

FINAL REPORT

A Case to support the Protection of Silverdale Avenue Allotments also known as Coach Road Allotments

SHLAA reference no 1113



**A submission to Leeds City Council
Submitted by; Silverdale Action Group
November 2015**

OVERVIEW

We are a group of like-minded Guiseley residents who are extremely concerned about not only these two sites and the loss of green space in Guiseley but also the extensive over-development of the Aireborough area, in particular the fact that the vast majority (79%) of earmarked sites in Aireborough are Green Belt.

A meeting in April 2015 of 150 concerned residents from the area shows the strength of feeling and whilst we cannot accurately reflect every individual's particular point of view, we are confident that this report reflects the views of the vast majority of those living in Guiseley and especially those living on the Silverdale estate including Coach Road, Esholt Avenue and all the surrounding areas.

We share our concerns with our partner groups across Aireborough about the impact on the environment, transport, road and rail, local infrastructure of schools, doctors, dentists, and of leisure pursuits, that how unrelenting new development is effecting our community and well-being.

We feel little (or none at all) heed has been paid to the impact of extensive historic, recent and ongoing developments in Aireborough itself and the neighbouring areas of Wharfedale and also in Bradford and how our locality has borne an unfair impact on our life styles.

On the larger scale we have grave concerns about the initial 70,000 target, which we feel has little or no evidence base to support it and the whole approach to the City wide plan which we feel should be a positive force for good with the regeneration of inner City brownfield sites, not the destruction of thriving parts of the city. There appears to be an unhealthy influence of those with vested interests in developing this plan, developers, land agents etc., taking little regard for those wanting to create a vibrant modern city and with the very real concerns of local people being ignored and over ridden.

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1) PURPOSE OF THE SUBMISSION

1.1 The purpose of submitting a case to protect Coach Road Allotments is to ensure that this parcel of land remains as “green space” and is of a special character. That it is not lost to the ever expanding housing sector that is completely crushing the character and individuality of old Guiseley, by protecting and preserving our existing green space, the next generations of Guiseley residents are able to enjoy and appreciate this little idyll in the centre of Guiseley.

It is the aim of this submission to point out the flaws in the selection of Coach Road Allotments to be included in the Site Allocation Plans. To explain how local residents will be denied the advantages of having this “Green Space” taken away from them and denied the benefits that the land is providing and to show how strong the feeling is amongst our residents to retain all our green space at all costs.

2) THE SIGNIFICANCE OF PRESERVING GREEN SPACE

It is important to understand what is Green Space and Green Field Land

2.1 Green field land is usually agricultural or amenity land, it can be privately or publically owned. In the case of this site (1113) the land is privately owned. Green Field land is not classed as brown field, as it has not previously been built on, neither is it green belt land as it is not always an area predominately delineating a township.

Green field land is an area which can be enjoyed by residents, or owners of the land which can be used as allotments or if owned by the community can be of community value as an amenity site. In the case of Silverdale Allotments (site 1113) it is privately owned but not used by some owners at all, but who choose to allow their land to become a wild life haven for the many species of animals and insects as well as plants that are now flourishing on the wild unspoilt land that has evolved into their habitat.

2.2. Effects upon Green Field sites by development, in particular Silverdale Allotments.

Once any development has taken place on green field land it is extremely unlikely that the land will revert back to green field and will cause devastating effects on the land and wild life.

- It will have the effect of destroying the natural habitat of animals and plant species
- It will reduce or completely annihilate the amenity or recreation value of the land.
- It will, if built on, have a negative effect on the local transport; congestion and carbon foot print of the area as well as contribute to the unsustainable infrastructure of Guiseley. The uniqueness of the position of the allotments close to the centre of Guiseley and the attraction of the site to wild life will be lost.

3) HISTORY OF THE SITE

The origins of the site can be traced back to at least the early 1600's when it was common land used for the grazing of oxen. It was then a large expanse of grass land to the south of the village, incorporating what is now Green Bottom and was known as Ox Close.

Eventually part of Ox Close became the property of St. Oswald's Church and was then known as Far Ox Close and Near Ox Close. The reference numbers on the Tithe Map at that time, being; 766 and 767. In 1893 Ordnance Survey maps were being made and the OS reference for the field, later to become the allotments was 535.

The Close of land then known as Ox Close and containing 11 acres, 1 rood and 7 perches, equal to 4.571 hectares, was sold by the church to Jonathan Peate, a local mill owner who bought many plots of land locally as well as property. Jonathan Peate died in 1924 and in about 1928 parcels of land were sold to private owners to form an Allotment Society. It is thought that preference for the allotment plots was given to veterans of the 1st World War.

Ordnance Survey maps of 1934 show the whole site divided into 24 separate plots of land.

Over the following years a bustling community of allotment owners developed, committed to raising livestock and growing garden produce in support of their families. The allotments or pens as they were known were used as small holdings where some owners raised a variety of livestock including, cows, sheep, pigs, goats, and horses as well as smaller animals such as rabbits, hens, ducks, pigeons and even fancy birds. For many years pigeon racing was a very popular past time in the Aireborough area and pigeon Racing Clubs were common place across Yorkshire and the Dales with races regularly starting from points on the continent.

