

From:
To: [Site Allocations Plan](#)
Subject: PDE01361_Wills Gill Site No 3029 HG2-2
Date: 15 November 2015 16:02:54

I am writing to object to the proposed housing development on the Wills Gill site - ref 3029 HG2-2

As a resident of Wills Gill, I am very concerned about these plans. Wills Gill is possibly the only remaining hamlet in Guiseley and building on this site would ruin this area. This is also green belt land which, as per the Government's present policy, 'should only be built on under exceptional circumstances'. One of the purposes of greenbelt land is to provide a buffer between neighbouring towns and stop them merging. The proposal to build on Wills Gill and the Banksfield Mount site would form a major urban extension, connecting Guiseley and Yeadon. This should not be allowed to happen.

The Site Allocation Plan for the Wills Gill site has not been 'positively prepared' by the Council. The survey took no account of existing traffic issues around the site. There are no plans to improve the local road network. The introduction of the planned road to link the Banksfield Site with the Wills Gill site would be disastrous - another rat run in the making!

The Council's assessment states that the Wills Gill site has 'two or more boundaries' with the existing built up area. One of these said boundaries is the unadopted, unlit Wills Gill lane which is access for just 7 houses. Surely this cannot be categorised as a built up area? fgvgghThe plan is not 'justified'. The Sustainability Appraisal for the site is full of inaccuracies and takes no account of the tofts and crofts bordering the site. The 'historical environment' section in the report is blank - yet this is a medieval site which b orders a conservation are - another fact which has been ignored by the Council. A recent report by Historic Englad lists the Wills Gill proposal as 'unsound'. The Council have made no evaluation of what contribution this site makes to the character of the conservation area or what harm may result by the proposed development.

The appraisal scores the 'biodiversity' of the site as low, yet the scoring for site 1256 which is on the other side of Wills Gill is rated as high. Both these areas are exactly the same type of land, ie wet grassland with becks and the same species visiting them.

The Council's SAP is not consistent with the National Planning Policy Framework. Wherever possible, housing needs assessments should be informed by the latest information but the Council's proposal to build 74,000 houses across the city is inaccurate. The figure should be more like 45,000 according to an Office for National Statistics projection but the council refuses to review these figures, despite this information.

Guiseley has been considerably overdeveloped over the last 10 years resulting in a long list of problems - traffic congestion at every turn, increased rat runs to avoid the heavy traffic, lack of school paces, new build unsympathetic to the surrounding area, squeezed onto every available plot, an awful public transport system, not enough spaces at GP and dental practices. Guiseley simply cannot cope with any further development.

Please do not let these plans destroy our community forever - leave the Wills Gill site as greenbelt!

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