

PROPOSED HOUSING DEVELOPMENT BETWEEN WILLS GILL AND SHAW LANE GARDENS (SITE NO 3029)



Guiseley
Medieval
Conservation
Area

Guiseley/Yeadon
Boundary

Deipker Wood
Leeds Nature Area

Yeadon
Banks

LEEDS COUNCIL'S PUBLIC CONSULTATION IS NOW UNDERWAY - THIS IS YOUR LAST CHANCE TO VOICE YOUR OPINIONS ON THE PROPOSED HOUSING DEVELOPMENT ON LAND BETWEEN WILLS GILL AND SHAW LANE GARDENS, INCORPORATING QUEENSWAY.

The field, known as site 3029 Wills Gill, has reportedly been SOLD to a developer. Surveyors have been seen on the site and on Wills Gill lane last week. To respond to the proposals to build 133 houses on the site, please write to or email the council or fill in the Leeds City Council Response Form with your views; paper or on-line. Make sure you quote the site number. You can reply on line at www.leeds.gov.uk/yourcity or return your completed response forms or email to sap@leeds.gov.uk. Alternatively, write to LDF Publication Draft Consultation, Forward Planning and Implementation, The Leonardo Building, 2 Rossington Street, Leeds LS2 8HD.

The Site Allocation Consultation is based on the 'soundness' of the Leeds Site Allocation Plan. **The Planning Inspector must examine whether the Plan is 'sound'**, according to four tests (justified, positively prepared, effective, consistent with national policy).

Points to note in your reply (in your own words):-

- 1. Positively prepared means – the plan meets local needs for housing, land for businesses, community facilities, education, shops, facilities for sport and leisure and infrastructure (eg transport).***

We think the plan fails to be positively prepared here because their original survey took no account of traffic issues. There are no plans for the council to improve our local road network. The site allocation document says that a road will be made to link the Wills Gill site with the Banksfield Mount 1255B site to the East to "improve access for both sites"! As one of the major issues with the Banksfield Mount site is poor access, this seems to be a way of getting that site to be agreed by creating a potential rat run between the two.

No new business opportunities have been earmarked in the Council's plans. Our local primary schools are expanding to meet current demand, **not future demand**. There are no plans to extend any of our local secondary schools. The area is well used for leisure activities in our green spaces – the spaces which the council plan to take away for housing.

- 2. Justified means – the chosen strategy is the best one compared with the alternatives. Has the plan been prepared with the participation of the community? Is it clearly founded on valid research and studies?***

The information included in the Council's Sustainability Appraisal of the site is inaccurate. It took no account of the medieval Tofts and Crofts bordering the site, their section on historic environment was blank. The report also took no account of the "biodiversity" of the site. However, site 1256 on the other side of Wills Gill lane was considered biodiverse (very diverse). It is the same type of land, wet grassland with becks with the same species visiting it .

Their Greenbelt Assessment stated that the site did not border a Conservation Area - it does! This is greenbelt land – the Government's present policy is that Greenbelt land should only be built on 'under exceptional circumstances'. There are five purposes to green belt, one of which is to prevent neighbouring towns from merging. The Council's proposal forms a major urban extension, which will merge the towns of Guiseley and Yeadon with access from the sites onto the already congested Queensway. They say the site has 2 or more boundaries with the existing built up area - do you agree? (do 7 houses on the unadopted, unlit track Wills Gill count as "built up area"?) .

3. *Is it consistent with national policy as set out in the National Planning Policy Framework?*

Planning guidance is clear that wherever possible, housing needs assessments should be informed by the latest available information. Leeds have said the need for the whole City is 74,000 new households, despite an Office for National Statistics projection of more like 45,000. The Council refuse to review their figures in the light of this latest available information, as the NPPF says they should.

Should the site ever have been included in the list of suitable sites at all, as many key facts were incorrect? We have tried to find out what made the Council change it from "unsuitable for housing" in 2013 to "suitable" in late 2014 and have not received an understandable or satisfactory answer – even our Councilors do not know why it was added. In fact, a map on the Leeds website still shows the site as 'unsuitable' for housing.

For a comparison of scale, more than double the houses are planned for this site than on Springhead Mills 54 there, and 133 on Wills Gill

The deadline for responses to the Council is 5pm on Monday 16 November. This is your chance to make your views known.

The Aireborough Neighbourhood Development Forum have arranged a number of 'pop up' sessions for members of the community to attend should they require help in completing their response forms, or to obtain any further advice. These sessions will be held on the following dates:-

22 October, 3.00pm – 7.00pm at the RAFA Club, New Road, Yeadon

31 October, All Day at Morrisons, Guiseley

4 November, 4.30pm – 8.00pm at Queensway School

11 November, 2.00pm – 7.00pm Guiseley Methodist Church

**Further information can be found via the
Aireborough Neighbourhood Development Forum website**

www.aireboroughnf.wordpress.com

(see Aireborough Site Allocations – Wills Gill 3029 for detailed site information and our green belt and sustainability report)

The Leeds Consultation documents area at -

<http://www.leeds.gov.uk/council/Pages/Site-Allocations-Development-Plan-Document-%28LDF%29.aspx>

Please join our facebook page [Wills Gill Action Group](#)

Email willsgill@vandex.com

THANK YOU FOR YOUR SUPPORT!