

From:
To: [Site Allocations Plan](#); [Latty, Cllr Graham](#)
Subject: PDE01652_Objection to Leeds Site Allocation Plan
Date: 14 November 2015 11:10:57

41 Thorpe Lane
Guiseley
Leeds
LS20 8LQ

Leeds Site Allocation Plan Consultation

Dear Sir/Madam

Introduction

I am writing to make a number of objections to the above plan, I recognise the LEEDs as a whole needs more housing and would not dispute this, however the above Plan is flawed in that it does not meet this need appropriately.

My background

I have lived in the Aireborough area for 54 years and initial trained and worked worked as an electrical contractor but the majority of my working life is in mental health Services, I am married and have lived initially in Yeadon, Burley in Wharfedale, Menston and now Guiseley. Over this time I have witnessed the development of the area, the changes in employment, housing, and infrastructure developments. During this time I have become familiar with most of the proposed areas on the plan. So I feel that I can claim to be an expert by experience in the area. I live in close to White Cross and commute to Bradford to work, so I know firsthand the issues around congestion in the area.

I will comment on each site and then draw these together in a conclusion in which I will make a small number of recommendations that I hope you will reflect on and address in making your planning decisions.

HG2-1 (3026)

My concerns for this proposal are

- Highways - Access to the site is likely to have a significant impact on a congested A65 mitigating this via the use of Ings lane, Chevin End Road, Netherfields Road and Buckle Lane will lead to these becoming "Rat Runs" and traffic will still come back to the A65, or Leeds base traffic going along the West Chevin Road (not suitable for a large increase in traffic) to a very busy A660.
- Ecology – You need to undertake an assessment of the site and despite a lack of understanding what wildlife will be impacted upon are proising to go ahead, this is illogical.
- Culverts etc- The geology of Aireborough is mixed but the majority of the soil is clay

based and there are numerous becks and lane drains in place which this development would have to manage. I frequently walk the path across this field and it is very boggy! If you add further housing without addressing the existing issues and specifying that land management should not reduce the soak away effect that building houses roads and hard standings would have on Greenfields ability to hold water then there will be a greater risk of flooding.

- Guiesley- Conservation Area- any development should be sympathetic to the character of the area, I am dubious this will happen based on existing permitted developments in Guiesley.

HG2-2 (3029)

My concerns for this proposal are

- Use-Suitable for older people! I think the chances of this being used for this purpose are close to zero, it will be developed as expensive family housing see Meadow View opposite where houses are currently £500K.
- Highways - Access to the site is likely to have a very significant impact on a congested Queensway, the impact of the current speed restrictors gives an indication of what traffic congestion might be like if it goes ahead. I cannot see a way you can create alternative access to the site, and again all roads lead back to the congested A65
- Ecology – You need to undertake an assessment of the site and despite a lack of understanding what wildlife will be impacted upon are proposing to go ahead, this is illogical.
- It will increase urban sprawl as it will link up to HG2-3 and end any demarcation between Yeadon and Guiseley effectively ending their unique identity and character
- Culverts etc- The geology of Aireborough is mixed but the majority of the soil is clay based and there are numerous becks and lane drains in place which this development would have to manage. If you add further housing without addressing the existing issues and specifying that land management should not reduce the soak away effect that building houses roads and hard standings would have on Greenfields ability to hold water then there will be a greater risk of flooding.
- Guiesley- Conservation Area- any development should be sympathetic to the character of the area, I am dubious this will happen based on existing permitted developments in Guiesley. I am also worried about the sites closeness to the last remaining medieval fields in Guiseley and their continued protection from development.

HG2-3 (1255B)

My concerns for this proposal are

- Highways - Access to the site is likely to have a very significant impact on a congested Queensway, the impact of the current speed restrictors gives an indication of what traffic congestion might be like if it goes ahead. There is no way you can create alternative access to the site, and again all roads lead back to the congested A65
- Ecology – You need to undertake an assessment of the site and despite a lack of understanding what wildlife will be impacted upon are proposing to go ahead, this is illogical.
- It will increase urban sprawl as it will link up to HG2-2 and end any demarcation between Yeadon and Guiseley effectively ending their unique identity and character
- Culverts etc- The geology of Aireborough is mixed but the majority of the soil is clay based and there are numerous becks and lane drains in place which this development would have to manage. If you add further housing without addressing the existing issues and specifying that land management should not reduce the soakaway effect that building houses roads and hard standings would have on Greenfields ability to hold water then there will be a greater risk of flooding.

