

PD400202.

20 Bradford Road,
Mewston,
Tixley
LS29 6AE.

Dear Sir or Madam,

I am writing today regarding the Leed Site Allocation Plan and the section of the plan I will be commenting on is HG2-1 (3026) New Birks Farm.

To begin with I believe Leeds City Council have failed totally to involve communities in drawing up the plans. I have not had any correspondence whatsoever from the council regarding this issue. It was only through local groups that I became aware of the scale and location of the sites. I attended a meeting locally where the plans were discussed, and members of the council present, but my overall impression from the meeting was that the plans were a 'done deal' and that the council had kept everybody in the dark until too late to protest, or for any protests to succeed.

I am sure that the council have

will impact on the area as a whole, we have, as you well know numerous new developments in the area, and to date we have had no improvements whatsoever in the infrastructure of the Guiseley/Merston Areas.

A whole new village has been built in Highroads, and this is as yet incomplete, already the roads are clogged or in the case of Guiseley itself, at a standstill most of the time. There has been no improvement/enhancement of bus services, the trains at peak times are like cattle trucks and as stated the roads are gridlocked.

There have been no new school places created, no new doctors surgeries, no new dentists, no new chemists or shops or anything to improve the area or cope with the extra population. Parking in the area is a joke with the main A65 through Guiseley (Near the Station) down to one lane of traffic most of the working day, due to parking issues.

The access to the site in question is via ~~Beck~~^{Beck} Lane or Netherfield Road neither of which is suitable for the number of vehicles envisaged should the building be granted permission.

As far as I am aware no housing survey has been done, to gauge the housing needs of this area, and the types of houses built on the already completed sites, are not of the type to attract first time buyers, but larger more expensive properties way out of the reach of the younger generation. This area is very expensive, in relation to house prices and so the wrong area entirely for starter homes.

I have made enquiries in the area in relation to school places in the town, and most schools be it infants or secondary are already over subscribed, which then begs the question, where will the new influx of children go to school.

The next issue is where will the new residents work, as there is

little or no opportunities locally, which means that the new residents will have to commute into Leeds or Bradford to work, further clogging the already busy A65.

It also appears that the councils of Leeds and Bradford do not communicate effectively regarding housing in the area, Bradford are already in consultation regarding a large number of houses they want to build on greenbelt land in Merston further exacerbating the transport chaos in the area and the pressure on the already strained infrastructure.

As you are already aware the greenbelt was designed to give green spaces between established communities, and this area under discussion is the green space between Gwiseley and Merston. If the development gets the 'go ahead' we will have one urban sprawl, with the communities losing their identities.

In the current political unrest, should we not preserve our farms and green spaces for the production of food and the raising of cattle, sheep to feed the population. I say this because once the green spaces are lost, they can never be regained, an extremely short sided view in my opinion.

Neither do I see any action from the Government to create power stations or Reservoirs, or indeed any supporting infrastructure to support their house building proposals. The whole process seems to me to be a real 'dogs dinner' of a plan with short sided, ill thought through proposals.

We elect these councillors/politicians to look after our interests and welfare, but at the end of the day they do no such thing, shame on them all. It seems self interest only rules in politics.

I have to say though that in

This case they have not fulfilled their duty of Community Involvement or their duty to Cooperate (As mentioned previously in the letter) Therefore they have failed to justify this development and it should not proceed.

Yours Faithfully.
