

Wills Gill House
Wills Gill
Guiseley.
LS20 9NG

LDF Publication Draft Consultation
Forward Planning & Implementation
The Leonardo Building
2 Rossington Street
LEEDS
LS2 8HD

2 November 2015

DEVELOPMENT DEPARTMENT			
To	Action	Info	File
12 NOV 2015			
File Number			

Dear Sirs

Re: Leeds Site Allocations Plan, Publication Draft

Over the last ten years Guiseley has seen most of its brownfield sites developed for housing. There has also been the introduction of many new retail outlets. There has been no infrastructure improvements to cope with this extra influx of population and traffic. We feel that Aireborough and the A65 corridor cannot cope with any more housebuilding and that this area has taken its fair share of development without any improvements to local facilities.

We are dismayed that Leeds City Council have now moved their sights to areas of green belt around Guiseley, Yeadon and Rawdon in order to meet 'housing targets'. The government have constantly stated that they do not wish to see green belt land developed unless there are exceptional circumstances, they have also stated that 'housing targets' are NOT exceptional circumstances.

In the words of Leeds City Council in their 2012 Conservation Area Appraisal, "Guiseley is a place of special character and historic interest". If areas of green belt which are part of this special character are taken and used for building houses, the special character will be lost for ever.

Referring to site 3029 which is green belt sitting between two quiet communities, with Wills Gill to the north and Shaw Lane Gardens to the south. Its eastern boundary is green belt fields. The western boundary comprises the medieval Crofts and Tofts at the boundary of Guiseley Conservation Area. Up until 2014, this site was labelled 'unsuitable' by Leeds City Council and now in 2015 it has been marked 'suitable'. We have emailed the council asking how this came about, when nothing on or near the site has changed, but never received an explanation from Council officers.

Site 3029 is out of scale with existing communities, Wills Gill is an unlit, unadopted track with only 7 properties spaced along it, and Shaw Lane Gardens has approximately 28 houses, while the proposal is for 133 new houses between these two communities. Development of this site would have a significant effect on the setting and special character of historic features. The Council's Conservation Area Appraisal and Management Plan for Guiseley shows that the site intersects with

the Guiseley Conservation Area retaining 'village' character and providing key long distance views from Guiseley.

Leeds City Council have asked the public to comment on whether they think their Site Allocation Proposals are sound. We think they are not because:

- There has not been a full greenbelt assessment with regard to the proximity of the green belt sites being proposed, to the conservation areas they border.
- The Review of Site 3029 answers No to the question of connecting 2 or more settlements when actually the development of this site would lead to merging of Yeadon and Guiseley. This would be particularly relevant if Site 1255B should also be developed
- The Council survey of Site 3029 took no account of the medieval Tofts and Crofts bordering the site, their section on historic environment was blank. This is the most ancient part of Guiseley, with 6 Grade II listed buildings on adjacent Town Street
- In view of existing traffic issues on the A65 and that traffic increases year by year anyway, it would seem shortsighted or downright foolish to add more housing estates feeding into an already overloaded road system.

This site performs an important role in safeguarding from encroachment. This is indeed one of the purposes of greenbelt.

We wonder whether Site 3029 should ever have been included in the list of suitable sites at all, as many key facts were incorrect? As we have said before, we have been unable to discover what made the Council change this site from 'unsuitable for housing' in 2014, to 'suitable' in early 2015.

In view of the above comments and the fact that we feel we have taken our fair share of housebuilding on our brownfield sites, we would say that the LCC proposals are unsound and unjustified and go against the heartfelt opinion of what the majority of Aireborough residents feel is appropriate for this area of special character and historic interest.

Yours faithfully

David and Angela Owen