Over recent years only some of the allotments are regularly used, still for growing produce and keeping animals, such as horses, pigeons, hens and ducks. The remaining land is unused and has evolved back to a natural habitat of small woodland, hedgerows and grass land as well as a small stream attracting water based animals and insects. The whole area provides a quiet and tranquil green space full of life, with many natural types of flora and fauna and located only 2 minutes by car and 5 minutes by foot from the crowded and congested main shopping area of Guiseley. The allotment site encourages wild life into the centre of Guiseley, by providing an oasis of land which acts as a buffer zone between country side and town.

4) DESCRIPTION OF THE SITE

4.1 The Boundaries

Coach Road Allotments is an area of land of approximately 10.5 acres (4.25hectares) set very near to the main shopping area of Guiseley, being approximately only 260 metres away and south of the historic part of the ancient town. The south west boundary consists of Coach Road which is adjacent to the Green Belt forming the “buffer zone” of green space separating Leeds from Bradford. The area of land is designated as “green space to be used as allotments and recreational use”

The northwest boundary is bounded by the house gardens of Silverdale Crescent, Silverdale Grove and one house on Silverdale Avenue. The actual boundary line is recognised by mainly wooden fencing. Running along the inside of the majority of the boundary line and lying with-in the allotment area runs a small stream, running south west to north east.

The north east boundary runs parallel to Silverdale Avenue with a narrow band of grass verge of varying width separating the allotments from the walk way. The actual boundary is recognised by dry stone walling predominately to the north end, an ancient original field marker of mixed trees and hedge row predominately to the southern end together with two short lengths of wooden fence positioned half way along the boundary length and to the extreme southern end of the boundary.

The south eastern boundary consists of the garden fencing belonging to houses of Silverdale Avenue, Silverdale Mount and of the pair of semi-detached houses known as Springfield House and The fencing is of six foot high wooden panels and concrete posts which run the full length of the boundary to this south eastern side.

The south west boundary of the allotments is bounded by Coach Road and two detached houses, both built on land originally part of Coach Road Allotments and accessed from Coach Road.

The allotments are not connected to mains sewer nor is there any formal drainage of surface water, which runs down the site naturally, flooding some areas annually. There are at least two water supply pipes to 2 of the allotments, used for the welfare of the animals housed on the site.

4.2 Allotment Access

Coach Road is partly an un-adopted and unmade road which runs from the junction with Silverdale Mount to the south east to the junction of Park Road to the north- west and provides the only vehicular access to the allotments.

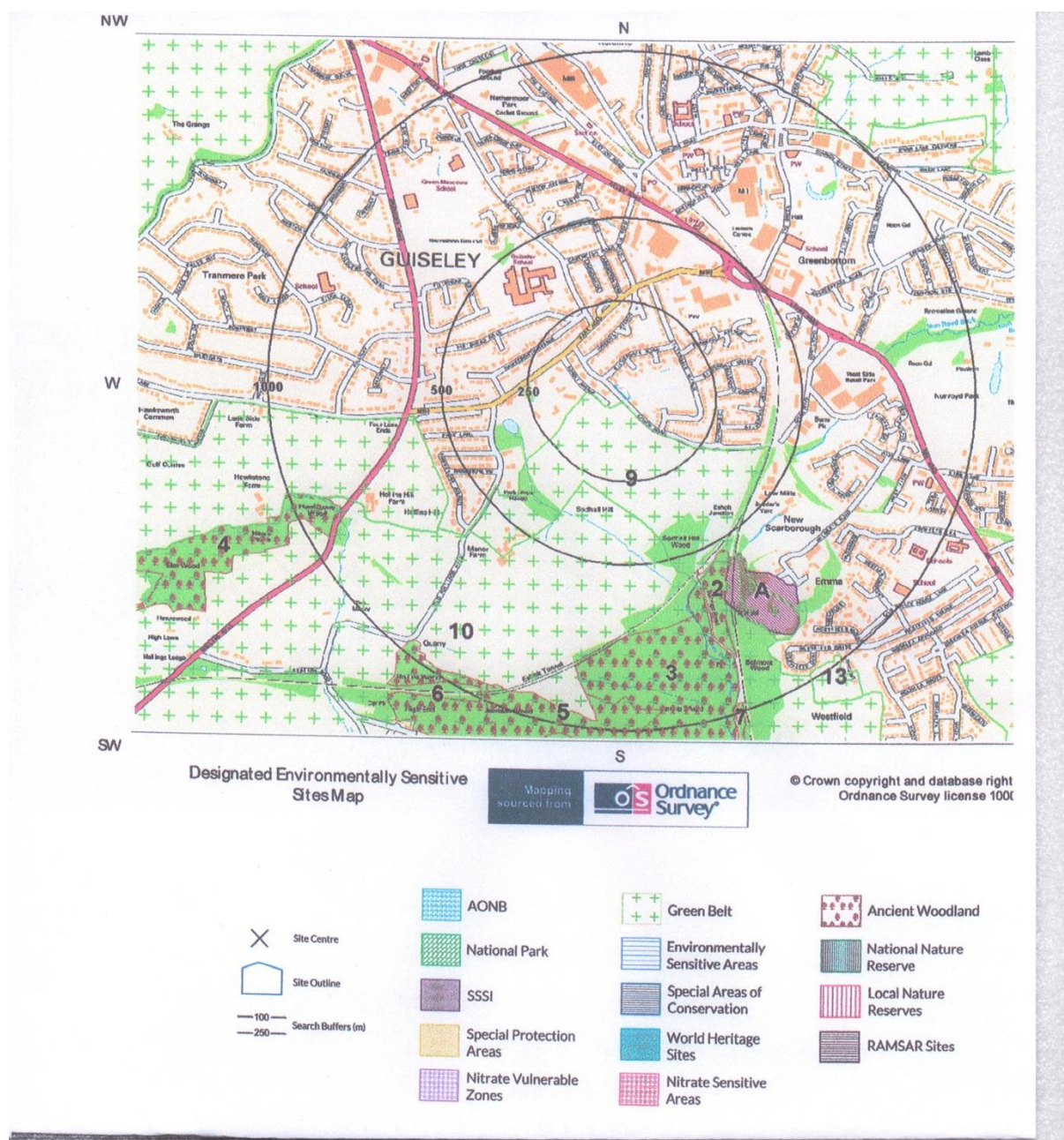
A central lane 18 feet wide provides the vehicular access off Coach Road, to all plots of land ending at a “dead end” with no access onto Silverdale Avenue. Not all titles include ownership of the length of central lane that runs alongside their land but all land owners have “full and free rights of way and road for all purposes and all occasions over and along the

