

**From:**  
**To:** [Site Allocations Plan](#)  
**Subject:** PDE00188\_Public Consultation on Planning - Coach Road Fields and the Allotments, Guiseley  
**Date:** 27 October 2015 19:57:20

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Dear Sir/Madam

I am writing in response to the proposals to build housing on the Coach Road Fields (HG2-5 (sites 2163a/1180a/1311a)) and the Allotments (HG2-6 (1113)). I disagree with the proposals put forward by Leeds City Council to use these sites for housing and also a school. As a resident on Silverdale Road I am well placed to comment on the proposals as being unsound for a number of clear and compelling reasons:

1) Greenbelt Land – the Coach Road Fields are designated Green Belt and as such should be a last resort for housing and a school. This site is also designated as a Special Landscape Area by Leeds City Council which is deemed to offer additional protection over and above green belt status. Proposing to develop this site is therefore perverse and against all the principles established to protect the green belt. Further, part of the site is a Conservation Area and as such should be protected. Given the nature of the Coach Road Fields the proposals to develop them are totally unsound and Leeds City Council should be alive to the fact that the residents of Guiseley cannot tolerate the destruction of such a well used and special landscape.

2) Ecology/Landscape – these sites are used extensively by the local community and on any evening you will find a multitude of walkers, cyclists, runners and children using the Coach Road Fields. The Coach Road Fields provide a valuable and well used green space for the community with access to Esholt Woods and much needed space from the congestion of the rest of Guiseley. They are used by local running clubs and host the annual Guiseley Gallop as well as being an integral part of the local bridleway. Developing on the Coach Road site would ruin a beautiful landscape and a well loved resource for the community. In respect of the Allotments, these provide a well needed green space and building on this site would just add further congestion to an already overcrowded housing estate. Needless to say, there is a waiting list for Allotments so removing this area would be destroying a valuable asset.

3) Roads – I am particularly concerned about the impact on the local road network. As a resident on Silverdale Road, these proposals will dramatically change the nature of Silverdale Road. At the moment our children can play happily on the road with limited traffic to Coach Road. By developing these sites the increase in traffic will be significant and it will change the nature of the estate and have a detrimental impact on the quality of life for our children. Many of the people bought homes on the Silverdale estate as it is a quiet suburban area with limited traffic, the Council's proposals will change all the benefits forever and spoil the nature of our estate. Further, Silverdale Road will be seen as a short cut through the estate and given the state of the road and the number of parked cars on the road already, it simply cannot cope with any more traffic.

Silverdale Avenue is extremely congested and building on these sites will increase the burden on this road significantly, it is already too small to serve the number of houses, the road simply cannot cope. The access onto Park Road is very congested and it is already very difficult accessing Park Road at busy times. I have witnessed several drivers becoming so frustrated with the congestion that they have ignored the pedestrian crossing on Park Road and driven through the lights at red when pedestrians are crossing. Allowing the Allotments and the Coach Road Fields to be developed would simply add to

this congestion and consequently be detrimental to the safety of pedestrians.

4) Trains – I travel to Leeds daily on the train from Guiseley and have done so for the last 10 years. Guiseley has developed significantly over this time with housing developments on Netherfield Road, the SilverCross site and Springfield Park to name a few. I do not think the Council fully appreciate the impact all this housing has had on the trains. The trains are overcrowded and the journey is often congested and uncomfortable. Northern Rail have added one additional service in the mornings and one additional service in the evenings in the last 10 years, no further carriages have been added, it is simply not enough. Standing on the platform has become a fight for space and it is standing room only for most people accessing the train in Guiseley. Trying earlier and later trains is much the same. Developing on the Coach Road Site and the Allotment Site will add further passengers to this already overburdened service and result in overcapacity. The train service is a great asset for the residents of Guiseley, it is why we pay a premium for housing but overdeveloping Guiseley in this way will spoil a much appreciated resource unless improvements are made to add further capacity on the line.

5) Guiseley - the residents of Guiseley have had enough development over the last few years. The roads and local services have no further capacity and by developing the Coach Road Fields and the Allotment Site the Council will add further congestion and misery to the residents of Guiseley. The Council should consider other brown field sites first and not use these sites for a quick win on unreasonable housing targets. The Council must appreciate that further development of this nature in Guiseley will destroy the nature and character of Guiseley and result in the town being absorbed into the unrestricted urban sprawl of the A65 corridor.

To summarise, the Green Belt argument should be a compelling enough argument for the Council to realise that development on the Coach Road Fields is unsound. Added to this is the critical state of the current infrastructure to support such development and how Guiseley and in particular the residents of the Silverdale estate cannot tolerate the destruction of such well loved and well used green spaces.

Yours sincerely,

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