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Rawdon
Leeds
LS19 6BR
12th November 2015

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



PDH01923

Coach Road HG2-5 (sites 2163a / 1180a / 1311a) Allotments HG2-6 (1113).

Dear Sir / Madam,

I am writing to object to developments on the sites referenced above and the inclusion of so much of our green belt across Aireborough in Leeds City Councils Site Allocations Plans.

Guiseley is already bursting at the seams with new development and this is yet another opportunity for developers to build unnecessary housing on what are clearly the most profitable sites. This is not being done for a proven housing need, it's being driven by profit and greed and Leeds City Council are not only facilitating this, but they are in clear breach of the NPPF (31 sections out of 219 Specifically; 30,32,34,35,36,37,38,69,70,73,74,75,76,79,80,81,83,86,87,88,89,93,95, 109,110,111,114,117,118,178 & 179).

- The plan hasn't been positively prepared – it allocates housing on green belt and on the strategic green infrastructure, which is against Core Strategy.

It also fails to deliver suitable infrastructure which is an NPPF requirement. Infrastructure is already stretched (schools, dentists, doctors) and traffic levels on the congested A65 and spilling onto residential side roads is unacceptable.

A school has been put forward, but this site makes access to a school impossible and this is not guaranteed – another hapless attempt to pacify residents with false promises – see Highroyds site, Menton for an example of promises made pre build but which were then "unviable" once foundations had been set.

- The plan isn't justified – there are brownfield sites available which should be developed first as per the Core Strategy. Brownfield sites identified in the SHLAA have been excluded from this allocation. Green belt - which should only be used in "exceptional circumstances" - is being used FIRST in a phased land release. To use green belt FIRST and to exclude available brownfield is not legally compliant.

All 3 Coach Road sites are within designated Green Belt & 'Special Landscape Area'. Guiseley Conservation Area incorporates site 2163a; site 1180a and part of 1311a are within the 100m buffer zone. The area leads down into Esholt Woods down Springs Road which is an ancient 'green' lane. The allotments are designated as a Greenfield site. They have been in existence since 1921 when Park Gate Allotments were formed on land once owned by a local mill owner. This heritage is integral to Guiseley.

There have been no transport or ecology surveys – Leeds City Council assessments are based on negligible data – how can this be justified? And there has been inadequate flood risk assessment which ignores known springs.

The housing target of 70,000 on which the Council has based its Core Strategy is inaccurate and unproven. The Council has not revised these figures despite projections of 45,000 (ONS Data). It is delaying a target review during which time the green belt will be lost. This review needs to be done BEFORE allocation.

These plans do not take into account our needs as a community or with our full involvement. Without local action groups we would not have been aware of these proposals. The advertising for the Guiseley drop in was virtually non-existent and the signage into it was appalling. The Council are paying lip service to any community involvement. When I asked a member of Planning why there were no Site Allocation Plans already printed for residents to "take away" – they were large documents – I was told they hadn't wanted to waste paper **"to save the tree's"**....sorry, but that is disgraceful when the lady was stood next to a map - which I have since learnt - was hiding the fact that 90% of the sites in Aireborough have been allocated on green belt. "Trees"???? It's a joke.



As a result of this lack of consultation a large proportion of our community are still unaware of the issues that affect them or had a chance to comment. Broadcasts on social media, radio, newsletters, or through-the-door literature (which is forthcoming for waste disposal and other Council services) has been absent with no attempts to engage local schools. Nowhere do any documents state that 90% of Aireborough's sites are on Green Belt. People are being misled.

The NPPF states that the merging of communities is to be prevented and to develop on these sites would create urban sprawl and ruin the character and identity of our village. This cannot be seen in isolation – there are similar proposals in Rawdon, Horsforth and Yeadon and it extends across the boundaries in nearby Bradford.

- The plan is not effective – these houses will not be of the mix and value that we need. This is not a plan for starter or single occupancy properties - which the Core strategy identifies as a significant need. Developers will opt for the maximum multiple bedroom properties.

There has been negligible regional co ordination with Bradford Council (only one recorded meeting). Leeds City Council has not fulfilled their Duty To Cooperate with Bradford especially with regard to the many Aireborough sites with border areas. Esholt woods are under the jurisdiction of Bradford Council and the Coach Road fields are discussed in their own Wildlife Area Evaluation for Esholt Woods, yet no regard has been placed on this area by Leeds.

- The plan is not in accordance with the NPPF - Section 9 of the NPPF serves to protect greenbelt. This is being ignored.

The council should reject these proposals on green belt sites and should be looking to review it's unproven housing figures NOW, it should be proposing sites nearer to the existing infrastructure, take advantage of new brownfield funds and schemes and force developers to look at these first, conserve conservation areas and to engage with the local communities in a transparent and genuine way.

Please keep me informed of the plan submissions and the potential outcome of the review.

Yours faithfully


Erica Ward