whole length and width of the road on the west known as the Old Esholt Springs Coach Road leading to Park Road Guiseley” and also of the central lane.

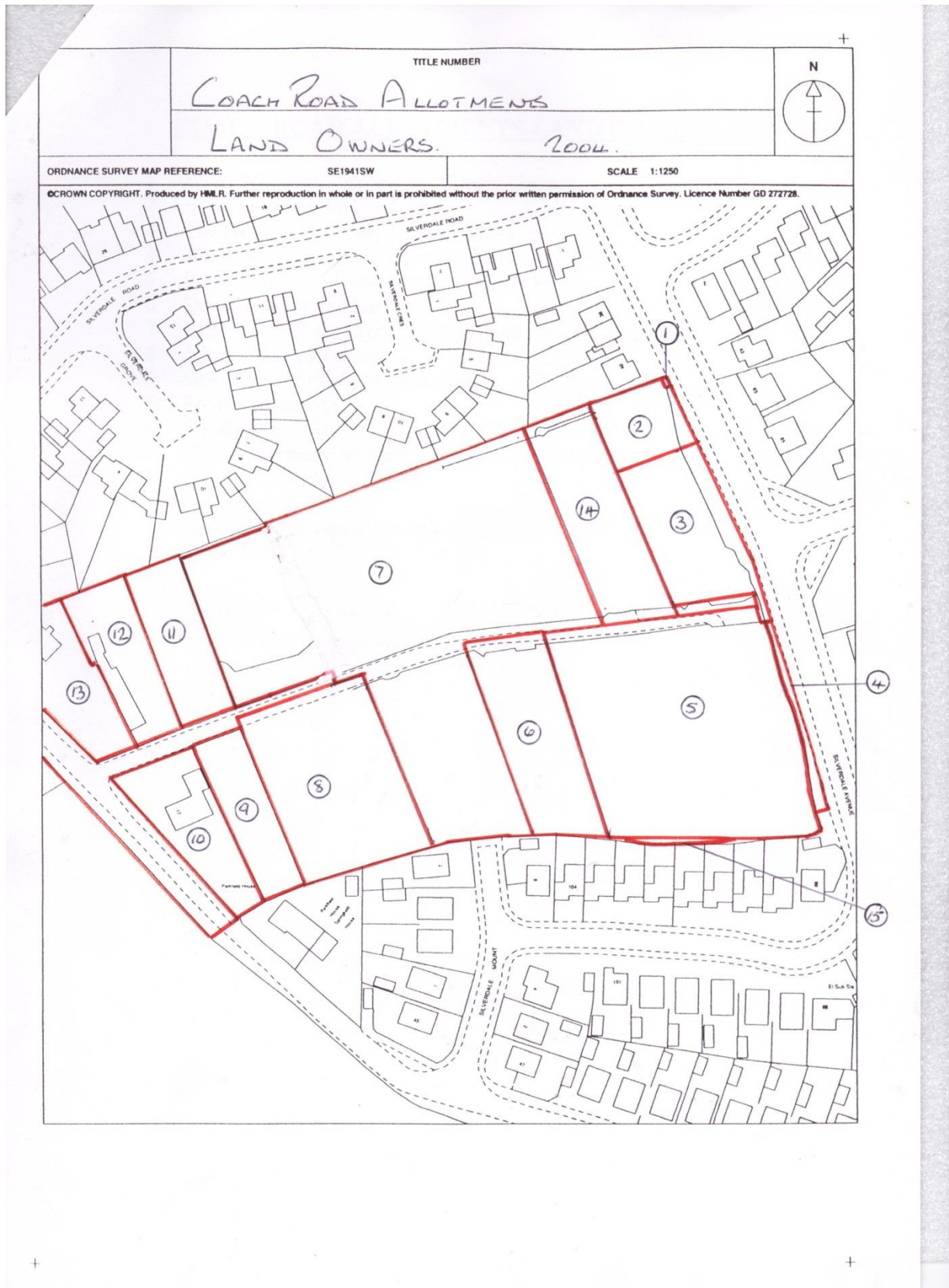
There are also two pedestrian access points to plots 2 and 5 with access from Silverdale Avenue.

