

SITE ALLOCATION PLAN FEEDBACK  
HG2-10 Gill Lane, Formerly Site 1221

My Response

Nigel Wilson

Chairman, Nether Yeadon Conservation Area

24 Gill Lane

Nether Yeadon, LS19 7DD

[NTWILSON@OUTLOOK.COM](mailto:NTWILSON@OUTLOOK.COM)

I wish to be advised about any public hearings regarding site allocations

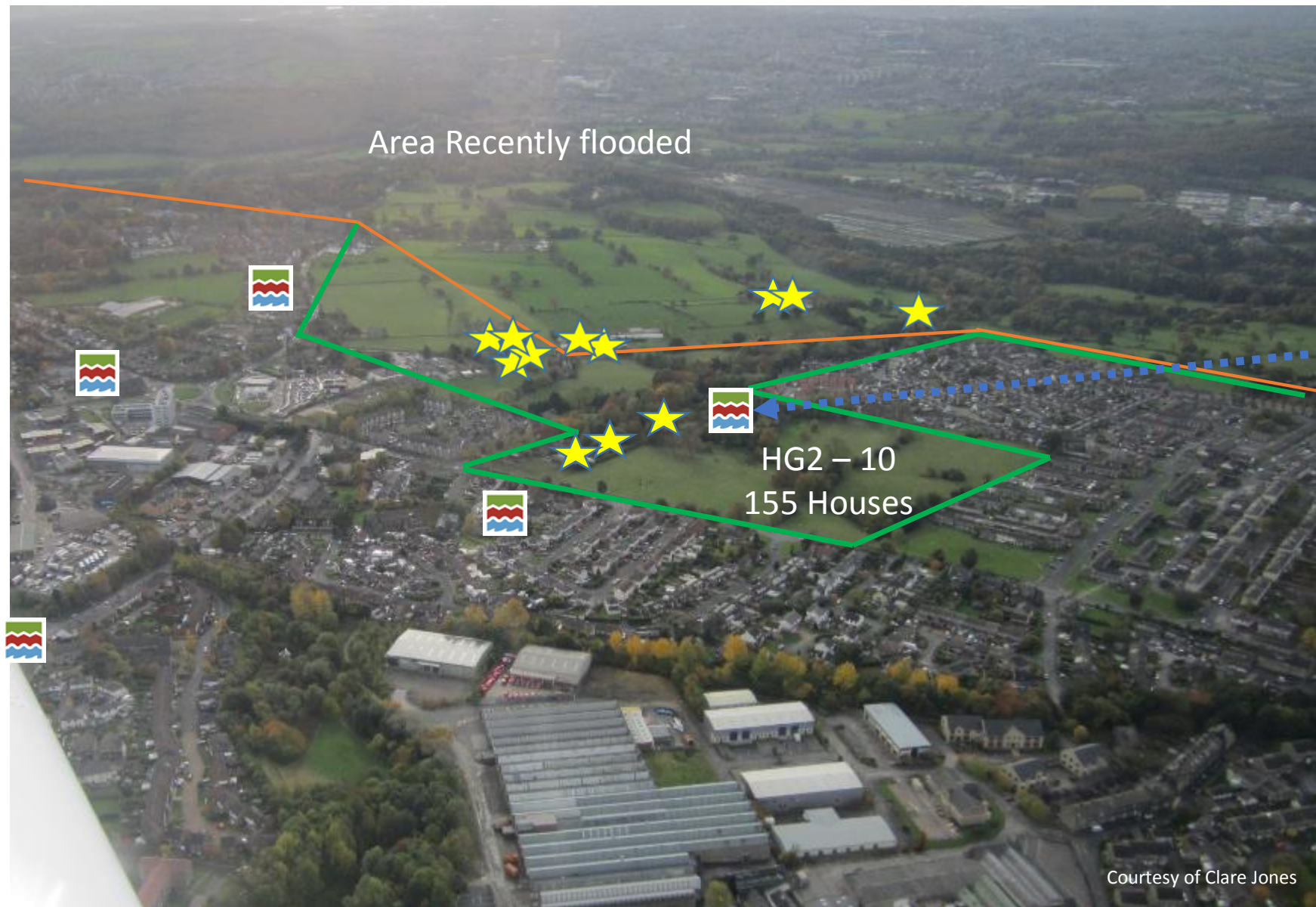
# Summary

The following document will show how unsuitable HS2-10 is for development for new housing.

