

**From:**  
**To:** [Site Allocations Plan](#)  
**Cc:**  
**Subject:** PDE01958\_Leeds Site Allocations Plan HG2-6 Coach Road Allotments, Guiseley (site 1113)  
**Date:** 12 November 2015 17:25:31

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Leeds Site Allocations Plan

From: Philip Walton

59 Coach Road

Guiseley

Leeds

LS20 8AY

I write to express my objection to the proposed development of greenfield land at:

HG2-6 Coach Road Allotments, Guiseley (site 1113)

As a local resident, I believe that the proposed development is Not Sound, will be severely detrimental to this area of Guiseley, and should be excluded from the plans.

#### Positively Prepared

Recent over intensive development in Aireborough has placed excessive strains on local services, infrastructure and roads. There is no Infrastructure Plan for Aireborough.

Allocations have been made without any assessment of local housing need.

There has been no traffic survey of the sites, no ecology survey, and an inadequate flood risk assessment of land which is known to contain a very active spring.

The allocation ignores the fact that this is allotment land of which there is very little in Guiseley.

There have been no consultations with the local community prior to issuing the plan.

#### Effective

There is no evidence that any of the necessary partners have approved, or even seen, this plan. There has been no traffic survey of the sites. The land is in the centre of an already busy estate, with only one choice of road to access it.

### Justified

Justification for development of Coach Road Allotments comes in the form of an LCC Sustainability Assessment, which has consistently under-scored on sustainability. The key factor of allotment use was not factored into the initial assessment.

The current housing target which drives the need to develop on the greenbelt and greenfield is flawed. It is based on outdated housing targets which require that over 66,000 new properties are still needed. This urgently needs to be brought in line to the latest 2014 figures (from the Office of National Statistics), which show a need of only 46,000 new homes.

Leeds City Council have stated that development of allotment sites will not be allowed unless alternative allotment sites can be identified. No such site has been suggested.

### Consistency with National Planning Policy

NPPF states that the target level of housing development within the plans should be capped in line with the capacity of brown field sites to accommodate it, to protect and enhance greenbelt. The current plans significantly exceed this which will result in the permanent and unnecessary destruction of greenbelt and greenfield.

NPPF states that brown field sites are to be prioritised over the development of green field and greenbelt, but these plans put 90% of proposed housing in Aireborough on greenbelt land.

NPPF states that infrastructure must come first. There is no plan in place which addresses the problems of Aireborough's roads, health provision, or education.

### **I disagree with the proposed development with reference to the following themes:**

#### Loss of Greenfield

Coach Road Allotments are a rare asset, situated within a large housing estate. To allow even part of Coach Road allotment site to be developed will mean that another beautiful green space will have been sacrificed for ever with no benefit, except to the developers and builders.

Leeds City Council stated that allotments are protected under Policy N1A of the Leeds UDP Review (July 2006) and that the Council would firmly resist any proposal to develop allotment sites for residential or alternative use. This proposed development would

appear to be against the Council's own policies.

### Highways and Transport

There has been no traffic survey of the sites. There has been no assessment of the impact on air quality caused by the increase in traffic. Traffic in Park Road is chronically congested and frequently stationary for long periods during the day, and all traffic leaving these sites would have to exit on to Park Road. The main route in and out of the estate is via Silverdale Avenue, a narrow road with cars often parked on both sides, which is already overloaded. The wider road network around, and including the A65, is always heavily congested since the arrival of major retailers at the Guiseley Retail Park and Westside Retail Park. The proposed supermarkets at Yeadon and White Cross Guiseley will further compound this situation.

Neither has there been any assessment of the impact of more development on rail services. Investment in the railway network has been substantial, but has been rapidly absorbed by the increasing population of the area. It is no longer possible to get a seat on the train into Leeds from Guiseley at rush hour, even though we have longer and more frequent trains. We are now back to the situation we had in 1995.

### Ecology/Landscape

The Coach Road Allotments are regularly used for growing produce and keeping animals, such as horses, pigeons, hens and ducks. The remaining land is unused and has evolved back to small woodland, hedgerow and grassland, providing a quiet and tranquil green area bustling with many natural types of flora and fauna and located only two minutes by car and five minutes by foot from the overcrowded and congested main shopping area of Guiseley. The allotment site encourages wild life into the centre of Guiseley, by supplying an oasis of land which acts as a buffer zone between countryside and town.

### **I do not consider the plan to be legally compliant because:**

There has been no community involvement

There has been limited adherence to many sections of the NPPF

### **In order to make this plan Sound, Leeds City Council should:**

Abide by the National Planning Policy Framework

Carry out a Comprehensive Greenbelt and Green Space Review

Reduce the housing target to 46000 (ONS data)

Carry out a review of housing needs

Have an infrastructure plan before a site allocations plan

Engage with local communities

I would like to be notified of the Submission of the Plan for Public Examination and of the Adoption of the Plan

Yours faithfully

Philip Walton