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5 Silverdale Drive
Guiseley
Leeds
LS20 8BE

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LDF Publication (Draft Consultation)
Forward Planning
The Leonardo Building
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DEVELOPMENT DEPARTMENT			
To	Action	Info	File
- 4 NOV 2015			
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Dear Sirs

**Leeds City Council Site Allocation Consultation –
Coach Road, Guiseley – 1180A, 1311A, 2163A (HG2-5)
Silverdale Allotments – 1113 (HG2-6)**

As a resident of Guiseley for over 30 years (living very close to the above two sites for all of these years) I wish to object to the inclusion of both of the above sites in the site allocation plan for new housing.

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

1. Have the plans for these sites been positively prepared?

No and I believe firmly that both these plans will:

- Put too much pressure on existing transport infrastructure in both areas, such as roads and railways. In particularly the roads around Silverdale Drive and Coach Road are not designed for the high volume of traffic which will be the result of the development of both of these sites, especially as the plan for Coach Road includes a new school. Both plans are without any significant measures to address the problem of increased traffic.
- Neither plan is likely to result in much of an increase in 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 well above the current average price of a house, which means the shortage of affordable housing will not be reduced by these plans.

2. Are the plans justified?

They are not justified. There are many brown field 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 brown field sites remain undeveloped.

* 3. Are the plans consistent with national policy?

Certainly not! The National Planning Policy Framework attaches a lot of importance to green belts and according to that framework the green belt serves the following purposes:

- Check unrestricted sprawl
- 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 Coach Road is inconsistent with all 4 of these purposes. The development of the site at Silverdale Drive may not encroach on existing countryside but I must stress that the site at the moment provides a considerable amount of green and open space in what is already a fairly heavily developed area.

4. Conclusion

I believe the development plans 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

Miss D C Whyte