

**From:** [James Chapman](#)  
**To:** [Site Allocations Plan](#)  
**Subject:** PDE02708\_Site Allocations Plan and Aire Valley Leeds Area Action Plan Publication Drafts  
**Date:** 16 November 2015 16:02:08

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Dear Sirs

In this email I am commenting on the above draft plans.

### **HG2-3 (12255b) Shaw Lane**

Reasons why this site should not be removed from Green Belt and allocated as a residential development site;

- Highways access is constrained and inappropriate. Also the fact that access is through a single point on Banksfield Mount, is limiting and therefore unacceptable.
- The site has current Ecological value.
- The site is not well served by public transportation.
- Development of the site will further impact the A65 and A658/Bayton Lane junction.
- Development of this site will only partially round off the settlement and there is no strong defensible boundary between the site and the urban area.
- Viability and availability has not been fully assessed.
- There are no major SA positives for the release of this site!

### **HG2-2 (3029) Wills Gill**

Reasons why this site should not be removed from Green Belt and allocated as a residential development site;

- Cumulative impact of development on the A65 corridor, which has already been affected by previous and recent developments.
- The site contains a culverted water course, which is restrictive.
- The site is in the setting of the Guiseley Conservation Area.
- Access problems!
- The site is not well served by public transport.
- Development of the site will further impact the A658/Bayton Lane junction.
- Development of this site will only partially round off the settlement and there is no strong defensible boundary between the site and the urban area.
- Viability and availability has not been fully assessed.
- There are no major SA positives for the release of this site!

**Justification that there are exceptional circumstances as to why the above sites should be removed from Green Belt is unlikely in light of the above, given the other options available.**

Additionally, in light of the previous recent and significant increase in the number of houses in Guiseley and Menston, the development of the above sites, along with **all other proposed sites in Airborough**, will have a cumulative impact on this part of the A65 corridor leading to increase

the already unacceptable levels of traffic. In addition development of nearby sites will further dilute local amenities and essential services for the existing residents, such services and amenities already having been seriously affected by previous recent developments.

Regards

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