

PDI100460

43 Coppice Wood Crescent,
Yeadon, Leeds LS19 7LH

4th November 2015

OBJECTION TO BUILDING ON SITE REF 1255B – HQ 2-3
(Coppice Wood Crescent/Banksfield)

To		Action		Info		File	
- 6 NOV 2015							

As a resident of Coppice Wood Crescent for some thirty (30) years I was appalled to view the recent Site allocation for the areas. Of Guiseley and particularly Yeadon

Some years ago a similar project was put forwarded and thankfully turned down. I am therefore listing below my very strong reason for not building on the two proposed allocated Banksfield sites in particular.

A few years ago the **GREEN BELT** sites were reviewed and the site 1255B was Designated to remain that **GREEN BELT**.

To build on this site as an inspector quoted in 1994 does not class as **SPECIAL CIRCUMSTANCES FOR OVERRIDING THE GREEN BELT POLICY**, and nothing has changed since then in one respect but listed below are the valid reasons since that date that say **NOT** to build now or the foreseeable future.

As always Councils are always so keen to **get rid of the wild life** areas and Guiseley particularly over the last few years has lost a lot. Future generations will grow up not knowing what such an area is. Squirrels/rabbits pheasant/herons/deer from the Chevin, Woodpeckers – bats in the evening (who I believe have a protected cover) to name but a few. There is a public walk way which if being kept would have to be redirected WHY been there causing no problems for years and years.

TRANSPORT is another real major issue. It is only in the **last few months** after a lot of work done by our local councillor representatives that it has made the whole of the BANKSFIELD/COPPICEWOOD area a **20 mile reduced zone**. How will bringing in some 200/300+ houses if allowed to be built help? It is a nightmare particularly in Coppice Wood Avenue with cars trying to get along. With the school it is a serious accident waiting to happen with the children.

SCHOOLS from a personal insight into the education in the area all the schools are almost full to bursting. Leeds City Council **will not build any more** primary/secondary schools - no sites – and more the point **NO MONEY.**

The domestic facilities are again like many things in the area already over-used and bringing in more houses will certainly affect the quality of such things as water and drainage.

One of the sites has a stream running through it and from a personal point of view (we back onto the section) it frequently floods not only in our gardens but into the fields. – HOW WILL THIS BE RECTIFIED???? Culverting the stream could only make the situation worse or even trying to redirect it!!!!

The roads off the sites are possibly Banksfield which would not cope with the busy traffic narrow road and private houses very close to field, and how would access off a steep bank in the winter or even the summer work.

Another possible exit is Howson Close/Coppice Wood Grove.(again narrow roads surrounded by houses – no room to widen the road at all.

All these exits come down onto COPPICEWOOD AVENUE which is already to put it bluntly **OVERSCRIBED** with cars/wagons etc.

At present the two sites are used for farm land and cannot see any valued reason not to continue this . Suitable for cattle etc and natural habitat to continue living. As quoted in a report in 1994

With housing proposed for Yeadon/Guiseley all converging finally down onto Queensway please give a really VALID point as to how the whole area will cope with the mass of traffic which at present is impossible at all times. Already built traffic calming areas along this road are gradually being removed?????. because they do not work

We DO NOT want any more houses in the area whether affordable or BIG private houses. Go down to the A65 and witness the massive queues all the time along the whole of the Rawdon/Yeadon/Guiseley area – retail units which cannot cope with people trying to access them because of insufficient parking areas.

Pollution from the planes flying over what you intend to be a housing estate already omission are clearly visible on a fine day and if the airport expands with it will come more planes

GREEN BELT land is that GREENBELT and needs to stay not be covered in unnecessary houses. THE WHOLE OF THE AREA CANNOT AND DOES NOT WANT THEM NOW OR IN THE FUTURE.

LISTEN TO YOUR RATE PAYERS - BIG MISTAKE - NO MORE HOUSES

Mrs Vanessa.E.Ponsford