- It is good Greenbelt.
- These fields are an important part of the rural Nether Yeadon Conservation Area
- Leeds City Council have failed to do any impact assessment on infrastructure for the development in the area and with Bradford.
- Local services are already at capacity.
- Leeds City Council's housing target for Aireborough is unsustainable and Leeds City Council have not provided any plans to make it so. This is contrary to its own policy on mental health
- The site allocations are picked by developers rather than part of a coherent strategy to regenerate Leeds.
- Consultation with locals has been very poor, with local groups being the only people making residents aware.

# HG2-10 Is Greenbelt, not greenfield and parts are within the Conservation Area

- Leeds SAP document makes clear that 42% of sites allocated across the whole of Leeds are to be on greenbelt/greenfield land, this is not a sound policy. I was at the core strategy meeting and the developers were clearly dictating to the inspector that they only wanted to develop on the outskirts of Leeds, i.e. on Greenbelt. Leeds Council's sites are based on where private companies want to develop, rather than a sound strategy to assist urban regeneration by using derelict and other urban land.
- **Legal Precedence for HG2-10.** In **1994** an independent inspector visited the site as part of an appeals process, the Inspector rejected the appeal, determining that the fields should remain Greenbelt. The reasons for overturning the Greenbelt (currently proposed by property developers) should be rejected for the same reasons as they did so in 1994.
- All of HG2-10 was recommended to be in the Nether Yeadon Conservation Area (CA) by Historic England, Leeds Civic Society, the Council's Conservation Officer, and numerous local residents. The only objections were from property developers and, remarkably, it was taken out. That said, small, but significant parts are within the CA and a significant proportion of the boundary of HG2-10 coincides with the CA and the key listed buildings.
- The documents from David Wilson Homes regarding the site, forget to mention all the listed buildings neighbouring the site and they refer to it as brownfield area, when in fact it's all pastureland still used by cattle and horses today.
- These fields are still farmed by a local farmer and cattle grazing there are slaughtered locally and the meat is sold by local butchers.



Site HG2-10 Gill Lane  
155 Houses

Leeds/Bradford  
Boundary

Edge of  
Greenbelt



Conservation Areas

Nether Yeadon  
Conservation Area



Listed Buildings

- ✓ Checking the unrestricted sprawl of large built-up areas;
- ✓ Preventing Neighbouring towns merging into one another;
- ✓ Assisting safeguarding the countryside from encroachment;
- ✓ Preserving the setting of Nether Yeadon Conservation Area

Surely, throughout the whole of Leeds, there are better sites that will assist in urban regeneration by using derelict and other urban land?



# HG2-10 Meets all the criteria of Greenbelt policy.

Checking the unrestricted sprawl of large built-up areas

Leeds is developing along the boundary with Bradford. The photograph on the previous page clearly shows how development is sprawling over the area right up to the actual boundary.

Preventing Neighbouring towns merging into one another;

If site HG2-10 was developed in any way, it would mean the total merger of Westfield, Guiseley, Yeadon, Henshaw with Nether Yeadon.

Assisting safeguarding the countryside from encroachment;

This site is the only piece of farmland along 4 miles of the A65 and is the last of the farmland associated to the local manor house, Low Hall. Once it is gone, children walking to school will not see cattle, only tarmac and bricks.

Preserving the setting of historic towns.  
HG2-10 is beside the most important listed buildings in Nether Yeadon Conservation Area

A key characteristic of Nether Yeadon Conservation Area is its rural setting. It is a rare survivor of what the area looked like before the Industrial Revolution. Development of this site would dominate over key listed buildings including those at the heart of the Conservation Area.

Assisting in urban regeneration by using derelict and other urban land ?



There are plenty of sites in LS14 which can be developed which will assist in regeneration. The **LS14 Trust** is begging for this to happen. But Leeds Council prefers to allocate land that developers can make the most money on, rather than use derelict land and regenerate areas that are asking for help.



# Examples of uncontrolled urban sprawl beside Nether Yeadon



Westfield Estate : Post-War Estate



Out of place commercial buildings



Mawcroft



New Foxglove Estate : totally out of character for the area and immediately beside the historic Low Hall.



