

PDM 00591.

DEVELOPMENT DEPARTMENT			
To	Action	into	File
19 NOV 2015			
File Number			

Leeds Site Allocation Plan – Site 1255B

Mr M.C.Wilson  
 2,Banksfield Grove  
 Yeadon, LEEDS  
 LS19 7LN

9 Nov 2015

I am against these proposals for the following reasons :-

The loss of this open aspect green belt land to a housing development would greatly change the nature & environment of this area for many people, most of whom will have settled here because of the green belt & open aspect & the relative peace & quiet that they afford.

The area is well used by walkers & is adjacent to a long standing footpath (currently filled with grazing cows) to Otley Chevin. The views along this path would be greatly worsened by a new housing development.

Have all 'brown field' sites been exhausted? I understand there may be land on Kirk Lane suitable for building of flats to cover the local housing need ? Who are these proposed new houses for ? Are they for people already in the area, thus fulfilling the housing needs of local people? What will happen to the sense of 'community'?

Such a development could cause traffic chaos . The local relatively narrow roads can barely cope with the traffic as it is without the addition of hundreds more cars. Because of the traffic at key times, the local streets around the proposed development are already now used as 'rat runs'. Additionally, traffic around the local Queensway Junior School, at drop-off & pick-up times, is horrendous. Add more traffic & the situation would become even worse with a real risk of downturn in road safety.

The proposed access road, Banksfield Mount, is also a narrow road with resident parking at the roadside & would be unsuitable for the use of 'construction' traffic. The top of this road currently only takes traffic heading to Banksfield Grove (being a cul-de-sac) but if a development went ahead this traffic would greatly increase adding to road safety concerns. There are quite a number of elderly people living in this area. In winter with snow or ice, this road, due to its gradient, can become impassable, with residents cars abandoned at the roadside. Not ideal for construction traffic access.

The proposed use of Banksfield Mount as an access road would create a lot of disturbance and noise, particularly due to construction traffic & then also later, due to the additional resident traffic.

I believe there are currently insufficient shops and parking facilities and it is increasingly difficult to get places in the local schools, doctors and dentists. Additional people from such a proposed development would add to this predicament. Everywhere in the area is so busy now and shopping and parking would become so much more so, making the area less pleasant to live in.

Guisseley, Yeadon and Menston, particularly Guisseley and Menston, have experienced many recent and quite large housing developments which have really flooded the local road networks and the local amenities. This is reducing the quality of everyday life in the area. Further development will only make matters worse.

M.C.Wilson.