

**From:**  
**To:** [Site Allocations Plan](#)  
**Subject:** PDE01435\_RE : Objection to proposed planning Aireborough - Gill Lane/A65 HG2-10/HG1-1D (1221), Coach Road HG2-5 (1180A, 1311A, 2163A), Shaw Lane/Banksfield HG2-3 (1255B) and Wills Gill HG2-2 (3029)  
**Date:** 15 November 2015 14:02:20

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**Mr. Sean Tounsend, 34 Redwood Way, Yeadon, Leeds, LS19 7JU – Concerned resident**

Dear Sirs,

Upon consideration of the proposed plans I remain unconvinced that these are effective, given the sheer number of sites under consideration. Whilst they are in such close proximity to each, there does not appear to have been any useful dialogue between the two adjoining Councils on cross boundary strategies. If the plans are given the go authority to proceed the sites across Horsforth, Rawdon, Yeadon, Guiseley, Hollings Hall and Apperley Bridge will have a negative impact on the local infrastructure and roads, not to mention the beautiful surrounding areas and wildlife. It does not appear that these issues has been taken into consideration by Leeds and Bradford City Councils.

I have been a resident in the Aireborough area almost my entire life, in excess of 40 years. In that time I have witnessed all the local mills close down along with one of the secondary schools (Aireborough Grammar) and be replaced with housing, the majority expensive family homes, and retail parks. This in itself has led to a huge increase in the volume of traffic in the area, with the A65 in particular frequently suffering from nose to tail congestion. The small estate where I live sits just off the A65 and Kirk Lane and it is already a struggle to get in and out of our street, particularly at rush hour and weekends due to the sheer number of vehicles on the road. It takes a significant amount of time to travel anywhere in the area.

Should any or all of the proposed sites be built on, this issue will only become worse, as each of the homes will have at least one, probably two vehicles travelling in the area. In addition, permission has been granted for yet another supermarket, Aldi, on Kirk Lane and we are to expect increased traffic from people out of the area travelling just to shop (by passing a number of other supermarkets along the way).

My children currently attend Yeadon Westfield Junior School but my eldest is due to start secondary school next year. I am already concerned her safety walking to and from school due to the amount of traffic and major roads she has to negotiate and cannot see how further residential development in the area can make this situation anything other than a parent's worst nightmare. **Simply put the area is already at saturation point with traffic congestion and it simply cannot accommodate anymore.**

There does not appear to be any infrastructure changes planned. Each new residential property will bring extra people into the Aireborough district but there are no plans for new doctor or dental surgeries or schools to accommodate this. The strain on GP

surgeries is already apparent with long waiting lists for appointments and the two local secondary schools are both already oversubscribed to the point that they have both had to increase their intake for next year, to almost 250. The new residents will have to commute, most likely in the direction of Leeds. Traffic travelling in this direction from the area in the morning and the reverse in the evening is already beyond ridiculous, with the A65, Burley Road and the Ring Road being the subject of constant congestion. Surely this can only get worse with the introduction of so many new residential properties.

Should the plans proceed, the proposed sites would result in urban sprawl and would destroy the communities and further erode the distinctive borders and characters of the three individual towns within Aireborough. Aireborough has been described as a major urban settlement but unlike other similar sized settlements, we have very little in the way of entertainment or leisure facilities for residents. Other than the swimming pool/leisure centre in Guiseley (which has changed very little since it was built nearly 50 years ago) we have nothing such as a bowling alley or cinema and nowhere for the youth, which my children will soon need, to socialise in safety. This I feel is an issue that has been overlooked and would result again, in even more building consents being given in the future.

Upon review, I understand that almost 1000 properties have already been built or given planning consent since 2012 in Aireborough. To meet the Leeds Local Development plan target for our community of 2300 homes a total of 93% of these will have to be built on Green Belt land. Has a full Green Belt review been completed? It is inconceivable that there are alternative brownfield sites across Leeds and Bradford that could be utilised? If there are absolutely no other alternatives, would it not be prudent to use smaller percentages of Green Belt land across numerous sites to limit the impact on single communities?

It is inescapable to anyone who has viewed the proposed sites that they have such natural beauty. They provide places for outdoor pursuits, family walks, access to nature and fresh air. This is one of the reasons the people within Aireborough choose to pay more for their family homes here than the equivalent in other settlements within the area. It is the exact reason that my parents moved here from the urban nature of London over 40 years ago. The position of the existing housing developments provides easy access to these beautiful areas which can and are utilised all year round. If the proposed building goes ahead, this will drastically alter the scenery and we will lose the rural element and charm of the area which we are all desperate to preserve.

In conclusion:-

- I cannot accept that the local residents have been given adequate information and minimal public consultation from Leeds City Council.
- There seems to have been little or no consideration given to the close proximity of the proposed sites and the impact they will have in the area which is already

at congestion saturation on the A65 and surrounding roads.

- There is no forward planning for infrastructure in place (roads, doctors, schools and leisure facilities), to accommodate such a significant increase of residents in the area.
- Brownfield sites appear to have been identified and overlooked in favour of developer's profitable wishes.
- Over 90% of the proposed building will be on Green Belt land, which CANNOT be in the interests of existing residents, wildlife and future generations.

Yours faithfully

Mr Sean Townsend