

PDH00237

DEVELOPMENT DEPARTMENT			
To	Action	Info	File
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229 Low Lane
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LDF Publication (Draft Consultation)

Forward Planning

The Leonardo Building

2 Rossington Street

Leeds

LS2 8HD

30 October 2015

Dear Sirs

Leeds City Council Site Allocation Consultation –

Coach Road, Guiseley – 1180A, 1311A, 2163A (HG2-5)

Wills Gill, Guiseley – 3029 (HG2-2)

As someone who will shortly be moving to Guiseley and who already knows the area well I wish to comment on the above two sites that have been identified as potential sites for new housing.

In respect of both sites above I have the following comments to make:

Have the plans for these sites been positively prepared?

No, they have not. I believe both these plans will:

- Put too much pressure on existing transport infrastructure in both areas, such as roads and railways. Both plans are without any positive measures to address these problems
- Neither plan is likely to result in much of an increase in quality, affordable housing which is what is needed. Given the area and green belt site the majority of the houses built on both sites are likely to be sold at above the current average price of a house, which means the shortage of affordable housing will not be addressed at all by these plans.

Are the plans justified?

I do not believe either plan is justified. There are lots of brownfield sites within the Leeds area which can and should be developed. There is no need to include either of these sites in the site allocation when so many brownfield sites remain undeveloped.

Are the plans consistent with national policy?

Certainly not. The National Planning Policy Framework attaches great importance to greenbelts and according to that framework the green belt serves 5 purposes:

- Check unrestricted sprawl
- Prevent neighbouring towns merging into each other
- Assist in safeguarding the countryside from encroachment
- Preserve the setting and character of historic towns
- Encouraging recycling of derelict and urban land

The site at Wills Gill is inconsistent with all 5 of these purposes and Coach Road is inconsistent with 4 of the purposes (I accept that the site at Coach Road will not lead to Guiseley merging with another town). It clear to me that the plans for these sites are most definitely not consistent with national policy.

Conclusion

I believe the development for both of these sites have not been prepared on a positive basis, are not effective and are not consistent with national policy.

Yours sincerely

M Dalton