4.3 Location of the Site

The whole site is situated very close to the main shopping centre of Guiseley. The site is only 2 minutes by car or just a 5 minute walk away. To the west of the site is Coach Road, which is immediately adjacent to Green Belt land, Coach Road Fields, sites 2163, 1180 and 1311. These sites are all designated by Leeds City Council as Special Landscape Areas and form the green demarcation belt dividing Leeds from Bradford.



4.4 Site Divisions



The original 11 plus acres of Coach Road Allotments are now divided into 15 separate Land Registry Titles as shown above. The two Titles to the west of the site Nos. 10 and 13 are

private dwellings. Nos. 2, 3 and 14 includes the grass verge running along the boundary with Silverdale Avenue to the east.

5) SUSTAINABILITY ASSESSMENT

The following justification will explain the reasons for the Residents Score contradicting LCC scoring and the reasons why. It is felt that the LCC scoring have none or very little public feed - back or local knowledge, nor does it reflect the recent impact felt on our fragile and over loaded infrastructure due to the recent increase in housing development. The LCC assessment is self -evident that local knowledge, preference and needs have not been considered and it is clear that previous “Consultations” with resident’s views, have not been considered.

Score Explanation

SA01 Employment

Scores 0 following LCC score as under Proposed Housing Use all sites except those used for employment score 0

SA02 Economic Growth

Scores 0, following LCC score, as all sites are to score 0 unless used for employment.

SA03 Accessibility to Education

All local schools are full to capacity and are looking to expand the number of class rooms any way they can. This means installing tempory accommodation to cope with the expected increase of pupils. Some of our established pupils are being transported to their schools and colleges outside our area because of the over -crowding problems, and there-by they are being denied an education that is local to them and which also has a knock on effect on our road congestion.

SA04 Accessibility to Health.

Everybody is entitled to satisfactory health care and expects to receive the necessary first step of that care local to their area and within an acceptable time limit. This basic right is being over looked in Guiseley practices as patients are regularly expected to wait up to 3 weeks and more before they are able to obtain an appointment with their own Doctor!

SA05 Crime

Scoring as LCC. Aireborough is considered a relatively safe and low crime area.

SA06 Proximity to Leisure/Culture and Recreation.

The site is quite near to leisure facilities, library and sports field.

SA07 Housing

All sites considered for housing score 1

SA08 Community Participation

Access to city centre Community Services considered poor, due to the overcrowded bus and train services. The few services in Guiseley, Doctors, Dentist, Job Centre etc., are over prescribed and access by car is difficult due to parking problems.

SA09 Community.

An increase of the proposed 71 houses will increase the Silverdale Estate by 23% The only road to access the estate is often grid locked (Silverdale Avenue via Park Road) and the proposed increase of the estate is significantly out of scale with the established settlement especially when considering the impact of possible new housing on Coach Road Fields. Sites 2163, 1180 and 1311

SA10 Green space Access

It is known that the site can benefit from Policy G1: Enhancing and Extending Green Infrastructure; and Policy G4: New Green Space Provision. This can provide an opportunity to improve a green infrastructure in the form of a corridor for wild-life near to the centre of Guiseley. At the present time some of the site area is not used but an initiative by LCC could bring this area into use, hence the -2 score.

SA11 Green Field or Brown Field.

Scores -2 as the whole site is Green Field

SA12 Biodiversity

To-date there has not been a habitat survey carried out. The site obviously maintains a wide variety of plant and animal life observed by and reported by local residents, which should be encouraged not destroyed.

SA13 Greenhouse Emissions.

This assessment needs clarification, but as the site is covered mainly in vegetation (and crops) it is very unlikely to produce Green- house emissions.

SA14 Flood Risk

The site floods annually and drains towards Silverdale Avenue causing flood problems not only for the allotment owners but also some adjacent house owners.

SA15 Transport Network/Access

There are no bus routes to or through the Silverdale Estate, the nearest bus connection is at least a 5 min walk away for those able bodied and at least 15 minutes' walk to Guiseley train station.

SA16 Local Needs

The local needs with respect to health care have become inadequate due to the increase in housing stock. The local needs regarding a better road system has reached a critical situation, where our roads are at a stand - still at peak times and will continue to deteriorate with new house build already passed and with the proposed house build if not stopped.

