

The Leeds housing target of 70,000 is too high and revised figures suggest a much lower figure but LCC will not change their target. If the target was lower this would reduce the amount of green belt land needed to meet the target.

I do not believe that Leeds and Bradford are in collaboration when planning housing in terms of roads and congestion so developments in Apperley Bridge, Menston, and Burley will also impact on the A65 and this has not been considered when planning for Leeds.

I strongly believe that the proposed Site at Ings Lane will have a negative impact on the Aireborough area. If this site is developed We will lose our identity as we will merge with Menston as there will no longer be a boundary. The Ings defines Guiseley as a separate settlement to Menston, Mire Beck forming the boundary. This is contrary to Green Belt purpose.

The site is currently in use as grade 3 agricultural land with a footpath through the area. This valuable use will be lost if the proposed plan goes ahead.

Aireborough has already been extensively developed over the past 15 years. This has resulted in virtually all its brownfield sites being developed when factories have closed down.

Our sewers cannot cope in their present state and already struggle to cope before your planned addition of 412 more houses.

The proposed site is identified in the Leeds habitat network and is home to diverse fauna with 19 trees having tree preservation orders and the area also has mature hedgerows. If the proposal goes ahead the area will lose all this forever. It feels like the area will eventually lose all its character and beauty and become an urban Jungle. This is so sad and I urge you to reconsider the proposal for this site.

I do not believe that the plan is legally compliant.

LCC document of community involvement is out of date. It was written in 2007 and does not include

their duty to collaborate with forums and parish and town councils designated to draw up neighbourhood plans. I do not feel that I have been fully consulted about the site allocation process. I do not agree that LCC has engaged with the community to help us to understand what is being proposed and how to respond.

The plan could be made sound by reducing the housing target, abiding by the NPPF, have a robust infrastructure plan in place, consider building closer to areas with a better infrastructure than ours, build closer to where there are jobs, e.g Leeds city centre, carry out a comprehensive green belt review and engage fully with local communities and Bradford council.

Regards

Jackie glass
Sent from my iPad