

PDH00217

PLANNING DEPARTMENT			
To	Action	Info	File
27 OCT 2015			

Gary Collins
 2 Hillside Avenue
 Guiseley
 LS20 9DH

LDF Publication Draft Consultation
 Forward Planning and Implementation
 The Leonard Building
 2 Rossington Street
 Leeds
 LS2 8HD

27 October 2015

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

Dear Sirs,

I am writing to inform you that I disagree with housing being built on this site. I do not consider the Leeds Site Allocation Plan to be sound.

In my opinion 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 in my opinion are not abiding by the five official Green Belt purposes.

1. To check the unrestricted flow of large built up areas.
2. To prevent neighbouring towns from emerging into one and other.
3. To assist in safeguarding the countryside from encroachment.
4. To preserve the setting and special character of historic towns.
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

If these plans do go ahead there will be no Green Belt between Guiseley and Menston; which will result in the two towns losing their unique identities. The Ings defines Guiseley as a settlement separate from Menston, Mire Beck forming the boundary. Development would merge the two, contrary to Green Belt purpose.

Currently there are not enough facilities locally to cope with the number of houses proposed for the Aireborough area. The A65 and local roads are already congested to the point of gridlock. Recently, Ings Lane was dangerously overcrowded due to congestion created by roadworks on the A65 adjacent to the Station Public house. No real assessment has been completed to access this site and the additional traffic it will create.

LLC have assessed what infra-structure is present now, ie: how far away is each site from school, bus stop, train station, doctors surgery, and made no recommendations as to what needs to be put in place to accommodate the new households. Leeds have not completed a housing needs survey, so it is possible that the developers will plan to build larger houses for obvious reasons.

The local infrastructure is already close to breaking point, Doctors and Dentists are at breaking point now. All school within the locality are full. Where will the children who will live in the new housing development be schooled?

Section HG-2-1 (3026) New Birks Farm, Ings Lane, Guiseley, is in active economic use, it is Grade 3 agricultural land and there is a well-trodden footpath through the area. Building on this land will result in the loss of valuable agricultural land. Mire Beck which runs through this land overflows into the fields on a regular basis. There have been instances of sewage pollution in Mire Beck, due to the poor state of the sewers in this area. Yorkshire Water have not resolved this problem and have admitted that the present state of the sewer network is struggling to cope. More development will only exasperate this problem.

The site is identified in the Leeds Habitat network and is home to diverse fauna. Nineteen trees on the site have preservation orders and enhance the outstanding natural beauty of the area.

In my view, Aireborough has already taken its fair share of development in recent years, resulting in nearly all of its brown field sites being developed as factories have closed, leaving very little local employment.

If the 298 houses are built on the fields HG1-2 and a further 114 on the other side of the railway on PAS land HG3-1 the total 412 is just short of the development on High Royds.

Is the Plan Legal?

- I feel that I have not been fully consulted by LCC in the whole site allocation process.
- I do not remember being informed of the eight week consultation period, or the fact that LCC were holding a drop in meeting in Guiseley.
- I feel that no genuine attempt has been made to engage the community and help them to understand what is being proposed or how to respond to the consultation.
- Documents refer to Green Belt as Greenfield which is misleading and suggests that the land has already lost its Green Belt Status.
- In the Leeds Local Plan, a comprehensive review of Green Belt should have taken place alongside Bradford. Many sites have boundaries with Bradford, Aireborough is a fringe area. There is no evidence of this taking place.

Leeds can make the plan sound by starting the plan again with better methodology ie Brownfield first policy. Have an infrastructure plan in place before the site allocation plan. Build closer to areas with better infrastructure. Carry out a comprehensive Green Belt review. Engage properly with local communities including fully co-operating with Bradford council.

I would like to be present at the inspectors hearing.

I look forward to receiving a written response from you in the very near future. I would also like to be informed of the submission of the plan for public examination and/or the adoption.

Yours faithfully

Gary Collins