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Land Registry

DEVELOPMENT DEPARTMENT			
To	Action	Officer	Initials
11 NOV 2015			
File Number			

Re Silwardale Avenue, Guseley Leeds.

LS20 8PV

Dear Sir - Madam.

6.11.2015.

Re Development in Guseley

I write in this instance to register my strong dissatisfaction and objection with regards to the ongoing development of Guseley.

I have lived in Guseley now for over 35 years and have seen very many changes to this town.

You will not doubt gather from my address that I have specific objections to the proposals for the allotment area (HG2-6) on Silwardale Avenue and the houses and school proposed for Coach Road (HG2-5).

My concerns regarding these two specific locations are largely centered on the current inadequate infrastructure and its ability to cope with the extra demands placed upon it should these programmes go ahead. One could assume that the additional housing would generate around about an additional 200/300 motor vehicles plus any associated school traffic.

Clearly the inclusion of a school at such a location would appear to me to be a false promise in order that the developer may get planning approvals favoured. We have experienced such promises before which have never materialised and have only served to let the bureaucratic developers bulldoze onwards towards their targets. I believe the proposal for a school in this area is hazardous and reckless and will no doubt result in accidents some of which may, badly be fatal.

Surely it would be more beneficial for our political masters

and advising council officers to seek to developers to utilise all brownfield sites before destroying more green land.

If the purpose of providing further homes for those people who allegedly struggle to get on the housing ladder, protecting green land as directed by the council should direct developers to use brownfield sites and such logical common sense decisions would protect flora and fauna within our communities areas which will be something which will not be achieved by the ever ongoing destruction and removal of green sites.

In recent weeks someone has "i believe deliberately" arranged for the allotment area on Silverdale Avenue to be vandalised resulting in the removal of very well established Poplar trees and much more natural and long term life forms.

If this activity is designed to make the area look in need of development the person responsible will be surprised at the amount of feeling and desire to negate such an impression there is amongst local residents. For a number of years now some residents have looked after the visual presentation of this site and would look to continue to do so.

There are much better community uses for this land, or at least a large part of it, than simply putting houses there and turning it into another small estate area. There is an excellent opportunity to provide and maintain some green space on this part of Garsley. As my letter is not just another NIMBY protest, why not consider less houses and some resident green land opportunities i.e. Open walking space, public allotments etc.

I would also like to draw your attention to the present traffic challenges faced by present residents of this area. We now have numerous vehicles regularly parked part on and part off the road on Silverdale Avenue, this makes walking on the

footpaths extremely awkward and at times requires foot traffic to move onto the road. Wheelchair users and pram users have no alternative but to use the roads more than the footpaths.

Additionally the refuse vehicle and delivery vehicles really struggle to get onto the estate. Once the bowling season is in full swing there is very little road space at all on Silverdale Avenue.

Moving onto some other issues relevant to these proposals I would comment that I can lead to believe that at the time these properties at the Coach Road end of the estate were built and sold, some residents actually paid a premium as those properties were adjacent to green belt land. Would these people be reimbursed for this change in situation?, should the proposals go ahead.

Using land at Coach Road would I believe remove a piece of local community history as it would necessitate the destruction of the cobble road old coach road hence the present name given to this road.

Over the years I have lived in this area I have been involved in a number of local community initiatives in and around the area in order that residents benefits were secured whilst trying to maintain a high standard of appearance and presentation of our environment.

Referring more generally to developments in Guseley we already seen substantial increases in the number of properties and population. The proposals for building on Cheesway will leave a situation where Guseley and Yeoman are joined together without any distinguishable separating land. Surely such a situation does not, "as I understand it," constitute urban sprawl.

Another example of problems being identified in relation to

Traffic matters is the situation on Otley Road from Station Hotel to White Cross. Since someone decided to prohibit parking in Renton Avenue it would appear that those people who did park there now choose to park on Otley Road. Heavy goods vehicles, buses or transporter vehicles appearing at this location reduce traffic to one way if indeed any vehicles can pass at all.

Cruiseley football club now operate at a much higher level than ever before attracting more supporters and also contribute to this situation.

Sadly I do not see the proposed traffic changes proposed for Otley Road improving the situation significantly.

I can fully appreciate the benefits of continuing to provide housing (although not concerned about the need) as long as the housing is built for the appropriate market and in harmony with the environment and consequently my letter is a genuine attempt to try and explain the additional difficulties you will impose on the people of Cruiseley as a result of proceeding with your proposals as indicated.

The majority of houses built in Cruiseley over the years have been of a type which are financially out of reach of the people regarded as first time buyers which means you need a re-think of the proposals.

I am of the opinion that Cruiseley is now so well developed that further development would simply have a negative effect. I would hope you can accept these comments as they are written as identifying areas of concern that I personally and I believe many of my fellow residents share.

No doubt the residents will register their feelings in whatever way they choose to do so, some of these feelings may very well raise many more concerns that they feel are legitimate to draw to your attention.

I would urge you to take into account all the objections regarding the dates that you receive and subsequently advise the political decision makers to reconsider the proposals for Silverdale Avenue and Coach Road.

Yours sincerely