Sustainability Appraisal of Site 1113
Silverdale Avenue / Coach Road Allotments

Sustainability Assessment		LCC Score	LCC Comments	Residents Score	Residents Comments
SA01	Employment	0		0	
SA02	Economic Growth	0		0	
SA03	Accessibility to Education	1		-1	All local schools full to capacity
SA04	Accessibility to Health	1		-1	All doctors surgeries full with an average of 3 weeks waiting time for appointments.
SA05	Crime	0		0	
SA06	Proximity to Leisure/Culture	0		0	
SA07	Housing	1		1	
SA08	Community Participation	1		-1	
SA09	Community	0		-2	loss of Green space / allotments
SA10	Greenspace Access	-2		-2	?
SA11	Greenfield or BrownField	-2		-2	Site is green field & used as allotments
SA12	Biodiversity	0		-2	No habitat survey carried out. A diverse number of flora on site.
SA13	Greenhouse Emissions	0		-1	?
SA14	Flood risk	1		-2	Site floods to the east 4-6 months every year
SA15	Transport Network/Access	1		-1	With 1180, 1311 & 2163 this would put >40% more cars along an already highly congested roads.
SA16	Local needs	0		-1	
SA17	Waste	0		0	
SA18a	Land Contamination	1		0	

SA18b	Air Quality	0	
SA18c	Hazard Zone	0	
SA19	Landscape/Woodland	0	
SA20	Distinctiveness	0	
SA21	Historic Environment	0	
SA22a	Agricultural Land	-2	
SA22b	Area of search for wind energy	0	
SA22c	Water Resources	0	
SA22d	Mineral Resources	0	
	Sum for Reference	1	

-1	Congestion of traffic causes unacceptable air pollution in residential area
-1	Air quality issues
-2	Established hedgerow & TPO
-1	Development would destroy this unique site
0	
-2	Allotment use.
0	
0	
0	
-22	

6) ACCESS TO A PROPOSED NEW DEVELOPMENT

Potential access to additional housing on even part of the Coach Road Allotment Site would prove very problematic as all traffic access to established dwellings on the Silverdale estate, including Bransdale and Eskdale houses are funnelled through Silverdale Avenue. Typical vehicle flow rate on a school day morning is 168 vehicles in 1 hour together with 73 pedestrians walking along Silverdale Avenue during the same hour.

There are over 500 houses and flats in the Silverdale, Bransdale, Eskdale and Coach Road areas. Most households have at least 1 vehicle and some have 2 or more. All vehicle drivers rely on Silverdale Avenue as the only access to and from their houses, this of course applies to the Emergency Services equally, although in an urgent case where quick access is of paramount importance using the unmade rough and pot holed Coach Road would be the only option, but not by any means, ideal. This option would not how-ever be a choice that most house owners would want to regularly take. The condition of Coach Road would have to be greatly improved in order that this approach to resident's houses can be reliably and safely used by both drivers and pedestrians. The safety of numerous school children living on the Silverdale estate, walking along the length of Coach Road twice a day in order to attend Guiseley School on Fieldhead Road (LS20 8DT) must be of paramount importance. The restricted width of Coach Road does not lend itself to a mix of pedestrians and motorised traffic. The total length of Coach Road that would be required to be up-graded is approximately 1100 feet (335 metres) although this may be difficult or impossible to attain because of the width restrictions.

Although possibly up-grading Coach Road would improve the accessibility into the Silverdale Estate, assuming the narrow width of Coach Road, in places, does not prove to be an additional or unsurmountable problem. The on-going problems encountered on Park Road such as congestion of traffic, would not be improved however, especially as new houses built on even part of the Coach Road Allotment Site, would increase car ownership by the new residents, this would then in turn greatly increase the traffic congestion currently experienced, bringing movement of traffic to a stand- still more frequently than at present, in Guiseley at peak times including Park Road.

7) SURVEY OF WILD LIFE ON SITE

Many residents, living near to the Allotments have reported seeing a variety of wild life in and around the site which are no doubt attracted to the area because of the un-spoilt, natural habitat where they are able to forage, breed and live with- out alarm or distress, succumbing only to natural predators. The allotments provide a rich variety larder for the permanent wild life and seasonal migrants alike because of the peaceful surroundings.

The following is a compilation of wild life identified on and around the allotments;

7.1 Birds

Barn Owl	Black birds	Blackcap
Black Headed Gull	Blue tit	Brambling
Bullfinch	Buzzard	Carrion Crow
Chaffinch	Chiff Chaff	Coal tit
Collared Dove	Common Redpoll	Curlew
Dunnock	Feral Pigeon	Fieldfare
Gold Crest	Goldfinch	Great Black Backed Gull
Grt. Spotted Woodpecker	Great tit	Greenfinch
Grey Heron	Herring Gull	House Sparrow
Jackdaw	Jay	Kestrel
Long tailed tits	Magpie	Mallard Duck
Mistle Thrush	Nuthatch	Red Kite
Redwing	Robin	Siskin
Song Thrush	Sparrow Hawk	Starling
Swallow	Swift	Tawny Owl
Tree Creeper	Waxwing	Willow warbler
Wood Pigeon	Wren	

7.2 Butterflies

Orange tip	Peacock	Cabbage white
Speckled wood	Red Admiral	Painted Lady

7.3 Mammals

Fox	Hedgehog	Grey squirrel
Pipestrelle bats	Moles	Shrews
Brown rat	Voles	Mice

Roe Deer

7.4 Amphibians

Common toad

Common frog

Smooth newt

7.5 Insects

Bees

Wasps

Leaf cutting Bees

8) SURVEY OF FLORA ON SITE

There are a wide variety of trees and shrubs on the allotments, many over 60 years old and some are the old field boundary markers before the whole of the Silverdale estate was formed.

