

I am writing to register objections to the Leeds Site Allocation Plan with particular regard to H2-2 3029 Wills Gill Guiseley.

I disagree with the proposed use of this site on the ~~specific grounds~~

1. Ecology, Landscape
2. Conservation, Heritage
3. Transport, Highways
4. Facilities, Local services
5. Loss of Greenbelt Land

DEVELOPMENT DEPARTMENT			
To	Action	Info	File
11 NOV 2005			
11/11/05			

I think the plan is not sound and has not been prepared positively for the following reasons

1. The site is on greenbelt land used for agricultural purpose, and this development will encroach on to the countryside with no defensible boundaries, it will merge the two Guiseley and Yeadon communities creating urban sprawl. Leeds Council in their 2007 Consultation report noted, Guiseley is protected by a tight Greenbelt boundry and it is important that it remains so as it prevents Guiseley from becoming an extension of suburban Leeds.

2. It has not taken into account traffic issues, it appears to be planned to access this site onto Queensway an already over congested road often with standing traffic trying to gain access to the A65. The 367 houses to be built on Wills Gill will have an additional approx 600 cars extra on to Queensway the extra pollution and congestion will be unacceptable.

3. A lot of employment land has been lost in the last fifteen years over to housing development, Leeds council report 2007 says has had significant impact on the character of Guiseley as a Town. There are no provisions in the present plan for new business opportunities.

4. Local Schools are already at maximum capacity if all the 367 houses only have one child there will be need for another School?

5. The area of Wills Gill is used by the local people as a leisure amenity and the development will affect access to the countryside via footpaths and bridleways which have been in use since at least the 19th Century as seen on old maps.

6. There is lot of wildlife in this area, Owls, Woodpeckers, and Bats

amongst others, their habitats will be destroyed. There are also many springs and streams which make the ground wet and can cause flooding in wet weather.

The plan is not justified the reasons

1. It is not founded on valid research, the target for the number of houses to be built in Guiseley is a projection of previous demand and does not take into account the number of houses built in the last sixteen years or the reduction of employment opportunities which drew people to the area to work and live.

2.No account has been taken of the fact that the site borders a Conservation Area and abuts Medieval Crofts and Tofts and the number of houses planned will not help to preserve the character and setting of this Historic part of Guiseley.

The Plan is not consistent with National Policy as set out in the NPPF

1.The National Statistics Projection office for Leeds City 45,000 houses not 74,000 Leeds City is claiming are needed. The refusal to bring more into line with ONS figure calls into question for this number of houses.

2. This plan contravenes the NPPF Greenbelt Policy by creating urban sprawl causing the loss of characteristics of openness and performance.

3. The plan does not Safeguard the countryside by allowing building over existing footpaths and bridleways.

4. The inaccuracy of key facts shows Wills Gill should not ever been included in the list of suitable sites. In 2013 Leeds Council said the site was unsuitable for housing but by late 2014 has decided it is suitable? Nothing has changed on this site so again that decision is very questionable.

Mrs C. Hargrave
17 Towngate close Guiseley LS20 9PQ