HG2-4:

My concerns for this proposal are

- Highways - Access to the site is likely to have a significant impact on a congested Park Road and the A6308 Bradford Road, it will also have a major impact on the Hawsworth Lane, Bradford Road and Park Lane Junction which already experience significant congestion at peak times. This is likely to lead to tail backs and impact upon the A65 at the Guiseley Gyratory and at White Cross Roundabout.
- Ecology – You need to undertake an assessment of the site and despite a lack of understanding what wildlife will be impacted upon are proposing to go ahead, this is illogical.
- Culverts etc- The geology of Aireborough is mixed but the majority of the soil is clay based and there are numerous becks and lane drains in place which this development would have to manage, if you add further housing without addressing the existing issues and specifying that land management should not reduce the soak away effect that building houses roads and hard standings would have on Greenfields ability to hold water then there will be a greater risk of flooding.
- Guiseley- Conservation Area- any development should be sympathetic to the character of the area, I am dubious this will happen based on existing permitted

developments in Guiesley.

HG2-5

My Concerns for this proposal are

- Use-Suitable for older people! I think the chances of this being used for this purpose are close to zero, it will be developed as family housing similar to Silverdale Estate where houses are currently £250K.
- Highways - Access to the site is likely to have a very significant impact on a congested Park Road and the concerns I raised for HG2-4 apply here
- Ecology – You need to undertake an assessment of the site and despite a lack of understanding what wildlife will be impacted upon are proposing to go ahead, this is illogical.
- Culverts etc- The geology of Aireborough is mixed but the majority of the soil is clay based and there are numerous becks and lane drains in place which this development would have to manage. If you add further housing without addressing the existing issues and specifying that land management should not reduce the soak away effect that building houses roads and hard standings would have on Greenfields ability to hold water then there will be a greater risk of flooding.
- Guiesley- Conservation Area- any development should be sympathetic to the character of the area, I am dubious this will happen based on existing permitted developments in Guiesley.
- Education – I am sceptical that developers will build this or that other community amenities will be developed (evidence for this is the Highroyds site where shops and amenities were promised but not delivered).

HG2-6 (1113)

My concerns are a the same as the above with the exception of

Allotments – Building on allotments is a major mistake these should be kept to provide Garden space for the future, and recreational space as well as helping to improve the overall built environment.

HG2-8 (4019)

My concerns for this proposal are covered by the points I raise on HG2-2/2-3

HG2-9 (3366)

My concerns for this proposal are

Highways- Traffic congestion is already a problem at peak times and the increase in flights at the Airport with its forthcoming extension will have a major impact on traffic congestion on the whole A65 corridor, there needs to be urgent review of alternative transport links to the Airport that do not include the A65 by that I refer to Rail links.

HG2-10 (1221)

My concerns for this proposal are

- Highways - Access to the site is likely to have a very significant impact on a congested A65.
- Ecology – You need to undertake an assessment of the site and despite a lack of understanding what wildlife will be impacted upon are proposing to go ahead, this is illogical.
- Culverts etc- The geology of Aireborough is mixed but the majority of the soil is clay based and there are numerous becks and lane drains in place which this development would have to manage. If you add further housing without addressing the existing issues and specifying that land management should not reduce the soak away that building houses roads and hard standings would have on Greenfields ability to hold water then there will be a greater risk of flooding.
- Nether Yeadon Conservation Area- any development should be sympathetic to the character of the area, I am dubious this will happen based on existing permitted developments in Aireborough.
- Urban sprawl- this closes a Greenfield area and reduces the quality of the environment.

HG2-12 (4254)

My concerns about this proposal are

- Highways - Access to the site is likely to have a significant impact on a congested A65 mitigating this via use of Woodlands Drive and Underwood Drive will lead to these becoming “Rat Runs” and traffic will still come back to the A65 .
- Ecology – You need to undertake an assessment of the site and despite a lack of understanding what wildlife will be impacted upon are proising to go ahead, this is illogical.
- Culverts etc- The geology of Airebourgh is mixed but the majority of the soil is clay based and there are numerous becks and lane drains in place which this development would have to manage. I frequently walk the path across this field and it is very boggy! If you add further housing without addressing the existing issues and specifying that land management should not reduce the soak away effect that building houses roads and hard standings would have on Greenfields ability to hold water then there will be a greater risk of flooding.
- Cragg Wood- Conservation Area- any development should be sympathetic to the character of the area, I am dubious this will happen based on existing permitted developments in Aireborough.

