

From:
To: [Site Allocations Plan](#)
Subject: PDE00241_Housing Proposals for HG2-5 (1180a, 1311a, 2163a) Guiseley
Date: 25 October 2015 17:26:32

Dear Sir/Madam,

I would like to put forward some comments about the proposed housing and possible school to be built on sites 1180a, 1311a and 2163a at Coach Road in Guiseley.

I am writing about these sites since I live particularly close to them.

These sites are designated special landscape areas and are within the Guiseley conservation area as well as being part of the Green Belt - surely building on such land goes against the National Planning Policy Framework. These sites are currently one of the few places that Guiseley residents can get close to the countryside and Coach Road is used by a large number of local people for dog walking, horse riding, cycling, walking and running. The road itself currently has a low traffic density (extremely unusual in Guiseley) and this makes it attractive for all the activities just listed.

It is understood that 83 houses are to be built in this area and that provision for a school will also be made. To do this would increase the traffic density hugely and remove sight of green fields for anyone using the road. It is proposed that Coach Road would be joined directly Park Road but this would not alleviate the almost certain gridlock that would result with the establishment of a school on the Coach Road site - Park Road is very busy at most times but during rush hour can become completely clogged with traffic and adding to this would be foolish.

The local plans for these site indicate that traffic calming measures would need to be put in place and suggest that these could take place at Horsforth roundabout! Unfortunately this roundabout is more than a couple miles and several major road junctions from Guiseley and would have little local effect.

Traffic in Guiseley is already a very difficult local issue and since the main route through Guiseley, the A65, is a major route into Leeds adding yet more cars to the route just seems to be adding fuel to the fire.

On a general note the proposed addition of over 1,200 houses in the Guiseley, Rawdon and Yeadon area will almost certainly damage the individuality of these towns resulting in increased urban sprawl and loss of amenity and countryside. It appears to be being proposed with almost no thought to the local overstretched infrastructure.

We have heard only proposals from the Council with no published or easily accessible input from other authorities such as Yorkshire Water, Bradford Council, and the Environment Agency all of whom could have important views on the plans.

I would strongly urge a re-think on these plans and at the very least it would be at least reasonable for the Council to provide much more detailed and localised information on how they intend to deal with extra traffic, loss of amenity, provision for extra health services, education services, shops, sports etc

Dr Mike Madden

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