

**From:**  
**To:** [Site Allocations Plan](#)  
**Subject:** PDE01802\_Leeds City Council Site Allocation Consultation - Aireborough - HG2-6  
**Date:** 13 November 2015 14:27:59

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## Site Reference HG2-6      Silverdale Road (land at), Guiseley

### Comments and Objections from Allan Millington, 13 Silverdale Road, Guiseley, LS20 8AZ

I wish to challenge the soundness of the proposals to build on this site, my comments being as follows:

#### Infrastructure Issues

Traffic access to the site is a major issue. One family home produces 6 traffic movements per day in an area where commuting is high (source CPRE) - this is a very considerable increase in overall traffic if 32 new homes are built. The only practical route to the site from Guiseley is via Silverdale Avenue which is narrow with on-street parking on the approaches to Park Road. Congestion, in particular at peak times, is already a problem and such an increase is not sustainable. The only alternative approach to the site is along a section of Coach Road which is privately owned, not a made up road, full of large potholes, very muddy in wet conditions, and has no pedestrian footpaths - clearly not suitable for traffic access to the site without additional development, but as already stated the road is privately owned. I also have concerns as a resident on Silverdale Road that, should Coach Road be developed, traffic would use Silverdale Road as an alternative route between Coach Road and Silverdale Avenue.

The only major road through Guiseley giving access to the city of Leeds is the A65. Traffic is already extremely heavy on this road, with major congestion at peak times. This affects not just Guiseley but all of the towns along the A65 corridor. There is also a need to develop public transport provision to the area - in relation to both access to Leeds and to this particular site. A regular bus service into the Silverdale estate would only further add to the complications of traffic congestion.

Leeds City Council's SHLAA, ref. 1113 includes the following assessments/comments:

*Silverdale Avenue, existing on street parking to houses towards Park Road problematic, this is the shortest route out. Coach Road is narrow poorly surfaced road with no footways for a distance between Silverdale Mount and Park Road so not to be encouraged. Capacity issues at Park Road/A65 gyratory. Traffic calming may help but won't provide the full solution. Landscape - Limited tree cover.*

These comments call into question the soundness of this proposal. In addition it is relevant to note that the last of these comments regarding the tree cover no longer applies. The trees surrounding the site were cut down in September/October this year, and therefore any housing

development will be overlooked by, and itself will overlook, the surrounding existing housing.

### Conclusions

For the reasons outlined above I contend that the inclusion of this site in the allocation plans is unsound and should be rejected. In addition I understand that proposals have been submitted for use of this land as community green space, allocated for allotments, and thus converting the current wasteland. I would support this proposal in preference to any suggestion of building houses.