

From:
To: [Site Allocations Plan](#)
Subject: PDE01380_3029 / HG2-2
Date: 15 November 2015 15:34:12

Dear Sir/Madam

I am contacting you to object to the proposed housing development plan on the Wills Gill Site 3029 / HG2-2.

My main reason for this objection is that this is GREEN BELT LAND! The Government's present policy is that greenbelt land should only be built on under exceptional circumstances! One of the purposes of greenbelt land is to prevent neighbourhood towns from merging. If the land on Wills Gill and the adjoining site on Banksfield Mount are built on, this would form a major urban extension, merging the towns of Guiseley and Yeadon - towns with very different identities. The access for both these sites would be onto an already congested road, Queensway. This road cannot cope with the amount of traffic now - how on earth could it cope with the further traffic which would be generated from these two proposals.

The Council's SAP is not consistent with National Planning Policy Framework. Planning guidance states that 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. According to an Office for National Statistics projection, the figure should be more like 45,00 but the Council refuses to review these figures despite this information. When the first site plans were released in 2012, the Wills Gill site was deemed unsuitable for development (red). However this somehow changed from red to green in two years and we have been given no explanation as to why.

The Leeds Site Allocation Plan for the Wills Gill site has certainly not been 'positively prepared'. The survey has taken no account of existing traffic issues - there are no plans to improve the local road network and the planned road to link the proposed Wills Gill and Banksfield Mount sites to 'improve access for both sites' would only create another rat run.

The Council's plan for this site is not 'justified'. The Sustainability Appraisal for the site is inaccurate. It takes no account of the crofts and tofts bordering the site and the section on historical environment is blank which I find hard to believe as this is a medieval site! A recent report by Historic England, the former English Heritage, gives an

overview of the effect of the Leeds Site Allocation Plans on Leeds' historic assets. This report lists the Wills Gill site as '**unsound**'. The council have not considered what contribution this sites makes to the character of the conservation area.

On a general note, Guiseley has taken its fair share of new houses over the last few years. Roads are gridlocked, the rail system cannot cope with the number of passengers, there are no places in local doctors surgeries and dentists, there are not enough school places! Please do not burden us with more houses just to please the greedy developers.

Wills Gills is a very special place to live - a very beautiful, peaceful and unique part of Guiseley. Do not destroy it by passing these plans!

Yours sincerely

Luke Ash
Three Oaks
Wills Gill
Guiseley
LS20 9NG