

PDH00463

DEVELOPMENT DEPARTMENT			
To	Action	Info	File
- 6 NOV 2015			
File Number			

74 Hawkstone Avenue  
Guiseley  
Leeds  
LS20 8ES

3<sup>rd</sup> November 2015

Dear Planners

I would like to object in the strongest terms to the housing development which is planned for Guiseley. I viewed the exhibition at the Methodist Hall on 23<sup>rd</sup> September and left shocked, upset and subsequently anxious about the quality of life for me and my family living in this area in the future.

I would like to object to all of the green field sites which are proposed for development. There is so much brown field land that could be used in Leeds. I work in Holbeck and the area is rife with derelict buildings and massive open brown field sites – please can you let me know why brownfield sites are not being used first to manage population increase. In Guiseley we have used our brownfield sites well (Parkinsons, Springfield Mills) to take our burden of new housing. We have also already had to lose green field sites (Netherfield Road). These developments have already put huge pressure on our local transport infrastructure. The sites in Holbeck are near to the work in Leeds city centre and near to decent transport networks. These are just the ones that I know about of, I'm sure there are many more in and around the city centre. This would also mean that housing was cheaper and is therefore presumably what most of Leeds' existing young people could afford to buy. Has the Council thought about who is buying in expensive areas such as Guiseley – please let me know what identified housing need this is fulfilling? And what are Leeds' specific housing needs in terms of affordability and is building in Guiseley really fulfilling this? I wanted to ask this at the consultation but couldn't as it was inadequately staffed and as such I'm of the view that it was not a proper consultation event. There were dozens of people wanting to talk to representatives but unable to because of the mass of objectors.

I am unable to write about my specific objections to all the green field sites in Guiseley. The site which impacts most on me and my family most is Site 4020/HG2-4 Hawkstone Ave/Hollins Hill so I will focus on this one but cannot stress enough that my objections and the reasons for them stand for all the green field sites in Guiseley.

Site 4020/HG2-4 Hawkstone Ave/Hollins Hill fulfils all of the purposes of green belt land. In particular it would lead to urban sprawl as it would join Leeds and Bradford together meaning that the cities would merge into one another. The farm which the housing would butt up to is a beautiful grade 2 listed building, the character of which would be ruined. I believe that the Council has failed to

include the presence of this building in its assessment – please confirm that it is now included.

Additional reasons for objecting to this site and all the other green field sites in Guiseley are around infrastructure. The traffic around the whole of Guiseley is horrific during peak periods and all day during the weekends. Turning right out of Old Hollins Hill onto Park Road is dangerous during these times due to the volume of traffic as is turning out from Park Road onto Hollins Hill. There are frequent accidents on this very busy junction which would become a real bottleneck if traffic lights were installed to manage the increased traffic. As a result there are no suitable access options from this specific site. And of course as I know you will be aware, the A65 is a huge problem already. It is blocked by traffic already for large swathes of the week. I use the train to travel to work and can during peak hours it is full already, even before we add Kirkstall into the equation. Please let me know what is to be done to increase train capacity to manage the increase in population that the additional development in Guiseley will cause.

I hope you will now listen to the views of local residents who understand the logistics of the area and care about the quality of life for themselves and future generations and look for alternative brown field sites or look to alternative measures to lessen, what appears to be turning into, unmanageable demand.

Yours faithfully

Maxine Loftus