

PD401152

10, Town Gate Close,
Guiseley,
Leeds,
LS20 9PQ

11 November 2015

Dear Sir/Madam,

DEVELOPMENT DEPARTMENT			
To	Action	Info	File
12 NOV 2015			
File Number			

Attached are my objections to the Leeds Site Allocation Plan for Guiseley. Whilst I have addressed my main objections to the site H2-2 3029 Wills Gill, being the one which most immediately affects where I live, I do have objections to the overall plans for Guiseley.

The Plans will destroy huge swathes of greenbelt land resulting in massive urban sprawl not only joining Guiseley to other smaller communities but also merging the cities of Leeds and Bradford.

When I moved to Guiseley fifteen years ago it was a thriving community where people lived and worked. Over the intervening years many of the work places have closed and been replaced by residential buildings. The result of this has been that schools are full, medical appointments are difficult to get and the roads are crowded. Building a further 2,000 houses in the area will create an environment which is unpleasant, with increased density of traffic (often stationary on grid-locked roads) causing pollution. People will have to travel for work as there are no provisions in the plan for businesses, adding to traffic on roads and further over-crowding trains at peak times. This will be exacerbated by the loss of greenbelt giving the feeling of living in one large conurbation of Leeds/Bradford.

Yours Sincerely

Joan Emery

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

I do not agree with the proposed use of this site on the grounds of

- i) Ecology/Landscape
- ii) Conservation/Heritage
- iii) Highways/Transport
- iv) Local Services/Facilities
- v) Loss of Greenbelt

I do not consider the plan to be sound.

The Plan has not been Positively Prepared for the following reasons:

- 1) The site is on **Greenbelt currently used for agricultural purposes** and this development will encroach on to the countryside with no defensible boundaries and will merge the two communities of Guiseley and Yeadon creating urban sprawl. In its Guiseley Consultation Report of 2007 Leeds City Council (LCC) noted 'Guiseley is protected by a tight Greenbelt boundary and it is important that it remains so as it prevents Guiseley from becoming an extension of suburban Leeds.....'
- 2) It takes no account of **traffic issues**. It is planned that access to this site should be via Queensway, this road is already busy and, at peak times, heavily congested with standing traffic backed up passed the intended road access point. The 367 houses to be built on Wills Gill and Bankfield could produce an extra 600 cars onto Queensway creating further congestion and increasing pollution from stationary vehicles in addition it will have a cumulative effect on the A65.
- 3) Guiseley has lost a significant amount of employment land to housing development in the last ten to fifteen years. LCC 2007 Report notes that 'this has had a significant impact on the character of Guiseley as a town.' Within the present plan there is no provision for new **Business Opportunities** such as Workshops for self employed and Microbusinesses.
- 4) Local Primary **Schools** are currently running at capacity and present extensions will only meet present needs not future demand, in addition there are no plans for extension of local Secondary Schools.
- 5) Wills Gill is well used as a **leisure amenity** by local people and the development will affect

access to the countryside via public footpaths and bridleways which have been in use since at least the 19th Century as evidenced on old maps.

- 6) There is a wealth of **wildlife** living in this area including, amongst others, woodpeckers, owls and bats, and their habitats will be destroyed. In addition the area has many springs and streams which make the ground wet and cause flooding to the track in wet weather.

The Plan is not **Justified** for the following 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 ten to fifteen years or the reduction of employment opportunities which drew people to the area to work and live.
- 2) The plan takes no account of the fact that the site borders a **Conservation Area** and abuts **Medieval Crofts and Tofts** this contravenes NPPF Para 126 which states that Local Plans should set out a positive strategy for the conservation of the historic environment. It also contravenes the 1990 Planning Act which made it a statutory duty to pay 'special attention' to 'the desirability of preserving or enhancing the character or appearance of Conservation Areas' proving the plan to be not only unjustified but also unsound.

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

- 1) The Office for **National Statistics projection** for the city of Leeds is **45,000** houses not the 74,000 which Leeds City Council claim are needed. The refusal to bring the figures more into line with the ONS figures calls into question the demand for this number of houses.
- 2) The plan **contravenes NPPF Greenbelt Policy** by creating urban sprawl thus spoiling the essential characteristics of 'openness and permanence'.
- 3) The plan fails to **safeguard the countryside** by allowing building over existing footpaths and bridleways.
- 4) The inaccuracy of many key facts demonstrates that Wills Gill should never have been included in the list of suitable sites. In 2013 LCC said that the site was unsuitable for housing but by late 2014 has decided it is suitable. Nothing has changed on the site so once again the veracity of the decision is questionable.

Joan Emery 10 Town Gate Close, Guiseley, LS20 9PQ