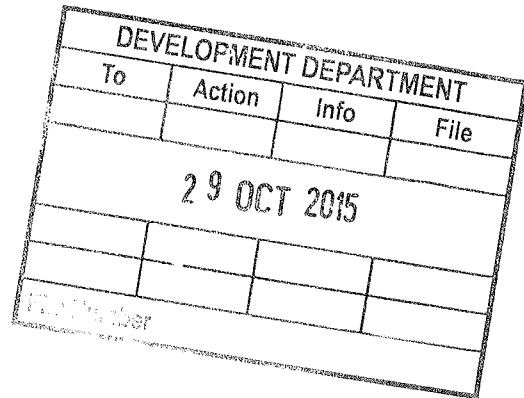


PDH00190

79 Coach Rd
Guiseley
Leeds
LS20 8AY

LDF Publication
Draft Consultation Forward Planning
Forward Planning
The Leonard Building
2 Rossington St
Leeds
LS2 8HD

28 October 2015



Dear Sirs

LEEDS SITE ALLOCATION PLAN

I write to express my comments and objection to the proposals as currently outlined in the above as they affect Guiseley and in particular to HG2-5(sites 2163a/1180a/1311a) and to HG2-6(1113)

The proposals are not sound for the following reasons.

Positively Prepared

There appears to be no rationale for the number of additional housing proposed. This comment applies to the whole plan for Leeds. There is no evidence of any rational assessment of housing need either in terms of volume or location. It does not take account of development that has taken place in Guiseley which over the last 10 years has been significant.

There appears to be no infrastructure plan to support the proposals. Local roads, especially the A65, are already over capacity at peak times as are local train and bus routes. Local services such as health services are stretched. The plan has allocated houses across the authority without taking into account the impact on the local community. For instance it has taken no account of the fact that brown field sites in Guiseley have already been developed but has nevertheless allocated houses even though these will need to be built on green belt land.

There has been no consultation with the local community in the preparation of the plans.

Justified

There is nothing in the plan which justifies the proposals. How has the figure of 70,000 houses come about? It seems excessive and a reduced number more appropriate. More modest plans prepared in consultation with the local community would seem a much more sensible way forward and could prevent us losing for ever the valuable green belt which provides the necessary barrier to urban sprawl and help to protect the environment.

This would also ensure that areas which are already stretched in terms of transport and other services are avoided.

Effective

The proposal for a school on one of the Coach Rd sites is not realistic. Entry to Coach Rd is via Silverdale Avenue which is entered via Park Rd. This entrance is already very busy at peak times as is Park Rd itself. Some 300 additional cars attempting to enter and leave in the morning and afternoon would not work. This proposal is an example of how the whole plan has not been thought through.

Impact on the Landscape and Environment

All the sites on Coach Rd are currently designated green belt and a special landscape area. When the reasons for green belt are explored all would apply to these sites. Preventing urban sprawl, preventing neighbourhood towns merging, to safe guard the countryside from encroachment, to preserve the setting and special character of historic towns. The proposals would bring the Leeds boundary with Bradford only a matter of a few yards.

The area is extensively used by the local population. A number of foot paths give access to Esholt Woods. There is also wild life that would be affected including owls which currently use the fields for hunting.

Conclusion

I do not believe that the plan as currently prepared is legally compliant because there has been no community involved in the preparation, there appears to be no adherence to many sections of the National Planning Policy Framework or to Leeds own planning policies, no evidence of any collaboration with other key agencies, transport, ecology etc. and no evidence of research to back up the proposals.

In Conclusion

The existing population and the impact upon it must be paramount in any development plan. There is no evidence that our concerns have been taken into account to date but we live in hope that the outcome of the consultation will bring forward a plan we can all support

Yours faithfully

R D Roberts & Mrs B Roberts