

From:
To: [Site Allocations Plan](#)
Subject: PDE00986_Greenbelt Review/Site Allocations - Guiseley Area
Date: 16 November 2015 09:56:43

I am writing to formally object to the proposed site allocations around the Aireborough district, in particular sites HG2-5, Coach Road Guiseley and HG2-6, Silverdale Avenue Allotments.

The site allocations plan is unsound because the Council has not carried out a genuinely comprehensive Green Belt review and as a consequence they have failed to engage.

I appreciate the need for extra housing and there have been plenty of sensible developments around the area utilising redundant sites such as Springhead Mills and Crompton-Parkinsons in Guiseley and the former Clariant Chemical Works in Horsforth.

There were objections to these developments also but I remember these sites with full employment with the hundreds of cars, vans and lorries coming and going and I would venture to suggest that there is probably less traffic generated by housing.

There are still many similar sites around Leeds that could be developed.

The main crux of my objection therefore is the wanton destruction of greenbelt land, in particular the Coach Road fields. I note that it is proposed to build a primary school on the field nearest the railway.

I am struggling to think of a more inappropriate and impractical place to site a school, the main reason being access. I am told by a neighbour that a couple of decades ago one of the Silverdale allotment owners applied for permission to build a single house on his land and was refused on the following basis,

- a) vehicular access on the narrow stretch of Silverdale Avenue between Park Road and Silverdale Road, i.e. traffic capacity had already been reached,
- b) The sewers and drains on Silverdale estate are already at capacity.

Remember, these reasons were given 25/30 years ago, since then I would suggest that car ownership on the estate has probably doubled meaning it is already a trial to get in and out of the estate at certain times.

Regarding sewers and drains, no work has been done to the systems whatsoever to the sewers so how could capacity have been reached all those years ago and yet now be able to cope with hundreds more dwellings? It beggars belief.

I look out of my window to see rainwater streaming off the allotments at the Silverdale Road end of the site, as always happens after some heavy rain. Please answer the following, when this site has been built on and the natural watercourses disrupted, where will all this water go, whose gardens/garages/houses will be flooded out and will you be compensating the occupant and their insurance companies.

If properties flood then insurance companies have a bad habit of lumping the entire postcode in with the flooded property making the whole estate uninsurable, you must consider these very real possibilities!

Returning to the issue of houses and a school on Coach Road. The only practical access would be Silverdale Avenue from Park Road. Park Road is already choked with traffic and turning right is extremely difficult in heavy traffic. Consider then hundreds more cars using Silverdale Avenue at peak times, all trying to get in and out onto Park Road. It will bring Guiseley to a halt as traffic backs up onto the A65 via Victoria Road and the Guiseley 'gyratory'.

This is already happening to an extent with Morrison's ill conceived and poorly designed entrance/exit. I understand that when Morrison's was built part of the deal was for them to build a roundabout on Park Road to ease access issues. This never happened and the land was quietly sold off, now housing a nursery.

I understand part of the deal with Highroyds was the improvement, at the developers expense of the Park Road junction at the top of Hollins Hill, this has never happened.

I understand the developers were supposed to build a doctors surgery and a school, this has never happened. Presumably the portacabin classroom placed on Menston Primary School field in the summer of 2014 is the answer?!

Looking at the other proposed site allocation, i.e. HG 2-4 Hollins Hill, HG 2-3 Banksfield/Coppicewood, HG 3-1 Ings Lane, HG 2-1 New Birks Farm Ings Lane, HG 2-2 Wills Gill, HG 2-10 Gill Lane, Yeadon, HG 2-9 Victoria Ave Yeadon, HG 2-12 Woodlands Drive Rawdon, HG 2-41 (777 houses!) Horsforth, HG 2-43 Horsforth Campus, HG 3-4 Layton Wood Rawdon, HG 3-2 & 3-3 Knott Lane Rawdon, building on these sites will effectively shut down the A65.

The A65 is an important arterial route from Leeds to the M6 and beyond and the level of development proposed by the council is going to have an adverse knock-on effect on business and tourism, not to mention the quality of life for many thousands of residents.

Yours Faithfully,
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