

**From:**  
**To:** [Site Allocations Plan](#)  
**Subject:** PDE01544\_Leeds Site Allocations Plan  
**Date:** 14 November 2015 22:02:52  
**Importance:** High

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Dear Sir/Madame,

**Ref: John Newton, 8 Silverdale Crescent, Guiseley, LS20 8BB**

Comments on the Leeds Site Allocations Plan for the following sites:

HG2-6 (1113) (Silverdale Allotments)  
HG2-5 (1180A, 1311A,2163A) (Coach Road Sites)

I believe that the Site Allocations plan is **NOT SOUND** for the following reasons:

### **Is the plan positively prepared?**

I do not believe that the plan has been positively prepared:

- As far as I am aware there has not been any assessment of local housing needs
- The recent development in the Guiseley/Yeadon area has pushed the infrastructure to its limit.
- The transport links including trains from Guiseley and the A65 could not cope with any more traffic.
- The road into the Silverdale estate (Silverdale Avenue), has many cars parked on the verges. Driving along this road each morning and evening is already extremely difficult with long waits for cars to pass while giving way to traffic coming from the opposite direction. This is purely due to the number of people currently living in the Silverdale estate.

Silverdale avenue has houses on each side and as such would not be able to be widened. More houses in the allotments would mean more traffic and unbearable waits to commute to places of work.

- The coach road is an un-made road and as such is full of pot holes and unsuitable for driving on. Access to the coach road sites would be impossible and current plans for a school and the traffic that would inevitably produce is unthinkable.

### **Is the plan justified?**

I do not believe that the plan is justified:

- There are many other sites closer to motorway networks which have not been explored – building in these areas would not affect the transport links and infrastructure of the Guiseley/Yeadon area.
- The plan has not been prepared with the participation of the community. I have never been consulted in the past about housing developments in my area.
- I have previously asked to be included in the planning process but received an email telling me to wait until the public consultation, this is hardly engaging with communities

to shape where we live.

### **Is it effective?**

I do not believe that the plan will be effective:

- I can't see how increasing the traffic in the volumes that this plan would produce can be effective. It would make commuting to work a nightmare and possibly alienate the community.
- I have seen no implementation plan for the coach road sites and I understand that several of the owners of the current allotment sites are refusing to sell.

### **Is it consistent with the NPPF?**

- The increase in traffic and particularly traffic at a standstill on the A65 and Silverdale avenue means that the plans conflict with section 30 of the NPPF which encourages solutions which support reductions in greenhouse gas emissions.
- The site also conflicts with section 32 as safe suitable access to the sites cannot be achieved (especially with plans for a school involved)
- Sites closer to motorway networks would fit better with section 35 which would accommodate the efficient delivery of goods and supplies
- The plan conflicts with section 39 with regard to the accessibility of the sites.
- The plan conflicts with section 70, the allotment sites should be used as allotments. The current waiting list for allotments is extremely long.
- The plan conflicts with section 72 with choice of schools being squeezed due to further homeowners.
- Section 73 is conflicted as the allotment space should be used as allotments, contributing to the health and well being of the community. Gardening is particularly useful for combating depression.
- The plan conflicts with section 74, again the allotments cannot be surplus to requirements as there is a long waiting list for allotments and there is no better provision in the plans.
- The allotments and coach road fields are a beautiful site and a welcome area of green space in what is becoming an increasingly built up area, these areas should be specially protected under section 76.
- Conflicts with sections 79 – 92. Our green belt should be protected.

### **I therefore disagree with the proposed development and would further comment:**

The proposed plan would destroy some beautiful areas of landscape. Our house backs onto the Silverdale allotments and the quiet space is a welcome break from the built up area that Airebrough is becoming. The allotments are home to many wildlife. I have personally seen many different species of birds, squirrels and **bats (protected)** that the allotment site is home to.

The local services and facilities (including schools) would be negatively impacted due to the increase in population.

The plan involves building on green belt (Coach road sites) and Greenfield (Allotments). The

allotments have been in existence since the 1920's and are part of the estate's heritage.

Brownfield sites in other areas of Leeds should be explored first.

**Furthermore, I do not believe that the plan is legally compliant for the following reasons:**

- The community have not been involved in the plans (see above comments on my personal attempts to get involved).
- Therefore, there has been no engagement with the local community.
- The plans are in conflict with many sections of the NPPF (see above).

I would like to be involved in the public consultation and notified of the submission of the plan for public examination.

Yours Faithfully

John Newton

8 Silverdale Crescent  
Guisley  
LS20 8BB