

Shawbeck  
Wills Gill  
Guiseley  
LS20 9NG

Email: [REDACTED]

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

**PDH01890**

12<sup>th</sup> November 2015

Dear Sirs,

Re: **Site HG2-2 3029 Wills Gill**

This letter is referring to the site above but placed in the context of Guiseley and the Aireborough neighbourhood as all sites cannot be taken in isolation from their surrounding areas and the infrastructure in which they are immersed in.

We have lived in Guiseley for ten years in which time most of the remaining brownfield sites have been developed for over 2000 houses. The Highroyds site, which falls under Menston, has also been developed and continues to be developed. During this time there has been little or no infrastructure improvement or development to cope with the increased population, traffic and demands on services in the area.

The A65 is already at breaking point in Guiseley due to traffic from Leeds to Bradford, Bradford to Leeds as well as the movement of cars in the local vicinity. There are peak times when Guiseley comes to a standstill. Simply put, the A65 in this area cannot cope with any more housebuilding and the town of Guiseley needs serious infrastructure investment in its schools, roads and services before it is expected to cope with more housebuilding.

With this in mind, for Leeds City Council to consider the areas of greenbelt as potential housing developments to meet unrealistic targets is staggering. To quote Leeds City Council in their 2012 Conservation Area Appraisal, "Guiseley is a place of special character and historic interest". Greenbelt land is what helps preserve this special character and defines distinct communities. In regards to the Wills Gill site, up until 2014 this site was considered 'unsuitable' by Leeds City Council. There has been a complete lack of transparency as to how this site in 2015 has become 'suitable' for development when nothing has changed. To develop this site would render it completely out of scale with its current situation. Wills Gill has only seven properties on an unlit, unadopted track surrounded on both sides by greenbelt. Shaw Lane Gardens has only 29 houses surrounded by greenbelt – the proposal cannot be considered infill and planning was refused on that basis back in 1980.

The Council's Conservation Area Appraisal and Management plan for Guiseley evidences that this site intersects with the Guiseley Conservation Area which according to the plan retains the 'village' character of Guiseley and providing KEY long distance views from Guiseley. It also says to 'resist inappropriate infill development' and 'views out of the town to the surrounding countryside tie the town to its surroundings'. It feels like the Council are going against their own documents and plans by considering this site for planning.

We, the public, have been asked to comment on the 'soundness' of the site allocation proposals. We think that the proposals are NOT sound based on the following:

- This plan has not been positively prepared. This is based only on the councils dated figures on the need for housing. There is not consideration for the increase in traffic and pressure on an already stressed public transport, school place demand, increased health services or indeed the business to support jobs in the local area. These points were highlighted in the Planning inspectors report in Sept 2014 as conditions that Leeds had to meet. Leeds Council have not done a comprehensive Green Belt review.
- This development would lead to the physical connection of two settlements and if this and other developments went ahead (Ings Lane) this would lead to the separate communities of Yeadon, Guiseley and Menston being indistinct from each other and result in urban sprawl.
- We do not feel that this plan is justified. It is not the most appropriate strategy for Guiseley as we have built on most of the brownfield sites in the area without any improvement in infrastructure. To consider developing Greenbelt on this site would be detrimental to the uniqueness of Guiseley and depriving Guiseley residents of their green lungs.
- We do not believe that the plan is effective. There is no information on how the plan will be delivered so we are being asked to comment on a process without the information necessary to make an informed decision. There is no indication of joint working with neighbouring councils especially when Bradford council residents use the facilities in Guiseley such as the schools, Aireborough Leisure Centre and train car parks.
- We fail to see how this plan fits in with the National Planning Policy Framework setting out national policy. By seeking to develop Greenbelt and specifically the Wills Gill site, Leeds Council would be denying Guiseley residents of their views, green space and the open space particularly as this site is adjacent to a Conservation area.
- We don't believe that the plan is legally compliant as to build on Greenbelt there needs to be special circumstances which housing pressures are not.

We want to support the Council in developing a sound and justified plan for our community. We want improved infrastructure before we consider any more development in Aireborough and joined up planning with other councils. This plan does not serve the interests of the residents of Aireborough and site 3029 should never have been considered for development in view of its historical context and Greenbelt status.

Yours Faithfully

Claire and Dermot Hanafin