

Aireborough Civic Society: Guiseley, Rawdon & Yeadon



Mr Clive Woods, Chairman
South View House,
4 Whackhouses,
Yeadon,
Leeds,
LS19 7NS

e-mail: clivewoods@hotmail.com

telephone: 0113 2503580

27th July 2013

Dear Sir ,

The comments of Aireborough Civic Society as part of the consultation on the Core Strategy Site Allocations Plan Consultation follow .

Please confirm receipt,

Yours sincerely,

Clive Woods, Chairman, Aireborough Civic Society

Leeds LDF: Site Allocations Plan Consultation Response

Volume 1: Plan Overview

Housing: It is extremely regrettable that many Green Belt sites are now being considered for housing. Aireborough has experienced many large housing developments in the past 15 years as it is a profitable place to build. Many of these developments have been on former industrial sites - with a consequent loss of employment in the area.

These many 'windfall' sites mean that Aireborough has had more than its fair share of housing development over this period. This should be taken into account in the Housing Allocation Numbers. Data should be produced to show how many actual dwellings have been built in the past 15 years in Aireborough and in the other 'Housing Characteristic Areas'. That imbalance should be redressed in the current process and the Aireborough allocation reduced. Aireborough has one of the lowest 'unbuilt dwellings with planning permission.' Other areas with large residual permissions will have to find fewer new land allocations.

Infrastructure: This should also have been taken into account. Transport infrastructure has changed little in the area, whilst elsewhere there have been new roads (A1/M1 link), and new bus lanes. Infrastructure should be linked to new development. Congestion information confirms this imbalance, which has been exacerbated by the expansion of Leeds Bradford Airport (which again has not been taken into account).

Population Density: Aireborough is a fairly compact area of outer Leeds, with a balance of built up areas and hilly countryside, much of it Green Belt. Current population density should be taken into account when determining allocations. This balance will be compromised by new development on Green Belt land and the quality of life for residents will suffer. Nowhere in the documentation has the allocation been justified. The decision not to include Aireborough in North Leeds or Outer North West Leeds is surprising and has made it much more difficult to find suitable sites.

Ambitious Level of Growth: We note that the housing allocations proposed for Aireborough are based on the regrettable decision to attempt to '**deliver the ambitious level of growth**' (ref Vol 1 Overview, p15, 8.2) in the Core Strategy and that this is in direct contrast with the Retail view (p 12, 7.5) of a 'cautious approach to new retail provision', where it is noted that the population growth in Leeds was lower over the last 10 years than previously indicated in statistics. This contradiction in approaches has yet to be explained but is responsible for the large number of Green Belt sites proposed for housing development. We find this incompatible if the intention is to make Leeds the 'Best City'.

Volume 2: 1 Aireborough

Green Sites

H1 Yes – except one. Most of these sites seem to have the least visual impact on landscape and on local communities.

H2:

<i>Site Ref</i>	<i>Site Name</i>
1221	Gill Lane, Yeadon

Unsuitable. Green Belt site. Important, highly visible, attractive Green Belt boundary between Rawdon and Yeadon. Development would mean a fully built-up frontage along the A65 between Rawdon and Guiseley – damaging the distinctive features of those communities. Local road network capacity concerns about this development of 155 dwelling on to the A65 which cannot cope at weekends and peak periods.

Amber Sites

H4 No. Reason: Nearly all of the sites are Green Belt, including 9 that we disagree with. They have been included in the Green Belt for sound reasons. The geography of Aireborough means that many of the sites are highly visible and will therefore result in altering the attractive mix of urban and countryside negatively. The fact that these sites are under consideration is evidence that the housing allocation for Aireborough is unacceptable and will lead to a serious loss of attractive Green Belt, without any major improvements to public transport and infrastructure. It is therefore unsustainable.

H5 Unsuitable Sites

<i>Site Ref</i>	<i>Site Name</i>
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12	Adjacent to Ivy House
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Unsuitable. Ivy House is a listed building – would compromise the setting. Access problems.

1104	Greenside Farm Yeadon
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Unsuitable. Green Belt site. Local road network capacity concerns about this development – a total of 344 dwellings from the three sites put forward. Important Green Belt site with footpaths in countryside. Important green boundary between Rawdon and Yeadon. Development would not be well related to the existing settlement pattern. Urban sprawl on an attractive landscape site.

1180A and 1180B & 1311A and 1311B	Coach Road, Guiseley
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Unsuitable. Green Belt in attractive landscape/countryside that would be compromised by development. Historic Parkland adjacent to listed building.

2038	Low Mills, Guiseley
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Loss of employment site.

2162	Warm Lane, Yeadon
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Unsuitable. Green Belt site. Local road network capacity concerns about this development – a total of 344 dwellings from the three sites put forward. Important Green Belt site with footpaths in countryside. Important green boundary between Rawdon and Yeadon. Development would not be well related to the existing settlement pattern. Urban sprawl on an attractive landscape site.

