

**From:** [mandadawson@gmail.com](mailto:mandadawson@gmail.com)  
**To:** [Site Allocations Plan](#)  
**Subject:** PDE02756\_Leeds Site Allocation Plan ( SAP) Consultation  
**Date:** 16 November 2015 15:45:46

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Re: Sites in Guiseley - in particular sites :-

3026 (HG2-1)  
3029 (HG2-2)  
1255B (HG2-3)  
4020 (HG2-4)  
1180A, 1311A, 2163A (HG2-5)

Is the SAP a plan led approach? I believe it was not.

It does not appear a full consultation was made regarding local housing needs before the SAP was issued. For instance little notice seems to have been taken of the points made by the Aireborough Neighbourhood Forum.

I do not therefore believe that the SAP is based on the principles of soundness.

Action needs to be taken re the following:-

#### INFRASTRUCTURE

- 1). Congestion on A65 and feeder roads eg Park Road
- 2). To improve public services - schools, medical and welfare services
- 3). It does not appear that all developers promises have been delivered in respect of developments already authorised.

#### MAJOR DEVELOPMENT

The SAP refers to Aireborough as a major development. There is however little in the way of arts, culture, civic and visitor facilities or public services.

#### EMPLOYMENT IN THE AREA

Over the years much has disappeared. What remains needs to be enhanced and developed.

#### GREEN BELT AND HERITAGE ISSUES

Has due regard been paid to these principles?

#### SUGGESTED SOLUTIONS

##### 1. TRAFFIC SURVEY

An up-to-date traffic survey for the whole of Aireborough if this is not in existence so that any recommendations flowing from this may be implemented.

##### 2. NEW ROADS

The following recent announcements will help:-

- a. New road from A65 to eastern edge of airport before joining A658 Harrogate Road to the north - £75 million.
- b. New road that would follow same initial route from A65 between Rawdon & Horsforth but would then run to the south-west of the airport before joining the A658 - 50 million.
- c. Up to £15 million upgrading the existing A65 and A658.

##### 3. NEW ROAD

Is a Guiseley by-pass possible from the bottom of Kirk Lane, Yeadon to the bottom of Hollins Hill, partially by the Sustrans route? Much traffic comes through Guiseley from Shipley, Saltaire and Baildon and could thus be re-routed.

##### 4. CAR PARK

Redevelopment of the car park in Netherfield Road - at present 145 spaces - so it has 4 levels i.e. basement, ground floor, first floor and rooftop. This would quadruple the size to 580 spaces.

I believe the Swanswell Initiative - multi-story car park St Michael's ward, Coventry cost 5 million for 460 spaces in 2006/7. I do not know what part of this figure relates to land cost but we would have none.

##### 5. MONIES AVAILABLE

I believe 40.8 million has already been received by Leeds CC in the new homes bonus scheme. Are any funds available from this source. On what basis have monies from this scheme been allocated so far?

##### 6. DEVELOPING A BROWN/GREEN SITE

At Low Mills, New Scarborough and any other similar sites.

##### 7. INVOLVEMENT

Much more involvement, discussion and listening between all parties in the formulation of a neighbourhood plan and business plan for Aireborough.

CONCLUSION - SOUNDNESS AND LEGALITY

1. The SAP is not sound because no comprehensive review of housing needs was made at the beginning.
2. The SAP is not legal as it has not fulfilled the 'duty to cooperate'. What little consultation that has taken place has been largely ignored.

I would add that there is a strong depth of feeling about the overdevelopment in Aireborough and this needs to be harnessed by Leeds CC and not abused.

Mr Richard Michael Dawson  
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PS. Apologies that my email to you yesterday was sent inadvertently before it was complete.

Sent from my iPad