# Leeds Council agrees that it would be a loss of important landscape and woodland\*

## Views from the A65/Westfield if developed



\* From Leeds  
Council's Site  
Assessment





# Loss of important landscape & views from Gill Lane



**Cold Winter View from the  
Conservation Area**



**View from one of the listed buildings  
on Gill Lane onto HG2-10.**



**“The important view  
off Gill Lane looking north”  
Conservation Area Appraisal**

This track is within the Conservation Area and is greatly admired by many walkers and residents. Development would destroy this medieval track.



# Important habitat for bats and Tawny Owls

- Mature mixture of Oak, Ash and Sycamore trees including the rare trees such as red oak and railway poplar. (21 in total)
- Long Establish hedgerows crisscross the fields with a brook running through the middle of the fields.
- Tithe field names are in white.
  - Earliest record of farming goes back to 14<sup>th</sup> Century court rolls.
- The brook feeds directly into an old stream with limited capacity.
- NO assessment has been done to see the impact of building in this location on flooding in the area.



# Loss of HG2-10 is contrary to Leeds Council Own Policy on Mental Health

“Health and Wellbeing Board’s work is to galvanise the city to become a healthy and sustainable community”

- Leeds City Council in conjunction with Mind, the mental health charity, stipulate they want to increase participation rates, including walking and walking groups  
(<http://www.leedsletschange.co.uk/pages/information-on-physical-activity>)
- <http://www.leeds.gov.uk/docs/Mentally%20Healthy%20City%20Summary%20Document.pdf>
- Part of their various strategies calls for people to walk in the natural country.

Fig. 1: Change in feelings of self-esteem (%) after the green outdoor walk

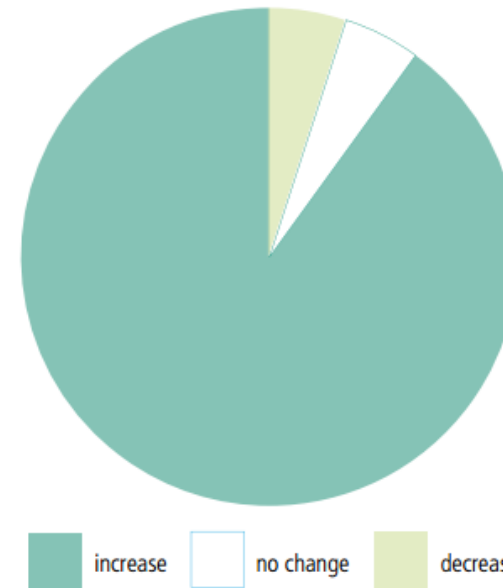
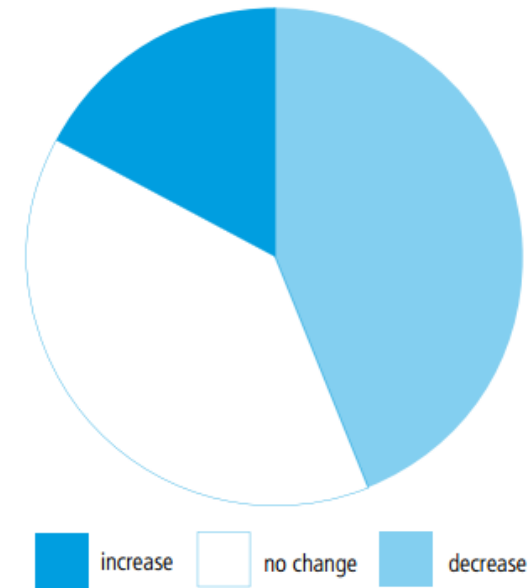


Fig. 2: Change in feelings of self-esteem (%) after the indoor walk



<http://www.mind.org.uk/media/273470/ecotherapy.pdf>



# Infrastructure Has Not Been Positively Prepared

- There has been no impact analysis of traffic for Aireborough. Leeds Council Traffic department confirm they DO NOT take into account traffic data coming from Bradford Council areas which spills onto the A65 every day.
- Leeds Council say that they have built a new railway station 1 mile away and the Horsforth Roundabout 3 miles away will improve traffic in the area.
  1. Traffic has to get to Apperley Bridge Train Station and the area around there is being overdeveloped by Bradford Council. So any benefit is lost and increased building will crush the infrastructure further.
  2. Horsforth roundabout has zero impact on a site 3 miles away. Overdevelopment there swamps any improvements made.