8.1 Trees

Blackthorn

Rowan

Horse chestnut

Pear

Apple

Sweet Chestnut

Silver Birch

Eucalyptus

Lombardy poplar

Sycamore

Ash

Hawthorne

Wild rose

Norway Spruce

Privet

Willow

Cob Nut

Cherry

Serbian Spruce

Maple

Buckthorne

9) IMPACT ON RESIDENTS CONCERNS

9.1 Many of our local residents, including those that have lived in Guiseley all their lives and those that have relocated in recent years and covering all age groups, have expressed their many concerns on how the character and individuality of Guiseley has changed in recent years, not for the benefit or for any advantage, but the exact opposite where many problems and difficulties have now to be over- come in their everyday living.

9.2 Of the problems now encountered are the following, all expressed by residents and reported to LCC Planning department by individual letters or email.

- Shrinking green space directly caused by unwanted new housing
- Access to their homes now restricted due to the increase in traffic, 1 road into the estate and the same road out, does not have the capacity to cope with traffic flow.
- Dangerous roads that were inadequate years ago!
- New incomers who work in other towns commuting through Guiseley who now contribute to the regular log jam.
- Nothing is done about building “affordable” housing.
- Brown field sites should be built on nearer to places of work, not “rubber stamping” planning permission for green field sites purely for the financial gain.
- People need green spaces as well as allotments.
- Guiseley is at its saturation point with regard to houses and traffic congestion.
- Dismay at the present level of development and traffic.
- Only one entrance/exit to the Silverdale estate from Park Road.
- The older part of Silverdale Avenue was not designed with cars in mind and now with parked cars on both sides they pose a problem to access or egress at all times.
- Local schools already under pressure for places are having to be extended but will find that they are unable to accept further pupils.
- The allotment land is classed as “recreation land” and is an area crying out for more open park space which would be a sensible solution for the land.
- The allotments are subject to a covenant stating that there is to be only one house to an allotment and that it must be more than 12 feet from any road.
- A significant proportion of Guiseley residents now feel that the on-going house building and its effects is contributing to deterioration in their quality of life.
- Water and sewerage pipes can-not cope and have collapsed in the past because they were not made to support the overcrowded infrastructure now in Guiseley.
- There are no affordable houses in Guiseley so children who are now grown up and looking for houses of their own now have to move away to seek houses that they are able to afford.

- There is now an increase in cars parking on footpaths in the Guiseley area which makes it difficult for wheelchair users, disabled people and mothers with prams.
- Many residents are worried that the recently approved planning application to increase the spectator capacity at Guiseley AFC ground will attract bigger crowds and cause even more congestion.
- A resident has expressed concern, that they had to pay a premium when buying their house as it faces green belt land, which now is in jeopardy, imposed by LCC?
- Another resident was aware that payment had been made (to LCC?) for a small piece of Coach Road to be made up in order that access could be made!

10) TRAFFIC CONGESTION IN AIREBOROUGH

10.1 Traffic congestion has never been worse in Aireborough than in the last 15 years, since the expansion in housing started in about the year 2000 and because of outstanding development yet to take place worsening of the situation can be expected.

The knock on effect that this has had on the area in general and on resident's lives can be described as dramatic, effecting peoples habits and degrading the quality of their general living experience.

10.2 The gradual loss of our local industry and mills together with the increase in our population has increased the demand for travel which in itself has created further problems of "rat running" and adversely affected travel times and travel flow rates especially during peak travel times.

Many of our minor roads are now becoming clogged with commuter's seeking the faster routes, by-passing the main through routes, resulting in even more danger to local motorists and pedestrians including school children, resulting in a general deterioration of vehicle mobility in our area.

Such roads are;

Whackhouse Lane, Yeadon, eliminating waiting at New Scarborough traffic lights.

Queensway, Yeadon and Guiseley, drivers mistakenly thinking this route will be faster than using the A65.

Cemetery Road, Yeadon, drivers avoiding the Fountain crossroads.

Rufford Avenue, Yeadon. Short cut to Yeadon to miss the Fountain crosses road lights.

Hawthorn Avenue and Hawthorn Road, Yeadon. To miss queuing at Albert Square

Kirk Lane, Yeadon. Queuing at New Scarborough to join the A65

Henshaw Lane, Yeadon. General traffic joining the A65 to go to Leeds or Bradford.

Netherfield Road, Guiseley. Cars travelling to Otley or Menston not wanting to be held up on the A65.

Bayton Lane, Yeadon. General traffic commuting between Yeadon/Guiseley and Horsforth.

Moor Lane, Guiseley. Traffic commuting to Otley, by-passing the A65

Town Street, Rawdon. The large volume of traffic using a village through road to access Horsforth and beyond.

And many, many more.