3026 Ings Lane

Unsuitable. Attractive Green Belt landscape that is an important boundary between Guiseley and Menston. Concern about local road congestion. Urban Sprawl.

3033 High Fold Farm

Green Belt site. High Fold is an important group of 4 or 5 listed buildings. Development would have a negative impact on these heritage assets. The land is an important, highly visible, attractive Green Belt boundary between Rawdon and Yeadon. Local road network capacity concerns about this development – a total of 344 dwellings from the three sites put forward. Important Green Belt site with footpaths in countryside. Development would not be well related to the existing settlement pattern. Urban sprawl on an attractive landscape site.

4020 Hollins Lane , Guiseley

Unsuitable. Green Belt site. Highly visible and attractive countryside boundary at the top of Hollins Hill. Would create urban sprawl.

4043 Ings Lane, Guiseley

Unsuitable. Attractive Green Belt landscape that is an important boundary between Guiseley and Menston. Concern about local road congestion. Urban Sprawl.

Red Sites

H7 Yes. Reason: All have major drawbacks and are therefore unsuitable for housing development.

H8: None

We agree with the following 'red' allocations for the reasons stated:

180 Brookfield House

Unsuitable. In Yeadon Conservation Area. Next to Nunroyd Park, highly visible. Existing house is of historic interest and makes an important positive contribution to the Conservation Area.

1113 Silverdale Ave, Guiseley

Unsuitable: there is a shortage of allotment sites in Guiseley and this should be utilised for allotments.

1148 Thorpe Lane, Guiseley

Unsuitable. Important boundary between Guiseley and Menston.

1180A and 1180B & 1311A and 1311B Coach Road, Guiseley

Unsuitable. Green Belt in attractive landscape/countryside that would be compromised by development.

1194 Hawksworth Lane, Guiseley

Unsuitable. Green Belt site. Highly visible and attractive countryside boundary. Would create urban sprawl.

1256 Wills Gill, Guiseley

Unsuitable. Attractive Green Belt site separating Guiseley and Yeadon adjacent to the Guiseley Conservation Area (some parts appear to be in the Conservation Area). Urban sprawl.

3028 Kelcliffe Lane, Guiseley

Unsuitable. Highly visible Green Belt site. Urban Sprawl.

3029 Land South of Wills Gill

Unsuitable. Attractive Green Belt site separating Guiseley and Yeadon adjacent to the Guiseley Conservation Area (some parts appear to be in the Conservation Area). Important amenity with footpaths through this countryside. Would create urban sprawl.
Congestion issues on road network.

3030 Yeadon Banks

Unsuitable. Highly visible Green Belt site. Would create urban sprawl.

3031 Ghyll Mount

Unsuitable. Green Belt and would create urban sprawl – does not relate to existing settlement.

3034 Cold Harbour Farm, Bayton Lane

Unsuitable. Highly visible, important Green Belt area. Development would have a major, negative impact on Rawdon and the character of the area. Congestion concerns about this development on the A65 and A658, particularly in view of the expansion of Leeds Bradford Airport.

3326 N. of Bayton Lane

Unsuitable. Highly visible, important Green Belt area. Development would have a major, negative impact on Rawdon and the character of the area. Congestion concerns about this development on the A65 and A658, particularly in view of the expansion of Leeds Bradford Airport.

H9 Sites That Should be 'Red'

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Urban sprawl on an attractive landscape site.

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Unsuitable. Green Belt in attractive landscape/countryside that would be compromised by development.

Historic Parkland adjacent to listed building.

2038 Low Mills, Guiseley

Loss of employment site.

2162 Warm Lane, Yeadon

Unsuitable. Green Belt site. Local road network capacity concerns about this development – a total of 344 dwellings from the three sites put forward. Important Green Belt site with footpaths in countryside. Important green boundary between Rawdon and Yeadon.

Development would not be well related to the existing settlement pattern.

Urban sprawl on an attractive landscape site.

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Urban sprawl on an attractive landscape site.

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Employment Sites Section: Questions

E4 There is a shortage of workshop premises in the area, due to developers successfully buying up employment sites and using them for housing. There is a surplus of office space.

E5 Nearly all the sites are adjacent to LBIA. Some are used for car parking and a number have been unoccupied for a considerable time. Therefore there should be no extensions of these areas, as they have not proven to be attractive despite the shortages noted in E4.

Greenspace Section: Questions

G7 This is very confusing as it does not relate to Aireborough. It needs to do so as Housing & Employment are for the Aireborough Area. It is extremely frustrating that given all the Housing Development in recent years planners have failed to obtain adequate improvements to Greenspace through the planning process.

G8 This land should be retained as Greenspace. There is a waiting list for allotments in Guiseley and enforcement action should be taken to ensure that they are used for the intended purpose. They should not be 'disused'. They should not be released for housing.

G9 This land should certainly NOT be released for housing. The High Royds developers have already had considerable new build permissions on the site and have failed to provide allotments on the site, despite promises in the initial plans.