# Traffic leading up to HG2-10

These are regular sights which locals, commuters and local businesses know all too well



Regular daily queues to join the queue along the HG2-10



Start of a queue to pass HG2-10, 0.5 miles away.



The width of the A65 has reduced in size since 1912 and there have been no upgrades to this road to reduce congestion which is chronic.

200 yards down is HG2-10



During rush hour & during weekends, queues stretch along the front of HG2-10



Developers traffic survey was 1 day during half-term. There has been no impact analysis for all the stress the infrastructure will be put under from extra housing from Aireborough and surrounding areas. i.e. Airedale, Wharfedale

# Local services – already at capacity

- In past 14 years over 2000 houses have already been built in Aireborough.

What does this mean to local services ?

- All local primary schools are full, classes exceed 30 on regular basis.
- Secondary School, Benton Park will be full in 3 years.
- The ONLY NHS Dentist is full with a long waiting list in Guiseley.
- Local Doctors surgeries are full.

**DURING CONSULTATION PROCESS LEEDS COUNCIL HAVE NOT PROVIDED ANY DATA TO SHOW HOW THEY ARE PLANNING TO SUPPORT HOUSING GROWTH IN THE AREA**



# Flood Risk – NO impact assessment has been done between Leeds and Bradford Council on all the development planned for the area

- HG2-10 feeds into the river Aire at this point. These photographs on 15/11/15 show how it floods. Extra development will make matters worse.



Key local bridge struggling to deal with water levels.



## Sustainability Appraisal of Site 1221 - SUMMARY

### Gill Lane - Major Settlement Extension - Greenbelt 155 houses

"This site is well contained and related to the urban area, with no Highways objections raised. The Core Strategy acknowledges that to meet the housing requirement green belt sites will need to be released, and development of this site will be of less harm to green belt purposes than other suggested green belt sites.  
**This Statement is fundamentally wrong, on transport, greenbelt need and change of status to a Conservation Area.**

Sustainability Assessment Site 3331		LCC Score	LCC Comments	Residents Score	Residents Comments
SA13	Greenhouse Emissions	1		-2	Same character and assessability as site 3033, therefore has same grading applied.
SA14	Flood risk	1		-1	There is a historic stream running through site which needs to be protected which used to power the Upper Mill on Gill Lane.
SA15	Transport Network/Access	1		-2	Given projected housing target for Aireborough this be a major issue and must be viewed as a cumulative impact and not on a site per site basis. Access from this site onto A65 will increase congestion and will prove problematic. Other access to site proposed on Gill Lane would take traffic onto a single lane into the heart of the Conservation Area
SA16	Local needs	1		1	Within guidelines of Conservation Area, limited development would be more aligned to community facilities.
SA17	Waste	0		0	Agree
SA18a	Land Contamination	0		0	Pasture land still in use.
SA18b	Air Quality	0		-1	Beside major congested road A65.
SA18c	Hazard Zone	0		0	No data to analyse point.
SA19	Landscape/Woodland	-2		-2	There are 21 Mature native trees including rare red oak and railway black popular trees, all awaiting TPOs.
SA20	Distinctiveness	0		-2	This is the last pasture field in use between Rawdon and Menston. The loss of which would merge the area as one continuous block. According to English Heritage The Conservation Area of Nether Yeadon is characterised by its rural setting. The site is directly linked to the listed properties both physically and historically. A housing development on this space would destroy that distinction.
SA21	Historic Environment	0		-2	Part of Nether Yeadon Conservation Area. This land is the last land in use by Low Hall and farm housing associated to these specific fields
SA22a	Agricultural Land	0		-2	Still being used as pasture land. Earliest record of same use is the 1361 Court Rolls.
SA22b	Area of search for wind energy	0		0	Too sheltered
SA22c	Water Resources	0		0	Given projected housing targets for Aireborough this will be greatly impacted and must be viewed as a cumulative impact and not on a site per site basis.
SA22d	Mineral Resources	1		1	No data to analyse point.
Sum for Reference		6		-17	

Leeds' Sustainability Report is massively incorrect.

No data was proved to local residents during consultation showing they have done any analysis.

Leeds Score +6  
Residents Score - 17