10.3 In the year 2011 an independent Transport Study was commissioned by Wharfedale and Airedale Review Development Group to assess traffic conditions along the A65 corridor, given a back ground of the major changes along that route in the past 20 years.

Some of the findings detailed in the Summary and Conclusions of that report are listed below and are still very relevant today but now with increased severity affecting the area.

10.3.1 As long ago as May 2005 Leeds City Council identified the A65 corridor as a length of highway which suffers from peak hour congestion, with evidence of peak spreading and more trips travelling outside the Peak Periods. Base data contained in that report identified different patterns of traffic growth on the A65 at different locations, but did not include reference to development generated traffic from construction sites other than the High Royds development between Guiseley and Menston.

10.3.2 That report (The A65 Transport Assessment) did not undertake independent research into development generated traffic, but adopted the figures of Development Trip Generations offered by the developers. These estimates may have been conservative.

10.3.3 The key findings from the listed reports, (these are documents already published) namely:

- The A65 Transport Assessment 2005
- Outer Ring Road Study by Scott Wilson
- A65 Quality Bus Study by Faber Maunsell

Concluded the following;

- The A65 is operating at capacity at peak times and suffers severe congestion on a regular basis.
- The A65 is the only major radial route to the cordons which is not a dual carriageway, yet it carries (with delays) the volume of traffic equivalent to a dual carriageway.

- The A65, between Rawdon Traffic Signals and the A65/A6038 (The Fox) roundabout at Menston, is also operating at capacity during the weekend periods.
- Peak spreading is exacerbating the congestion problem by extending the duration over which congestion and delays are encountered.
- The A65/Outer Ring Road at Horsforth and Outer Ring Road/A657 at Rodley are key junctions with significant delays during AM and PM peak periods.

10.3.4 Other key points made in the WARD report concludes;

- Subsequent to 2005 there have been numerous residential development projects along the A65 corridor. Some 1,029 new dwellings have been constructed in the A65 corridor, mainly in Yeadon and Guiseley. The High Royds development is authorised for 600 units but to date only approximately half have been constructed and occupied. A further 3,700 units or thereabouts, have either been approved for construction or are subject to application, between Menston and Kirkstall. The absence of employment opportunities locally will inevitably mean that anyone proposing to live in these new developments will have to be employed to afford a mortgage, and will have to commute to work, probably in Leeds, to generate an income sufficient to sustain their residency in this area.
- The A65 was definitively stated not to have the capacity to carry all the additional trips in the peak period which were identified in 2005. Since then, the reduction in centres of employment in the Wharfe Valley has accelerated, residential development has taken most of the former employment sites and created a new generation of commuters to Leeds and Bradford, and the airport has demonstrated substantial expansion in both passenger and freight traffic, which is forecast to continue such that passenger numbers by 2030 will be three times their volume in 2004/5
- The A65 is simply unfit for the volume of traffic now using it, whether on weekdays or at weekends, and any further increase in capacity will see further reductions in traffic flow speeds, higher levels of congestion and a continuation of the practice of trying to make more rapid progress by “rat running” onto even less suitable roads through residential areas.

11) FLOODING PROBLEMS OF THE ALLOTMENTS

11.1 The site floods at the eastern end for much of the year resulting in standing water for up to 6 months of the year, causing the surface water to run off into the Silverdale Avenue

drainage system. Flooding affects the gardens situated to the north of the site, namely parts of Silverdale Crescent and Silverdale Grove and also the older houses on Silverdale Avenue, where pumps have been required to be used in order to keep the cellars relatively dry until more permanent drainage has been installed. The flooding curtails the activities of the allotments adjacent to Silverdale Avenue and those along the northern boundary. The problem will be greatly increased with -out an adequate and comprehensive drainage plan being put in place.

11.2 The whole site lies on a hill side, the difference in height of Coach Road in the west to Silverdale Avenue in the east is approximately 32 feet, with an average incline of 1 in 18 measured over a straight line length of 190 yards. Any housing built at the top of the hill including Coach Road Fields (sites 2163, 1180 and 1311) will increase the flood area and greatly contribute towards a safety issue on Silverdale Avenue in winter due to ice and surface water, which regularly happens now, because of the steady flow of water down the central lane of the allotments and the natural run off from the whole allotments site.

12) POSSIBLE FUTURE USES OF THE SITE

12.1 As the owners of the un-used allotments have not made any effort for a number of years to use their land as it was intended to be used, that is as allotments, the whole unused area of land should be commandeered and used as a “Community Nature Area”. This can be worked and maintained by local school children with support from local volunteers. This initiative would give local children the opportunity to observe the wild life near to the centre of Guiseley and at the same time tidy up the land and provide out door enjoyment for the many people interested in observing the local wild life. The legal owners of the land would have to co-operate, using any and all possible means, or use the land as intended, **as community allotments.**

12.2 The land could remain as it is, attracting the many species of wild life to the area to the pleasure of the neighbours and local naturalists. This would in effect create a “stalemate” between the concerned local community and the materialistic land owners especially as LCC Planning and Parks departments could ensure that the land is being used as it was intended to be used, i.e. recreational and pleasure. The option then for the owners would be to either use their land as allotments or leave it untouched as it is, either way the vast majority of Guiseley residents will be content and at ease with the outcome if the long term longevity of the land could be secured as green space.

