

**From:** [Dave Hawkins](#)  
**To:** [Site Allocations Plan](#)  
**Subject:** PDE02913\_Ings Lane Site, Guiseley - Please acknowledge receipt of this communication  
**Date:** 16 November 2015 14:34:24

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**Comments in relation to:**

**The Leeds Site Allocation Plan**

**The section we are commenting on relates to HG2-1(3026) New Birks Farm, Ings Lane, Guiseley**

**Please note that we do not agree with the proposed use of the site for housing and we do not consider the Leeds Site Allocation Plan to be sound.**

We believe your plans to build on the Green Belt Land on Ings Lane are flawed and we do not consider the Leeds Site Allocation Plan to be sound. Our reasons are as follows dealt with under the headings:

1. The Plan is not justified:

- As far as we are aware you have not carried out a comprehensive review as requested by the Inspector of the Core Strategy – you only reviewed Green Belt Sites selected for development.
- You have not involved communities – many living in Guiseley are totally unaware of your plans because they have no IT skills and so no access to the internet. You have not involved them by writing to them to make them aware of your plans, fundamentally excluding them from such an important plan for their town.
- These plans will affect residents, old and new, as no transport reviews have been conducted. Access to all amenities will be affected by any further increase in housing and be unsustainable.

2. The Plan is not Positively Prepared:

- Already local facilities struggle to cope.
- It is plain to see the A65 is already congested.
- Any new housing would, realistically, result in 2 cars per household on average – any real assessment would surely have revealed this basic statistic.
- In excess of 1250 new houses have been built in recent years already in Aireborough but, for instance, no new health centres have been built since 2005 and none in the pipeline.
- In assessing what infrastructure is in place now, have Leeds actually assessed what is needed for the future to meet the needs of new households? We understand an aspirational target of 70,000 new homes has been set but believe you have not carried out a “housing needs survey” so wonder how this target has been set and on what it is/was founded - if it were reduced would it not reduce the amount of Green Belt Land required to meet your plans or indeed alleviate the need to use Green Belt Land at all?

### 3. The Plan is not Effective:

- We do not believe that Leeds and Bradford are collaborating in relation to their plans for more housing in Menston and Burley and indeed Apperley Bridge all of which will result in additional traffic on the A65 (and surrounding areas) which is already heavily congested.
- Is not the whole idea of Green Belt Land to leave a gap between neighbouring villages and towns – ie Guiseley and Menston. By building on this Green Belt Land at Ings Lane this will result in a merger of these two villages and is therefore not preserving the countryside and is threatening the retention of different special characteristics of these environments.
- Aireborough has already lost a number of brown field sites to housing developments (Silver Cross and Crompton Parkinson in Guiseley, High Royds in Menston) with the knock on loss of local employment.
- In particular these developments have already resulted in excessive congestion on Ings Lane as most properties have no off street parking facility so have to park on the roadside – the increased traffic already using Ings Lane makes for a dangerous experience for both pedestrians and motorists alike; particularly for children making their way through to the local schools.
- A very serious concern would also be any loss of access to the footpaths through the Ings Lane area.

Of considerable concern to us is the fact that many residents of Guiseley are still totally unaware of any consultation having taken place at all. We have never received any communication from Leeds City Council nor know of anyone else who has received any such communication advising us of a consultation period or the fact that Leeds City Council were holding a drop in meeting in Guiseley. No notices have been prominently displayed. We and other residents have therefore been deprived of the opportunity to learn about and/or understand your plans.

If you really value the input and opinion of local residents surely you should step back and re-think your strategy by putting in place a better, more efficient, consultative and methodology policy; engage properly with the local communities and share plans with residents and Bradford Council. We believe if you did this it would result in a more realistic and acceptable outcome to build closer to central Leeds and Bradford where the majority of employers (hence jobs) are based without the need to inflict more housing in Guiseley to facilitate your government inflicted quotas.

Please acknowledge safe receipt of this communication. Also please advise us of any relevant meetings at which members of the public are entitled to be present in relation to the proposed development on Ings Lane.

Please also advise us of the submission of the plan for public examination and/or the adoption.

Thanks in anticipation.

Dave and Barbara Hawkins  
2 Hallamfield  
Otley Road  
Guiseley  
LS20 8AQ