

**From:**  
**To:** [Site Allocations Plan](#)  
**Subject:** PDE01316\_SITE HG2-4(4020)  
**Date:** 15 November 2015 17:05:29

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I wish to object to any development of site 4020. The area sits between the Tranmere Park Garden Village Conservation Area and the Park Gate Conservation Area. It is designated in the 2060 UDP as Special Landscape Area. Site 4020 is quality Green Belt Land and still an agricultural site involved in food production. The farm house and buildings are Grade 2 listed adjacent to site (C1720) .It is 59.12m from buildings to boundary of the site. It appears that LCC Have failed to include the presence of this listed building in their assessment. If the land is built on there would be severe loss of wildlife eg. Stone Curlew, Grey Partridge, Lap Wing, Redshank, Red Kite, Snipe, Heron, Woodpecker and Sparrow Hawk.

Building on this site could cause a risk of flooding as there is a 7metre difference from Hawkstone Avenue to the wall on Hollins Hill across the centre of the site and approx 13 metre in difference in levels from Park Road to the public footpath end of site.

Due to the incline of the land any development would tower over the residents of Hawkstone Avenue causing severe loss of light, visual impact and privacy issues.

Building would lead to urban sprawl joining Guiseley LS20 to Baildon BD17 and the village of Esholt therefore Leeds will join Bradford removing any Green Space.

There is no access. There would be serious issues with access/egress and highways issues associated with the A6038, Bradford Road, Hawksworth Lane and Park Road. Park Road is probably the most congested road in Guiseley, apart from the A65 having the only entrance and exit to the supermarket. Park Road is a through road for commuters from Bradford and Keighley etc to join the A65 to Leeds. If the planned development on Silverdale, Coach Road and 4020 goes ahead the traffic will come to a standstill. The A65 was full to capacity 10 years ago. Work on roundabouts at Horsforth and Rodley and the new railway stations at Apperley Bridge and Kirkstall are to help with the present traffic problems caused by present building of new houses not further more developments..

Where are there any vacant NHS dentist facilities in Guiseley? If the doctors have refused land to build new facilities saying they are able to cope why do we have to wait two weeks for an appointment. How long will we have to wait if further development goes ahead. How about cemeteries has land been put aside for them. What facilities are being put in place for young, old, disabled and sick. At present home carers appear to being brought in from Bradford. Guiseley has already been developed to its full extent to include two retail parks, local shops closing and charity shops opening.

Where are the employment opportunities for all the proposed new residents? Mills have been closed, demolished---new houses built, Silver Cross closed, demolished--- new houses built, Clariant closed , demolished---new housing and so it goes on.

I strongly feel that we have not been sufficiently informed, involved or consulted in the choice of the sites.

If the development of site 4020 goes ahead are the council going to compensate me for the severe drop in the value of my property?

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