Conclusion

Housing

I do not believe the proposed plan has been adequately though through, I see no

convincing evidence that the housing needs of Aireborough have been researched rigorously and then taken into consideration. In the plan you describe the household income range of the population as effectively falling into thirds those under £20k, those over £50k and by default those in-between at £20K to £49K. If we assume that current mortgage limit is a three times the main breadwinner's income, then a third of the population can afford a mortgage of £60K, another third could afford a mortgage of say £120K. Current prices for a 3 bedroom house in Guiseley are £250K. Effectively two thirds of Aireborough can't afford to live here! If you are successful in the developments the increase in population will require more public sectors workers in education, health and social care, policing etc, this group will fall into the two thirds who do not have an income sufficient to live in the area, so they will have to commute and increase congestion. Your housing plan needs to be biased towards affordable housing and the only option since the demise of local authority housing is Housing Associations, you should consider how you can form strategic relationships to develop this. Housing design in Aireborough is very poor, most developers use "of the shelf" mock Tudor or similar building design. You need to strongly guide developers into using more innovative architecture, materials and eco friendly buildings so that any new developments enhance both the built environment but are also energy efficient.

Highways and Public Transport

This is the second biggest problem all roads like back to the A65 and despite some tinkering around the edges at Horsforth roundabout there has been no significant improvement. You need to consider urgently how you can dramatically reduce congestion, your options are limited as you are unable to develop this road or build a bypass. Increasing the availability of Buses is unlikely to help due to the above. If you go ahead you make have to think radically how you can transfer traffic from the A65 to the A660 and then develop a link to Otley Old Road and across the Chevin to Buckle Lane. Railways, currently the Leeds trains are full and will not take any further capacity at peak times, the Bradford line is at peak times running at about 50% capacity so that is not a priority yet! You have not identified if or how the rail network could be developed to improve passenger carrying capacity, particularly in relation to the congestion that will develop as traffic increases with the expansion of Leeds Bradford Airport. Cycling currently there are limited cycle lanes but as a cyclist these are becoming more dangerous to use due to increasing congestion, you need to consider how encouraging the use of cycling and the provision of safe cycling lanes could improve congestion.

Infrastructure

Apart from roads there is little in the way of indicated planning for the future populations needs. You briefly mention education provision, but there are other areas, Health and Social Care including Dentistry and Chiropody have you conducted a health

needs assessment of the population and how will this inform planning of development? Much of the areas are Greenfields which will have an impact on the landscape character, how will you develop space for recreation and the existing country side for the population to enjoy, by this I refer to parks, sports fields etc? There is one public sports centre in Guiseley with limited parking, how will you develop further sports and swimming facilities for the increased population?

Utilities concern me, particular drainage/sewage, during my fifty plus years of living in the area I am not aware of any major improvements on these systems, and we have continued to add into them, the fact that they have coped is a testament to our forefathers provision, but I should imagine with an increase like this they must be approaching capacity? Have you taken this into account?

Retail Space, there is little mention of shops etc in the larger developments, the character of Aireborough has changed as a consequence of previous developments and we have a mono culture of large retail outlets, this could be a opportunity to encourage a mixed provision of retail outlets and enhance the area and employment, you do not seem to consider this?

Employment- How will this plan improve the employment of the population in the medium and long term?

Engagement of the Local Community

This has been a key area that Leeds Council have fallen down on, the only group that has communicated with the local community has been the Aireborough Neighbourhood Forum, the Council seems to have carried out the minimum required engagements with the local community. I am also disappointed in the performance of our locally elected representatives in this, and no doubt this will be reflected at the next local election.

Recommendations

That you should halt this process, reflect upon the strength of feeling in the area, engage the community and develop a plan that will provide affordable housing for the people of Aireborough and enhance the environment with consideration of its history, character and producing a built environment that enriches the community and meets ecological and energy saving requirements.

Yours faithfully

Philip Barton-Wright