

**From:**  
**To:** [Site Allocations Plan](#)  
**Subject:** PDE02445\_Fw: Fwd: Public consultation on Housing  
**Date:** 16 November 2015 17:00:51

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Just to confirm - I completely agree with all of the comments from my wife.  
Thanks for stopping this development in the Guiseley area  
Rob Dunsire

**From:** Louise  
**Date:** 16 November 2015 at 16:41:50 GMT  
**To:** [sap@leeds.gov.uk](mailto:sap@leeds.gov.uk)  
**Subject:** **Public consultation on Housing**

To whom it may concern:

From- Louise Dunsire of 1 Tranfield Avenue, Guiseley, Leeds LS20 8NL

I am writing to register my concern regarding the Leeds Site allocation plan, and more notably, HG-1(3026) New Birks Farm Ings Lane Guiseley. I am opposed to this development, and do not consider the Leeds Site Allocation Plan to be a sound one, for the following reasons-

**The plan is not justified**

\* a comprehensive Greenbelt review has not been carried out, as was requested by the Inspector of the core strategy. Only those parts of Greenbelt being considered for development have been reviewed ( and it seems a good proportion of all the developments in Aireborough appear to be on Greenbelt sites, to which I am strongly opposed). Community involvement in the drawing up of these plans has been minimal.

\*there has been very little research into environmental impacts of the site, with the potential risk that sensitive local ecosystems may be damaged. I am also concerned that the lack of a transport review effectively ignores the apparent overload already existing on our local transport routes in the Aireborough area, especially with the A65 corridor.

**The plan is not positively prepared**

\*local facilities are not sufficient to cope with the proposed number of new houses in the Aireborough location- health facilities, schools etc ( which are already overstretched)

\* the A65 is already extremely congested, frequently at gridlock in busy periods

\* a thorough assessment of the traffic impacts created by access on and off new sites has not been carried out.

- \* no recommendations have been made by Leeds as to how far new households will be from necessary facilities
- \* Leeds housing target of 70,000 houses is an **aspirational** target, and revised figures suggest a much lower figure would be more appropriate, which would help protect our fragile Greenbelt

### **The Plan is not effective**

Leeds and Bradford have not collaborated over housing planning and solving road congestion. Not enough consideration has been given to developments in Menston, Burley in Wharfedale and Apperley Bridge, which are covered by both authorities. All these planned developments from two separate councils will greatly increase already congested traffic on the A65.

Furthermore, with respect to the Ings site development, it currently fulfills a crucial role as Greenbelt: it defines the boundary between neighbouring towns; it provides a habitat for diverse flora and fauna (noted in the Leeds Habitat Network); there are many trees with preservation orders, which themselves provide habitat to our local fauna.

Much of our Greenbelt now appears to be earmarked for development. This would radically and negatively impact upon our local area and community, eroding its special character. Much of this site is agricultural land, with footpaths. The very recent flooding experienced in this area merely underlies the crucial necessity to preserve this green space, and others in the locality, in order to have soak aways and reduce flood risk.

This area has already absorbed a number of large new housing developments- High Royds has seen the construction of very many houses, and a change of use of the rural landscape which has resulted in loss of habitat for toads, lapwing and curlew, including loss of nesting habitat.

Surely there must be pockets of non- Greenbelt land in the local area which could be utilised for small scale development, such as has happened at the Springfield Mills site in Guiseley?

I believe Leeds City Council have failed to fulfill their duty of Community involvement in preparing local sites for development. The last document was drafted in 2007 and is now out of date. I feel very little effort was made on the part of the council to engage the community in an informed way at an early stage. Additionally, there has been woefully little communication between Bradford and Leeds councils, especially with regard to Greenbelt sites.

In order to improve this housing plan, I believe there should be a much more realistic housing figure for Leeds, reducing it from 70, 000 to 44,000. Leeds should abide by the National Planning Policy framework, and much greater emphasis should be placed on the development of brownfield sites- ensuring these are developed first, however small. Leeds should work much more closely with local communities, and should have an infrastructure plan in place first, before housing

allocations are made.

I feel very strongly that the local community in this area is on the cusp of serious negative change which would be irreversible, and which is why I have made my representation to you today. Please take my comments seriously and consider carefully how to move this forward in a collaborative and community centred way.

Yours sincerely,  
Louise Dunsire

Sent from my iPad