

From:
To: [Site Allocations Plan](#)
Subject: PDE01385_Response/ objections to Leeds site allocation plan public consultation
Date: 15 November 2015 15:26:02

Dear Sir/ Madam

In response to the recent public consultation exercise, I am writing to raise a number of objections to the plans for development of the following greenfield sites.

HG 2-1 Ings Lane
HG 2-2 Wills Gill
HG 2-3 Shaw Lane/ Banksfield
HG 2-4 Hollins Hill
HG 2-5 Coach Road
HG 2-6 Silverdale Avenue/ Allotments

Overall, I consider the SAP to be **unsound** for a number of reasons

Failure to protect Green Belt

In many cases greenbelt sites are being put forward for development seemingly in preference to brownfield sites.

I cannot see evidence that a proper green belt review has been undertaken for any of the sites, I believed that national policy stated that greenbelt/ greenfield must be protected.

In many cases these green belt areas are part of conservation areas and are the main demarcation point between communities/ authorities. They are also a natural resource enjoyed by families for dog walking, walking/ running, a number of local sporting activities and just for general appreciation of the environment.

On a day where there is so much flooding apparent in the region as well, these open spaces must also have their part to play in the proper drainage of land which development would surely have an adverse impact on. The Coach Road fields for example resemble a muddy stream in a number of places - where would this water flow be going if there were houses on there?

Destruction of conservation area and wildlife/ habitats

Loss of green space impacts wildlife and habitats as well as having a detrimental effect on the health and well being of residents. Within the Aireborough sites there are numerous becks, streams, trees, flowers and different wildlife. I am no expert on different species unfortunately but I know that on a daily basis I can hear owls and see numerous small animals, foxes as well as the dogs, horses and people enjoying them

Lack of coherent plans for infrastructure

There is nothing within the plans that says what would be done to ensure local infrastructure could deal with these new houses, and more importantly who would fund these. Aireborough and surrounding communities are already feeling the pain of the excessive development in the last 10 years where no provision has been made for this (or if it was, no one has done the work) It was acknowledged at the primary school consultations in 2014/2015 this was the case!

You cannot get on most peak time trains out of Guiseley now, so I don't imagine Kirkstall Forge commuters will have any more luck. What is the plan here and who will pay for it?

You cannot drive through Guiseley (or most of Leeds) on a weekday or weekend without getting stuck in traffic. The work at Horsforth and Rodley roundabout seems to have made traffic situation worse - I regularly sit in solid traffic from Stanningley Bypass into Guiseley since this was completed. The plans for sites in Horsforth and Rawdon are only going to exacerbate this further. What is the plan here and who will pay for it?

You cannot get a doctors place in Guiseley if you are a new patient. Who is going to fund a new surgery and where will it be located?

Lack of coherent plans for employment

The only real references to employment in the plan are centred on a small office park near Leeds Bradford Airport which has poor public transport access. Where are inhabitants of new (and existing) houses going to work? How will they get there?

Lack of coherent plans for education

The only mention of education in the plan is to a possible school at site HG 2-5. Who would fund this, and how would access be obtained to it? The location seems totally inappropriate given the access constraints already in place on Silverdale Avenue (and the solid traffic on Park Road)

We have just been through a primary school building project in Guiseley to add 30 primary school places - at considerable cost to the external environment at both schools (loss of playground space)

In 2013 the LCC team were asked what provision was being made for High School places - seemingly none at the time - what will be done so that the increased primary school numbers have a high school place to go to? Horsforth, Guiseley and St Mary's are all significantly 'overpopulated already'

Poor consultation process

If not for the work of some excellent local groups I would have not been aware this public consultation was even taking place. There was one local consultation session where people queued out the door and no answers were available. I do not feel that LCC have publicised the process effectively (why not send out information via all the schools for exampl?) nor made the information accessible or easy to respond to.

Lack of provision for affordable housing

I would very much like my children to be able to afford to buy a house in their own neighbourhood when they are old enough. I do not see any evidence from recent developments in Aireborough that these new sites will be filled with anything other than 'executive' homes which we already have plenty of (there are a good many on the market now).

Lack of collaboration between neighbouring authorities

It does not appear that there has been any collaboration with neighbouring authorities eg Bradford in reviewing impact of these plans when determining most appropriate locations. The High Royds development at Menston has placed massive infrastructure demands on the area, schools and doctors etc. Where is the joined up thinking to ensure that these areas remain somewhere people want to live?

On these and other grounds I would ask you to reject the current plans for development on greenfield sites within the planning proposal.

Please keep me informed of the public examinations, submission of the plans and potential outcome of review - I wish to retain my right to attend and speak.

Yours faithfully

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