

PDH00175

Name and address
Patricia Emsley
2a Bfd Road
Menston, INKLEY

Response to LDF Publication Draft Consultation Leeds Site Allocation Plan
Section HG-2-1 (3026) New Birks Farm Ings Lane Guiseley.

I disagree with this site being used for housing.
I do not consider the Leeds Site Allocation Plan to be sound.

26th Oct, 2015

The plan is not justified

- LCC have not done a comprehensive Green Belt review as was asked for by the inspector of the Core Strategy. They have only reviewed Green Belt Sites which were selected for development.
- LCC have not involved communities in the drawing up of their plans.
- For each site LCC's sustainability appraisal has not researched how each site will impact on the community and how the new residents will access amenities. There are no transport reviews or ecology reports and contain mistakes due to lack of research and local knowledge.

The Plan is not positively prepared

- There are not enough facilities to cope with the number of houses proposed in Aireborough.
- The A65 is congested. Councillor Richard Lewis has admitted this on BBC "Look North"
- No real assessment has been done on the access to each site or the extra traffic it will create.
- Doctors and dentists can only just cope.
- For each site Leeds have assessed what infrastructure is present now, i.e. how far is the site away from a school, bus stop, a train station, a doctor's surgery, and made no recommendations as to what needs to be put in place to accommodate the new households.
- Leeds have not done a housing needs survey, so it is possible that developers will plan to build larger houses to create more revenue. The ANDF emerging housing survey suggests the area needs affordable houses for first time buyers and those suitable for couples downsizing.
- Leeds Housing target of 70,000 has been described as aspirational. Revised Office of National Statistic figures suggest a much lower figure of 44,500 but LCC will not change their target even though Councillor Gruen admitted on television in a "Made in Leeds" interview that they conceded the figure is nearer 60,00. A lower figure would reduce the amount of Green Belt required to meet the plan.

The Plan is not effective

- It would appear that Leeds and Bradford are not collaborating when planning where housing is planned in terms of roads and traffic congestion. Developments in Menston, Burley and Apperley Bridge will all impact on the A65. Not enough consideration is given to this.

Considerations Specific to Site HG-2-1 (3026)

There are 5 official greenbelt purposes.

- To check the unrestricted sprawl of large built-up areas
- To prevent neighbouring towns from merging into one another
- To assist in safeguarding the countryside from encroachment
- To preserve the setting and special character of historic towns
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

This site fulfils 4 out of the five purposes. Development here will result in urban sprawl, will result in the two named settlements of Guiseley and Menston merging along Mire Beck, will safeguard the countryside from encroachment and by not using this site for housing will mean that Brownfield sites within Leeds will be regenerated by developers as the easily prepared Green Belt will not be available.

The site is in active economic use, is Grade 3 agricultural land and there is a well trodden footpath through the area.

There will be loss of valuable agricultural land.

Mire Beck is susceptible to overflowing into the fields on a regular basis.

The site is identified in the Leeds Habitat Network and is home to diverse fauna.

