

From: [Nigel Pedley](#)
To: [Site Allocations Plan](#)
Subject: PDE02631_Site Allocation H2-2. 3029 Wills Gill,Guiseley.
Date: 16 November 2015 16:22:43

Mr Nigel Pedley
Shaw LEYS
Wills Gill
Guiseley
Leeds
LS20 9NG.

16th November 2015.

LEEDS SITE ALLOCATION HG2-2 3029 WILLS
GILL,GUISELEY.

I consider site allocation 3029 Wills Gill,Guiseley to be UNSOUND.

Site 3029 was originally deemed UNSUITABLE for housing in the 2013 proposed site allocation plan so how can this site suddenly go from red to green ? This would seem to be highly irregular as the factors that made it unsuitable in 2013 would still apply now in 2015.

a. NOT JUSTIFIED.

THE GREEN BELT ASSESSMENT FOR 3029 WILLS
GILL,GUISELEY IS FUNDAMENTALLY FLAWED.

Rule 4.Preserve the setting and special character of historic towns.

Question: Is the site within/adjacent to conservation area/listed building/historical features?

The assessment states 'no' which is UNTRUE AND TOTALLY
INNACURATE.

1. 3029 shares a boundary with the Town Gate conservation area.

2. 3029 adjoins the Medieval Tofts and Crofts to the east of Town Gate. These ancient historical features relate to the wider landscape very closely and it is of great importance that we preserve their special setting. A point that was made several times within the Guiseley conservation area appraisal and management plan published by Leeds City Council on the 16th January 2012.

HISTORIC ENGLAND(English Heritage) STATE: The council has a duty to preserve or enhance the character or appearance of its conservation areas INCLUDING THEIR SETTING.

HISTORIC ENGLAND(English Heritage) should have been consulted regarding both of the above factors so why have we no input from them in the green belt assessment?

I note that Historic England writing to you at Leeds Council on the 21st October 2015 pointed out that you had broken several rules relating to the NPPF and they view this allocation as UNSOUND.

HOW CAN LEEDS COUNCIL PLANNING POLICY ALLOW PLANNERS TO PERSUE SUCH IMPORTANT DECISIONS BASED ON ASSESSMENTS THAT ARE NOT ACCURATE AND FACTUAL

HOW CAN IT BE POSSIBLE TO PUBLISH FLAWED ASSESSMENTS LET ALONE USE THEM IN THE PLANNING PROCESS ?

Leeds council has also failed to involve the local community and especially the Aireborough neighbourhood Development Forum who are the voice of the local community. They have also failed to inform the residents of Leeds of their plans. Even now many people still do not have any idea that the consultation is even happening. Letters should have been sent to all the Leeds council tax payers informing them of their plans. This should have been an obligation.

b. NOT CONSISTENT.

The NPPF states that housing needs should be based on the latest information available. The fact that Leeds council refuse to review their projected need for 74,000 homes when the office of National Statistics projects only 45,000 is clearly going against NPPF policy and Leeds council should abide by these rules.

c. NOT POSITIVELY PREPARED.

The local infrastructure around Guiseley is already unable to cope with the increased population due to the large amounts of housing built in the last decade, yet Leeds Council have no plans to improve the situation only make it worse. The local roads are regularly grid locked with traffic pollution levels rising.

Taking into account all the above factors it is in my view that allocation H2-2. 3029 Wills Gill is UNSOUND and should therefore not be put forward in the planning process.

Yours Faithfully,

Nigel Pedley.