

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

Three Oaks
Wills Gill
Guiseley
Leeds LS20 9NG

To	DEVELOPER	DATE	FILE
		10 NOV 2015	
File No			

11 November 2015

PD1701864

Dear Sir/Madam

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

This site is greenbelt land. The Government's present policy is that Greenbelt land 'should only be built on under exceptional circumstances'. The development of the Wills Gill Site and the adjacent Banksfield Mount site would form a major urban development which would merge the towns of Yeadon and Guiseley. One of the purposes of greenbelt land is to prevent neighbouring towns from merging. Access onto Queensway for both sites would cause increased traffic congestion on a road network which cannot cope with the present levels of traffic.

The Leeds Site Allocation Plan for the Wills Gill site has 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 will only cause further congestion.

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.

The Council's plan is not 'justified'. 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 blank, yet this his is a medieval site! The site 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 wet grassland areas with becks and the same species visiting them – both exactly the same areas!

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 is based on old statistics. The figure should be more like 45,000 according to an Office for National Statistics projection, yet the Council refuses to review these figures.

The Wills Gill site was originally deemed 'unsuitable for housing' in the first Site Allocation Review. However, in 2014 this decision suddenly changed to 'suitable' with no explanation as to why.

Let the Wills Gill site stay as greenbelt, to be enjoyed and cherished long into the future. Please do not ruin this beautiful and tranquil area.

Yours sincerely

A solid black rectangular box redacting the signature of Gerry Ash.

Gerry Ash