

From:
To: [Site Allocations Plan](#)
Subject: PDE00803_Housing development plans - Site HG2-10 (1221), Gill Lane
Date: 03 November 2015 14:30:11

To Whom It May Concern

I am writing to put forward my objections regarding the planned development of 155 houses on the Gill Lane Site (reference HG2-10 [1221]).

I feel it is important to state that I appreciate that there is currently a housing shortage, and there is a desperate need for affordable housing. With this in mind, the decision to object to these plans has not been taken lightly.

Existing developments/ use of brownfield sites

There have been a number of developments in the Aireborough area recently – approximately 2400 homes have been built within the last decade, a very small number of which (if any) appear to be affordable, which may be why a number of these developments are not yet completed/ all of the properties are not inhabited. When existing developments are incomplete, it concerns me to think that new developments will be started. I am specifically thinking of the developments at the old High Royds Hospital site. This leads to additional concerns regarding the communication between Leeds Council and Bradford Council; the sites and sizes of developments suggest that there is minimal communication between Bradford and Leeds Councils; for example, the proposed development at Gill Lane is in close proximity to the recent developments at Apperley Bridge.

Although I am aware that a number of brownfield sites have been utilised (Netherfield Road, for example), I am not clear how much of such land within Leeds and Bradford is being utilised effectively. An example of this is at the old Naylor Jennings site at Green Lane, which is not far from site HG2-10. As this development has not even begun I'm not sure how another development in such close proximity would be beneficial.

Transport/ infrastructure/ local services

My main concern regarding this development is the volume of residents that it will add to the area. Primary and secondary schools, doctors and dentists are already at capacity. I am currently applying for a primary school place for my son, and the school to which he would ideally go receives three times as many applications as it has places already. As far as I am aware there are no plans to build new schools or ensure increased access to any of these services.

Traffic is a huge concern. I work in Leeds centre, and the A65 is essentially a 'no-go' area for a number of hours during the day. Although I understand a traffic survey has been completed, this was done during half-term, and therefore does not reflect the true situation relating to traffic on this main road. As many households now have more than one car, an additional 200+ vehicles added to this will push the road network past breaking point (this is without considering those that will come from the new development at the Naylor Jennings site). This will affect Apperley Road going into Bradford, which has already been negatively impacted by the building of the railway station, its car park and the traffic lights. I have lived in Yeadon for almost 6 years now and have witnessed a huge increase in the volume of traffic. Trying to get between Guiseley and Yeadon on the main road, or in and out of the shopping centre car parks at

Guiseley is almost impossible during busy periods.

Environment/ rural heritage

This is the last remaining section of green fields/ farmlands for roughly 4 miles along the A65. Should this be developed, this will absolutely destroy an area that was successfully defended as greenbelt in 1994, removing the habitats owls, bats and woodpeckers, as well as a number of rare English trees. These fields are adjacent to a Conservation Area, and contain a number of listed buildings, and Historic England feel that the fields in question should actually be part of this conservation area. This area provides part of continuous greenbelt between Bradford and Leeds.

As a researcher in psychology and health-related issues, my concerns are at a higher level than simply 'the traffic will get worse', or 'those pretty fields will disappear'. I have genuine concerns for the health and well-being of the existing population and those who will move into the area should the developments within Aireborough, including this site at Gill Lane, go ahead. I am concerned about an increase in road rage incidents, parking problems and other issues relating to over population, which can have a hugely negative impact on the quality of life of the residents. I realise that some of these issues are bigger than the current development, but each apparently small group of new houses will add to this ever increasing problem.

In summary, I do not feel this development is justified or effective, and the likely impact will be overwhelmingly negative in terms of transport networks, infrastructure and environment.

Thank you for taking the time to read this objection.

Emma.

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