

PDH01402

DEVELOPMENT DEPARTMENT		
To	Action	into
		98, St Davids Road
		OTLEY
		LS21 2RQ
		13 NOV 2015
File Number		

LS21 2RQ

12/11/2015

Dear Sir or Madam,

Following the public meeting of the ODD Campaign, I am writing to support the restriction of the proposed expansion of Otley by approx 20%. In particular I gained insight to a recent proposal from Nutter Homes, to build some 6 homes, on land above Rumpelcroft, some of which would be sited directly behind my house. This has been 'flagged' by Davis & Hartleys Estate agents, when selling a property (no 96) on St Davids Road, some £40k below market value, reflecting in advance the impact of a building campaign on the land.

I believe this kind of 'active' unofficial action ~~to be~~ totally unacceptable. I will enclose a copy \* of a letter I sent to you in 2012 (to which I received no reply!) The comments regarding my opposition still stand, and I would appreciate your response, and any further information you can offer me, in the light of the planning proposals for Otley in general; and the site behind my house in particular.

I await your response - Thank you in anticipation of a favourable, and sensible outcome, to an issue which has caused so much stress for residents, for whom further development would have immense negative impact on their daily lives, and quality of life in general.

Yours faithfully

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98, St. Davids Road

OTLEY

LS21 2RQ

24/6/12

Dear Sir or Madam,

- I recently attended the 'Community Exhibition & Consultation, arranged by Taylor Wimpey, regarding the development at Rumplescroft, OTLEY. Having studied the proposals, I fail to see why such an 'infill' of the land, as part of the 20 year + UDP plan, is now relevant in 2012.
- 1/ The development will not benefit OTLEY, and the existing local Community, in any way. Twenty years ago, OTLEY was a very different place, industry, and employment in the area, which existed then, has largely disappeared. Therefore, the need for housing in the locality has diminished.
  - 2/ Any development north of the River, necessitating use of the Bridge, is fundamentally flawed, - as an increase in traffic since 2000, of some 25-30%, places an even heavier burden on the sole link with the town, its structures, as a centuries old bridge, and the surrounding arterial roads, into, and out of OTLEY.
  - 3/ The infrastructure of roads, from the arterial roads, - leading onto the estates, are totally unsuited to take on more traffic, as the 100 homes proposed, would result in 180-200 plus extra vehicles, together with additional supply, and delivery vehicles, thereby increasing hazards, - risks, and danger, to existing, and new residents.
  - 4/ The addition of extra sets of traffic lights in OTLEY, has created a slow down in the traffic flow, through the town, which causes tailbacks of amazing proportions at times, and almost gridlock at holidays and weekends.
  - 5/ Road widths on the Meaghill Rise estate, are unsuitable, as the estate was built in the early 20th century, and the St. Davids Road development, in the 1960's - for limited traffic, and smaller vehicles, and, since the increase in vehicles per household, in the last ten years, has resulted in large numbers of cars now parked on the road side, - creating further problems, should emergency vehicles require fast, and speedy access.
  - 6/ The land on which the development is proposed, is rich in wild life, and is the habitat for a large number of wild birds, including Red Kite, song Thrushes, cuckoos, owls, and a variety of smaller birds. Also bats, are evident, and the area has long since been regarded as an area of outstanding natural beauty. More so, until Taylor Wimpey saw fit to remove hundreds of yards

of hedgerow, and mature trees, on 19<sup>th</sup> March 2012, (in what may be seen, as a preemptive move towards development) - and in so doing disturbed the large numbers of birds engaged in nest building.

7/ To select a greenfield location is totally inappropriate, in view of the fact, that large tracts of brownfield sites exist, in and around OTLEY, without the need to place added strain on the bridges, and roads, north of the river. The development of housing on those sites, would enable purchasers easy access to the town, and public transport, without the need to use cars, and would serve to smarten up areas, which are now forlorn, and derelict, with new buildings, and people.

8/ It would appear that the farmer, Charles Hutton, will reserve the right to gain access to further tracts of land, beyond the proposed development, bringing his farm vehicles - tractors, and lorries for transporting steers, through the existing, and new estate. A practice which presently fouls the roads, with mud, and dirt, as the vehicles leave the farmland on their return.

9/ The impact of development would further place an intolerable strain on residents, throughout the building period, which it is estimated, could take 2-5 years depending on the scheduled release of houses. The noise, dust, dirt, and lounge of heavy lorries using the estate roads, day by day, further increases aggravation to residents, and huge risk, and danger, as the hazards continually will present themselves, to old, and young, alike.

10/ Negotiating the estate roads and junctions onto Billams Hill, with residents jostling for position, with lorries, and contractors, would in itself be hazardous, and create resentments between all involved.

11/ Should such a development be sanctioned, then the strain on local schools, which have insufficient places, - Doctors, which have huge numbers needing their services, and dentists which have long NHS waiting lists, and a hospital, which has no A & E - and only limited facilities, creates a need for further travel out of OTLEY, in addition to the increase in commuter traffic using the road systems each day.

12/ Awareness of the proposals would seem to be

limited, only a few households on St Dennis Road, were 'highlighted' by community consulting, -

(Taylor Impeys P.R. company) and the proposals

now in the public domain, are unknown to

many OTEY residents, and even the leading

local estate agents, for whom, such a development

will impact on current, and future sales of

properties, by creating a culture of uncertainty.

13/ The plans outlined, have limited consideration

for all residents, on both estates, those whose

properties border the existing fields, will find the

greatest damage will be done to both their homes,

and their daily way of life. The implications of

stress, strain and any constant noise, and local

disruption, will impact almost cause incalculable

physical, and mental repercussions, - and in effect

force on them, a total change, in their enjoyment

of their properties, - peace and quiet, - rights

to light, - outlook, and, by choice of private,

- the total benefit of position, view, and fresh air!

14/ The layout of the plans affects a number of

residents, such as myself, whose properties will be

reduced in value, due to the close proximity of

the proposed houses. In my case, the proposed

will put some of houses directly behind my

property, - wiping out the view, and outlook, as

the houses are at the same level as my own.

I chose this property for its peace & quiet, privacy,

outlook, and view, and quality of the surrounding

area: such a development would destroy my

way of life, my enjoyment of home, and the local

country side, and wildlife, (from what I am told)

- and doubtless, ultimately - my health, and that

of all others, similarly affected by this needless,

and ill-conceived, financially driven proposal...

- Please, do not give planning permission to this scheme

Yours faithfully - John Hill