

Leeds Site Allocations Plan and
Aire Valley Leeds Area Action Plan

Publication Draft

Response form

22nd September to 16th November 2015



Your city. Your plan.

Working with you to find the best locations for
new homes, jobs, greenspace and retail.

These Plans are now at Publication stage and this is your chance to comment on them before they are examined by a Planning Inspector. We would like to hear your views on the Soundness and Legal Compliance of the Plans.

Any terms we've underlined are explained in the **guidance notes**. Please read these before completing this form. **Interactive versions of the maps and this form can be found at www.leeds.gov.uk/yourcity.**

How to find out more about and comment on the two Plans:

- The easiest way to take part is online at www.leeds.gov.uk/yourcity, where you will find a link to the interactive site maps and consultation material.

- At your local Library, One Stop Centre, or Leeds City Council Leonardo Building reception in the city centre

- You can also return completed response forms to:

Site Allocations: sap@leeds.gov.uk

Aire Valley Leeds AAP: avlaap@leeds.gov.uk

or via post to:

LDF Publication Draft Consultation

Forward Planning & Implementation

The Leonardo Building

2 Rossington Street

Leeds, LS2 8HD

Should you need help please phone us on (0113) 247 8092

We need to receive your comments by 5pm, 16th November 2015

Data Protection

The council is required by law to publish the comments you send us about the Plans, including your name and postal address. Your comments will be made available for the public to read in council offices and online. Your telephone number, email address, and signature will not be published. In addition, the council is required to provide all information submitted to us, including all personal information, to the Planning Inspectorate and their designated Programme Officer as part of the public examination of the Site Allocations and Aire Valley Leeds Area Action Plans. The Planning Inspectorate may use your personal information to contact you during the public examination process. All data provided to the Planning Inspectorate and their programme officer will be shared in accordance with the Data Protection Act 1998. Please note that we cannot provide anonymity or accept comments marked 'private' or 'confidential'. Comments that include offensive, racist, discriminatory, threatening and other non-relevant statements will be destroyed.

Ref:

(For Official Use Only)

Part 1 - Your details

*This information must be completed

| | Personal details / Client details | Agent details <i>Only complete if you are an agent</i> |
|--|-----------------------------------|---|
| Title | MRS | |
| First name* | MARIE | |
| Last name* | DOWSON | |
| Job title <i>(where relevant)</i> | | |
| Organisation <i>(where relevant)</i> | | |
| Address* | 'STONELEA' | |
| | MANOR FARM COURT | |
| | GUISELEY | |
| Post code* | LS20 9PH | |
| Phone/Mobile | | |
| Email <i>(We'd prefer to contact you by e-mail)</i> | | |

Part 2 - What comment do you wish to make?

Please use a separate response form for each site/ part of the Plan(s) you wish to comment on.

2.1. Which Plan do your comments relate to?

- Leeds Site Allocations Plan Aire Valley Leeds Area Action Plan

2.2. Which section of the Plan do your comments relate to?

a. A specific site/designation in the Plan
Site reference from the document or Map
(e.g. HG2-1 (3026))

HG2-2 (3029)

Do you agree with the proposed use of this site? Yes No

Please tick all the themes you wish to comment on;

- Ecology/Landscape/Tree(s) Local services/facilities Schools
 Conservation/Heritage Loss of Greenbelt
 Highways/transport Site Boundary *(please submit a revised boundary)*

Other *(please specify)* Poor consultation + lack of Council

Cohesion

HG2-2 (Site 3029.)

I wish to object to building proposals on this site due to lack of soundness regarding Green Belt. This site fulfills Green Belt criteria for the following reasons.

- It checks urban sprawl both of Yeaton and Quiseley. On development, this would be lost.
- It prevents Yeaton Town and Quiseley Town from merging into one another. On development, this would happen.
- It is deemed protected Green Belt. Meeting excessively high housing targets does not constitute a viable reason to sacrifice this land to developers.
- This site is adjacent to the Medieval crofts which are within a conservation area and this development would damage the character and setting of this valuable, historic area.
- It consists of quality agricultural Green Belt land surrounded in parts by established trees of natural beauty. Public footpaths, used by walkers lead directly to other footpaths in adjoining fields which provide recreation for local people.

This site was deemed unsuitable for building previously and was turned down. What are the reasons for it now becoming suitable? Further more, the proposed development would massively block the view of the open countryside along the lower end of Queensway.

Further points to support my view of lack of soundness are as follows:

- By far the most pressing issue in this area as regards transport, is the continuously congested A65 and the knock-on effect on Queensway. If both 3029 Wills Gill and 1225B Banks field were to

be developed, it is perfectly realistic that 600+ cars could filter into Queensway each morning to return each evening. This is totally unacceptable to every person living not only in Yeadon and Guiseley but also in Menston, Burley in Wharfedale and Ilkley who use these roads daily, already sitting in traffic for disproportionate amounts of time. LCC freely admit that they have no plans for managing this and will deal with problems as they arise after developments are established. This is a negligent and irresponsible attitude on their behalf.

- There are many Brown Field sites around Leeds which would benefit from being developed into affordable housing. Guiseley already has a high proportion of expensive properties, many owned by older people. The healthy balance in the population can only be redressed if younger people can afford to move into the area. Stonebridge have built houses averaging £300,000+ directly on the opposite side of the proposed site 3029. There is no confidence in this area that any developer will build affordable housing here.
- This area does not have adequate facilities for an increase in housing of such proportion. Expansion of schools is to solve present issues of school place shortages. What, if any, surveys have been done to examine these future needs if development goes ahead.

Further points:

- We have not had prior information and no involvement into choice of sites as directed by the Localism Act. The commitment by LCC to build 70K new houses is far in excess of actual needs. In order to fulfill this pledge,

Green Belt land is being snatched. This is against³ Government guidelines that Brown Field sites should be used first.

- Consultation between Leeds and Bradford Councils has been one meeting. A joining authorities should speak to each other, for the common good.
- The Council have repeatedly shown that there is a severe lack of co-hesion in its planning. Critical departments appear not to consult with each other resulting in a shambolic attempt to push forward their plans.

Yours sincerely,

12.11.2015