

PDHO1407

Three Oaks
Wills Gill
Guiseley
Leeds LS20 9NG

LDF Publication Draft Consultation
Forward Planning and Implementation
The Leonardo Building
2 Rossington Street
Leeds LS2 8HD

11 November 2015

Dear Sir/Madam

I am hereby writing to strongly object to the proposed housing development on the **Wills Gill site 3029, HG2-2).**

Firstly, the Leeds Site Allocation Plan for the Wills Gill site has certainly not been 'positively prepared'. The original survey took no account of existing traffic issues on the roads around the site. There are no plans to improve the local road network and the introduction of the planned road to link the proposed Wills Gill and Banksfield Mount 1255B sites to 'improve access for both sites' will only create another rat run between the two.

The council have identified no new business opportunities in their plans. Local schools are expanding to meet the current demand but this does not take into account *future* demand, nor are there any plans to extend any of our local secondary schools. There are no plans for additional doctors surgeries, dentists, no plans to update/improve the rail network from Guiseley station – trains are full to capacity every morning and evening.

Is the plan 'justified' – no. The Council's Sustainability Appraisal of the site is hugely inaccurate and takes no account of the tofts and crofts bordering the site – the section in the report on historical environment is left unbelievably blank, yet this his is a medieval site! It borders a Conservation Area – another fact which has been completely ignored in the Council's assessment.

A recent report released by Historic England (previously English Heritage), gives an overview of the effect of the Leeds Site Allocation Plan on Leeds' historic assets. In this report the Wills Gill site is deemed '**unsound**'. The Council have made no evaluation of what contribution this site makes to the character of the Conservation Area or what harm might result to those elements which contribute to the significance of this designated area by the proposed development.

The appraisal scores the 'biodiversity' of the site as low yet the scoring for site 1256, just on the other side of Wills Gill is rated as high. Both these areas are exactly the same type of land ie wet grassland with becks and the same species visiting them.

The Wills Gill site is greenbelt land. The Government's present policy is that Greenbelt land '**should only be built on under exceptional circumstances**'. One of the purposes

of greenbelt land is to prevent neighbouring towns from merging. The proposal to build on Wills Gill and Banksfield Mount would form a major urban extension, connecting and merging the towns of Guiseley and Yeadon – two towns which have individual identities which shouldn't be merged. The access for both sites would be onto Queensway, an already congested road which cannot cope with present traffic levels, never mind further traffic generated from these two proposals.

The Council's assessment states that the site has 'two or more boundaries with the existing built up area! One of these stated boundaries is the un-adopted, unlit Wills Gill lane, which is access for **7 houses**. This surely cannot be categorised as a 'built up area'.

The Council's SAP is not consistent with National Planning Policy Framework. Planning guidance states that wherever possible, housing needs assessments should be informed by the latest information. However, the Council's proposal to build 74,000 houses across the city is totally inaccurate and according to an Office for National Statistics projection, the figure should be more like 45,000. However, the council refuses to review these figures, despite this information.

When the first site plans were released by Leeds City Council, the Wills Gill site was deemed 'unsuitable for housing'. However, in 2014 this decision suddenly changed to 'suitable' with no explanation to Wills Gill residents and local Councillors as to why.

Having lived in Guiseley for 30 years, I am appalled by the Council's proposals, particularly regarding the Wills Gill site. Guiseley has already been considerably overdeveloped over the last 10 years and simply cannot cope with any further development. No consideration been given to those already living in Guiseley nor the present residents of Wills Gill. We enjoy a peaceful, semi-rural life – we adore the place where we live and these proposals would result in a very beautiful and unique part of Guiseley being ruined. We are very proud of where we live and feel very protective of it – this area should be protected! Some sense and caution should be used here – please do not let these plans destroy our green belt areas and local community.

Yours sincerely

Jackie Ash