

From:
To: [Site Allocations Plan](#)
Subject: PDE02108_Site HG2-10 (1221)
Date: 11 November 2015 12:18:29

7 Highfold
Leeds
LS19 7DN

Dear Sirs,

Site HG2 - 10 (1221) Gill Lane

We wish to object to the inclusion of this site within the proposed allocation plan for the following reasons:

1 This site was a successfully defended section of Greenbelt in 1994.

2 The site is immediately adjacent to a conservation area and any development would have an adverse effect on the setting. Indeed every professional body that provided input to the creation of the Nether Yeadon Conservation Area (NYCA) confirmed that this site should fall within the boundary. This included Historic England, Leeds Civic Trust, Aireborough Civic Society, Woodhall Planning and Conservation (an independent historic consultant) and the Aireborough Neighbourhood Forum, all of it which is documented within LCC files. It is interesting to note that LCC themselves chose to ignore this wealth of advice together with significant local opinion that was collected at several consultation events. Crucially the open views of the conservation area need to be maintained and development of this site will result in an unacceptable level of urban sprawl connecting the NYCA with the Westfield Estate, Henshaw and Guiseley whilst also impacting on the setting of the Conservation! Area.

3 Over 2500 homes have been built in Aireborough over the past 10 years with almost no improvement in infrastructure. Recently completed highway improvements have taken place to assist with current development not proposed and does not start until Horsforth. There is significant traffic congestion on the A65 even at the weekend with lengthy queues and standing traffic in both directions from Rawdon to Guiseley every day of the week. There is no option for continuous road widening and localised efforts will only result in bottleneck delays. Previous traffic surveys were undertaken during school holidays and should be ignored.

4 The site has over 21 mature and rare native trees and is home to owls, woodpeckers and bats. The usual mitigation measures put forward by speculative developers will not be sufficient to provide the required protection.

5 This historic pasture land has been farmed for generations and the open nature and function reinforces the importance of ether conservation area. Removal of this agricultural land will fully urbanise this once rural heartland.

We would urge you to recomend that this site is not brought forward for development.

Yours faithfully

J R Wingifield