

**From:**  
**To:** [Site Allocations Plan](#)  
**Subject:** PDE01826\_Comments on Leeds Site Allocation Plan  
**Date:** 13 November 2015 12:50:51

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Alison and Jason Duckmanton  
10 Moorland Crescent  
Menston  
Ilkley  
LS29 6AF

13 November 2015

Dear Sir/Madam,

**Comments related to HG2-1(3026) New Birks Farm Ings Lane Guiseley**

We disagree with the above site being used for housing and we do not consider the Leeds Site Allocation Plan to be sound for the following reasons:

**The plan is not justified**

- LCC has not carried out a comprehensive review of Green Belt
- The community has not been involved in the drawing up of LCC plans
- LCC has not sufficiently researched the ecological impact of development,

**The Plan is not positively prepared**

- LCC will not reduce their aspirational target of 70,000 new homes despite ONS figures suggesting a much lower figure of 44,500 new homes needed.
- LCC have not done a housing needs survey; affordable housing is needed in the area, all recent developments have been large, sprawling 4 and 5 bedroom detached houses which line developers pockets, instead of providing what the community actually needs. Development of smaller houses would result in a higher density of land use, and thus, less Green Belt squandered.
- No real assessment of the impact on the existing infrastructure has been carried out. The A65 is congested, schools, doctors and dentists oversubscribed. Leisure facilities for existing residents (Aireborough leisure centre) are run down and in a state of disrepair. Guiseley High School is also in need of re-development.

**The Plan is not effective**

- LCC have not collaborated with BCC. Developments in Menston, Burley, Apperley Bridge, Rodley and Kirkstall will all impact the existing congestion on the A65.

**With specific regard to Site HG-2-1 (3026)**

- This site is Green Belt and currently forms a buffer between the distinctly different communities of Menston and Guiseley.
- Mire Beck regularly floods out onto the above site. If the site is developed for housing, where will the flood water go?
- Mire Beck is contaminated with **RAW SEWAGE** on a regular basis. Yorkshire Water have yet to resolve this problem, despite residents presenting pictures of **toilet paper, condoms and tampons** hanging in trees when flood water subsides. If the sewer network can't cope now,

what will happen when LCC allows more houses to be built, adding to the problem?

To conclude, we would also like to state that we find it rather ridiculous that we are objecting about plans created **by** LCC **to** LCC! Surely an impartial, independent body should have been involved in this process?

We would like an acknowledgement of our response and to be informed of the plan for public examination.

Yours sincerely,  
Alison and Jason Duckmanton