

**From:** [Ian Wood](#)  
**To:** [Site Allocations Plan](#)  
**Subject:** PDE02990\_Objections to Leeds Site Allocation Plan / Public Consultation  
**Date:** 16 November 2015 13:53:38

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**FROM:**

Ian Wood  
83 Coach Road, Guiseley, Leeds, LS20 8AY

**TO:**

LDF Publication Draft Consultation,  
Forward Planning & Implementation,  
Leonardo Building,  
2 Rossington Street, Leeds, LS2 8HD

**RE: Public Consultation Feedback - for Leeds and Airedale Site Allocation Plans**

Dear Sirs,

Following the recent consultation exercise, with regard to Leeds Site Allocations, I am informing you of my **objections** to plans for a number of greenfield sites

Sites:

- **HG 2-1 Ings Lane**
- **HG 2-2 Wills Gill**
- **HG 2-3 Shaw Lane/ Banksfield**
- **HG 2-4 Hollins Hill**
- **HG 2-5 Coach Road**
- **HG 2-6 Silverdale Avenue/ Allotments**

The site allocation plan is **unsound**.

**FILLING IN THE GAPS IN GUISELEY**

If you look at an aerial satellite view of Guiseley, it is not a uniform, round shape. It is irregular around the outside, blobs of built up areas alongside green spaces.

At each area around the edge of Guiseley, where there are 2 built up areas with a green patch in between, this green patch is on the above list as ripe for development.

The developers are simply filling in the gaps between built up areas in Guiseley, regardless of

- The greenbelt status of this land
- The flora/fauna/nature within this land
- The direct impact on the surrounding areas in terms of people, traffic, schools, employment, affordable housing, education, health

Below are my reasons for objections to the Leeds Site Allocation Plans.

### **FAILURE TO PROTECT GREEN BELT**

#### **DESTRUCTION OF CONSERVATION AREA & WILDLIFE HABITATS**

I can't see that a proper review of green belt has been completed for any of the above sites. The national policy of protecting greenbelt is not being considered. I believe green belt sites are being put for development in preference to brown field sites.

You should consider the greenbelt as attractive for the nature within, rather than as an attractive environment for building houses and thus easy sales.

You should consider, in particular HG2-5 and HG2-6 are the very borders of Guiseley, at the edge of the ancient and beautiful Esholt Woods.

It is not right to encroach on this historical environment that has been used as a recreational area for Guiseley for hundreds of years.

The fields are used by walkers, runners, families on Sunday afternoons, elderly people, children in summer, cubs & scouts.

There is beauty all around.

There are several species of birds, owls and woodpeckers in trees, foxes, rabbits.

There are wild herbs such as ground elder, sorrel, wood sorrel, watercress.

There are several species of boletus mushrooms, brittlegills, puffballs, that I come across each autumn.

All of this is within sites HG 2-5 Coach Road & HG 2-6 Silverdale Avenue/ Allotments.

It is the very edge of Guiseley, and what makes Guiseley so appealing. Within minutes we all can be within nature.

The above areas must be conserved and maintained as areas of Guiseley of outstanding natural beauty.

I do not want these areas to be "filled in" and therefore push the developed boundaries of Guiseley into ancient woodland and closer to the next populated areas.

### **LACK OF COHERENT INFRASTRUCTURE PLANNING**

There are no plans to review infrastructure for dealing with new housing volumes. No details of funding.

Are we just going to go ahead and "see what happens"?

What has changed in terms of infrastructure in the previous developments in the last 10 years?

There has been an enormous amount of brownfield site development in Guiseley with no changes to infrastructure.

Bradford and Leeds planners have no coherent strategy.

For the Highroyds development we were promised Doctors' Surgeries, Schools, Supermarkets. None have appeared. The strain is on Guiseley and Menston to deal with this lack of planning.

We now have 2 “super-primary” schools in Guiseley.  
Parking for both is impossible on a morning.  
No thought has been given to the next stage when these reach capacity.

Roads are now impossibly congested.  
Whilst the Rodley roundabout new layout is improved, the Horsforth roundabout’s new layout has created gridlock. Planners did not consider both as one entity.  
The road from Horsforth to Otley is completely gridlocked most mornings and evenings.  
Why don’t the planners come and see this? We can’t pretend it’s not a problem.

The train service is already at maximum capacity.  
What will happen with the Apperley Bridge and Kirkstall stations? How will this affect our area?

**There are no suitable plans to deal with this.**

### **LACK OF COHERENT PLANS FOR EMPLOYMENT**

How will all the potential new inhabitants of Guiseley get access to employment? How will they go to work on an overstressed public highway and rail system?  
The only reference to employment in the plan is an office park at Leeds Bradford Airport.  
How will people get there? There is no rail link. Such a link will take years to approve before work begins.  
They will have to use roads.

**There are no suitable plans to deal with this.**

### **LACK OF COHERENT PLANS FOR EDUCATION**

The only mention of education in the plan is to a possible school at site HG 2-5.  
Who would fund this?  
How would it be accessed? The location is inappropriate. The only access would be via Park Road, which is totally congested morning and night due to the overdevelopment of the surrounding areas and excess stress on all of Guiseley’s main roads.

2 primary schools have lost previous outside space in order to increase capacity.  
Playground space has been sacrificed for more capacity.

There are no coherent plans to deal with a required capacity increase in the high schools as a result.

**There are no suitable plans to deal with this.**

### **POOR CONSULTATION PROCESS**

Were it not for the internet and an excellent local community, it would have been very difficult to comprehend all the potential planning applications and their impact on the area. At no point have I seen any documentation in a local area detailing what is happening and what can be done. Surely something could have been posted in Supermarkets, Pubs, Schools, Leisure Centre. None of this was done.

### **LACK OF AFFORDABLE HOUSING**

I would like my children living near me when they are older. I can't see plans or details of affordable housing. ALL recent developments have been large flats or family homes. Guiseley already has too many of these. Do we really believe that plans for houses on greenbelt will be low-cost? Do I really believe that a house builder will build low-cost housing in a prime position? NO!!

**There are no suitable plans to deal with this.**

### **LACK OF COLLABORATION BETWEEN NEIGHBORING AUTHORITIES**

It does not appear that there has been any collaboration with neighbouring authorities eg Bradford in reviewing impact of these plans when determining most appropriate locations. Bradford and Leeds do their thinking and planning in complete isolation from each other.

The High Royds development at Menston has placed massive infrastructure demands on the area, schools and doctors etc . Where is the joined up thinking to ensure that these areas remain somewhere people want to live?

### **SUMMARY**

On all the above & other grounds I would ask you to reject the current plans for development on greenfield sites within the planning proposal. Please keep me informed of the public examinations, submission of the plans and potential outcome of review - I wish to retain my right to attend and speak.

Regards,  
**Ian Wood**