

From:
To: [Site Allocations Plan](#)
Subject: PDE01373_Site HG2 -1 (3026 and 4043) New Birks Farm, Ings Lane, Guiseley
Date: 15 November 2015 15:52:50

Site HG2 -1 (3026 and 4043) New Birks Farm, Ings Lane, Guiseley

I disagree with these sites being developed on for numerous reasons.

Firstly I would like to say I think the council have been negligent in informing people of their plans in the hope that they would be passed without any opposition and this point alone should render the plans unlawful.

Any development in Guiseley will cause more problems to an already congested area, but if local congestion can be quoted as a reason for 2160 to be coded red then surely it must be even more relevant for 3026 and 4043 which together constitute 629 more dwellings in an already congested area coming to terms with the 326 new dwellings currently being built on Netherfield Road. Ings Lane itself cannot cope with any more traffic, the definition of Lane is: a narrow road, especially in a rural area, how can this be expected to cope with in excess of 1000 more vehicles? This is before getting onto the A65 or as it's commonly known as the Guiseley car park, travelling through Guiseley is horrendous and the alternatives of public transport no better, buses cannot get down the A65 at times, and the trains are already overcrowded, with no obvious solution. The increase in traffic will also cause an increase in air pollution.

Development of these sites would cause urban sprawl, joining Guiseley and Menston, it is most important to keep them as green belt to prevent this. If 1148 is coded red because it is green belt, preventing the coalition of Menston and Guiseley, then looking at the map, 3026 and 4043 continue that line across the A65. If 3028 would constitute urban sprawl why not 3026 and 4043?

Ings is an old word of Norse origin referring to water meadows and marshes. 3026 in particular is prone to flooding, how can this be ignored? Also on a wild life front, the nature of the land means it is a natural habitat for many birds such as curlews and lapwings etc.

The increase in population of Guiseley means that doctors and dentists are oversubscribed, schools, both primary and secondary are overflowing now let alone when all the new houses are built, where are these children meant to be educated? There is insufficient local employment which means people have to travel to work, either by car/bus on already congested roads, or by train if they are lucky enough to get on, as at rush hour passengers are usually standing by the time the train gets to Menston (from Ilkley).

Whilst I understand the need for more housing, building extra homes in Guiseley will not help those starting out, £200 000 pounds and upwards are not starter homes, but they will generate more money for the council in council tax as opposed to building in cheaper areas.

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