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ENVIRONMENT DEPARTMENT			
To	From	Info	File
12 NOV 2015			

Mr John A Dunn
 The White House
 Old Pool Bank
 Pool in Wharfedale
 Otley
 LS 21 1EJ

11th November 2015

Plan Ref	SHLAA	Address	Area	Capacity
HG3-5	10956	Old Pool Bank	23.1ha	541
	1369	Pool in Wharfedale		

Dear Sir

I do not agree with the potential future development of this area since it is 'green belt' and must be retained as such for the good of the village and the wild life in the area.

The village cannot support another 541 houses, we already have to travel to see a doctor, to buy our everyday needs and our school is already at capacity. Our 'Post Office' and school are accessed by narrow footpaths which are already encroached by HGV's.

The volume of traffic now using Old Pool Bank to avoid delays at the A658/A660 junction is a major problem for the residents of Old Pool Bank. Another 541 houses with 500/800 more cars, plus the ever increasing number of delivery vehicles bringing goods to those houses is going to destroy our village.

The traffic going up and down Old Pool Bank is such that most local people avoid it due to its narrowness and the regular (upto now) minor accidents that take place.

Building another 541 houses in an already congested village which has few essential support services and narrow congested roads can only be considered by making a true bypass, as I understand it the proposed/potential development of 541 houses does not address any of these issues and should not be considered.

Policy Ref: EG3 Leeds/Bradford Airport employment Hub.

The proposed development will obviously increase by a significant amount the traffic supporting this development both through additional employment and logistical support. There is already a considerable amount of traffic passing through Pool in Wharfedale to the Airport, including HGV's as well as vans/cars. Many of these vehicles are leaving the A1 and using the A659 then the A658, passing through Pool in Wharfedale. The roads ~~are~~ in Pool are narrow and in places HGV's are mounting the public footpaths as they are unable to pass each other on the road.

The proposed development should not be allowed without the road system being improved to cope with increased volumes of all types of vehicles. Pool in Wharfedale cannot take more vehicles it needs a bypass to take those HGV's, cars and vans out of the village, at the present time I have heard of no plan to do so.

Hence I consider this proposal has not been considered in the fullest sense, and should not go ahead without these (high cost) issues being addressed.