

From:
To: [Site Allocations Plan](#)
Subject: PDE01334_Proposed housing Guiseley especially Hollins Hill HG2-4
Date: 15 November 2015 16:50:09

We wish to object to this proposal on the grounds that this land offers considerable visual landscape amenity value to the surroundings being a working farm. It is Green belt and I do not see that Leeds Council have anywhere near carried out and published a sufficiently acceptable review of the Green belt in total never mind this particular site.

Any such development seems to lead to to the need for extra costs on society i.e. provision of public transport, schools , health services, road etc. .etc. , Guiseley simply does not have spare capacity and resists the provision of any more as it perpetuates the cycle of population and thus housing demand, assuming it is accepted that there is a demand, which is questionable.

Whilst varies information displayed /venues have been made available , the lack of clear and accessible information is lamentable. Especially that providing details , I frankly failed to find any such on this site.

The whole process appears to have been rushed the displays were not held at times when normal workers could readily access them i.e. at weekends and were simply overwhelmed at least at the one I tried. Given this I can only concluded that the practicalities of the consultation process were very poor and were perhaps those intended to satisfy the absolute legal minimum, which clearly they did not. The advertising locally of the displays was very limited , virtually either by poster in council buildings etc. or word of mouth. For such a momentous thing billboard adverts I consider a minimum, or even election type publicity.

Clearly Leeds Council has been either bribed or pressurised by national government into embarking on such a locally unjustified project, yet no background has been presented to me as to why, surely a failure of consultation, i.e. justification of the need never mind where? Leeds must learn to resist national government dictates after all we are Yorkshire folk not sucker up to them!

Turning to the specific site , I am amused as to how exactly drainage it to be achieved as both Park Lane and & Park Road are private roads and to use the heavily congested with water and electrical services main Park Road would be madness in the extreme.

Also I assume any such building would require highway access , given the aforesaid private roads , that would mean either access onto Bradford Road, not a good idea , or access very close to the existing Park Road/Bradford Road junction again not a good idea.

We would strongly oppose in detail the provision of housing which would impact by degrading the socio economic status of the area, i.e. cheap housing. If any houses are built they must be the premium type and carry covenants re their use and occupancy as our house does, with the intention of keeping the area select.

Should the council either voluntary or under pressure proceed then it needs to consult and publish an agreed population development/control strategy/ policy for the whole of Leeds, so this issue does not arise again.

Finally no mention has been made for the diminution in existing property values, which would certainly occur when the amenity of a green space close by is lost and extra human & traffic pollution occurs. I would see our homes value diminish considerably if this site were developed, as one of many factors which influence or decision to buy it was the location and the closeness of countryside, indeed such was trailed by the estates agents at that time. I would expect an a HS2 type scheme funded by the developers and lasting say 100 years after completion of the developments.

Regards

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