12.3 As the allotments, site 1113, have been described as “waste land” presumably the un-used areas, reference: publication by LCC, “Site Allocations Plan-Sustainability Appraisal Report-non Technical Summary, Issues and Options for the Plan” dated June 2013, a firm commitment and sympathetic under-standing to local community requests, the un-used part

of the allotments could be designated as a Local Green Space. This could be achieved by giving the absent land owners options of either using their land as intended, that is as working allotments with dedicated allotmenters working and utilising the area or losing their land through a Compulsory Order that could be achieved at little cost to LCC due to the value of “waste land” as it is not being used as it is currently designated, this then would secure and protect the future of the land for local residents and secure the wild life that exists on it.

13) LEEDS CITY COUNCIL “CONSULTATIONS”

Over the last 8 years LCC has sought to learn of the problems and concerns of Guiseley residents. This has probably been initiated by direct approaches to Ward Councillors and Leeds Planning Department among others, and is directly related to the gradual un-relenting increase in new house build in Guiseley.

It is right and proper that controlling departments take note **and act** according to residents’ concerns, fears and worries, but to carry out potentially futile and ineffective exercises is a waste of public time and resources, which is apparent with regard to the Guiseley area.

Two Public Consultations have taken place, one in 2007 and the second in 2013. A third is now about to take place in September 2015, it is hoped that Leeds City Council and the Government appointed Inspector responsible for the future of Guiseley take all due respect to local views and aspirations regarding their continued living standards in their community.

13.1 Guiseley Consultation June 2007

In May 2007 Leeds City Council decided to carry out a “Guiseley Consultation” event in the form of a drop-in session where the public were able to make comments and talk directly to Planning officers about their anxieties regarding the future of Guiseley. This event was a result of Community concerns about the amount of new housing developments taking place at that time and the increasing levels of congestion in the town over a period of a few years.

After the “Drop in “ sessions held by The City Development Department to gauge and acknowledge the concerns of Guiseley residents, 336 written comments were received when a Summary of the “Drop in” issues were collated and put in a report which was then made available to the public.

Many issues brought to the attention of the Development Department were covered in the report not least Coach Road Allotments. In the Summary of Guiseley “Drop in” events, June 2007 it was stated;

Allotments

“Land at Coach Road is allocated within the UDP as allotments and this protects it from being developed for housing. In the event that the land is no longer needed for allotment use,

the Council would continue to **protect it** as an area of green space and **would aim to secure its improvement.**”

In the final document of The Guiseley Consultation it was confirmed again that the Council would “protect” the allotments also stating that “The Council has had a number of representations to ensure that the private allotments on Coach Road are not developed for housing. **This land is allocated within the UDP as allotments which protects it from being developed for housing and the shortage of allotments in the area indicates that it should remain allocated as allotments**”

Far from “protecting” the allotments LCC is preparing to allocate the site for possible development by any developer willing to increase the housing stock of Guiseley and specifically on the Silverdale estate where the vast majority of residents do not agree in escalating the current congestion and erosion of green space.

Congestion

The Council is aware of the level of development throughout the Guiseley area and beyond which has added to traffic levels and travel patterns on the A65. The A65 corridor will continue to be monitored as part of the regular traffic survey programmeetc.

Action Points

Two action points stand out from the Consultation Report relative to Coach Road Allotments;

1. Negotiate better public green space provision on site for new housing developments and avoid schemes which are too dense and have **an adverse impact on local character and amenity.**
2. Investigate the feasibility of providing additional allotment plots to meet demand.

13.2 Guiseley Consultation 2013

During the period 3rd June 2013 to 29th July 2013 LCC held a Consultation Period on the Leeds Site Allocations Plan Issues and Options where local residents had an opportunity to comment on the Proposed Sites Assessed for Potential Housing Allocations in Aireborough.

Many residents took the time and trouble to convey their concerns about Coach Road Allotments both at the time of the Consultation and during time after the event and in all probability are still doing so, so strong is the feeling in Guiseley, that Guiseley is overcrowded with housing and all green space must now be protected.

Following are comments received by LCC expressing resident’s concerns, specifically about Coach Road Allotments, note that out of 37 comments, only 2 are not in favour of retaining Coach Road Allotments either as allotments or as green space.

The comments were made on the belief that the colour coding system at the time was;

Green- sites which have the greatest potential to be allocated for housing.

Amber-sites which have potential but there may be issues

Red- sites which are not considered suitable for allocation for housing.

The Coach Road Allotments Site 1113 were colour coded RED, on which the residents comments were made, assuming that the site was NOT to be considered as a site for potential housing.

It has become apparent, since the 2013 Consultation, the information circulated on which residents gave their views was changed with regard to the colour coding designation of Coach Road Allotments as it was erroneous, due to a re-assessment by LCC in Site Allocation Plan-Proposals dated 13th January 2015. In this altered document was the following statement which was a complete turn-a-round for the future of Site 1113-Coach Road Allotments; *Allocate the site for housing with stipulations that half of the site looking onto Silverdale Avenue be laid out for allotments with a management plan to ensure that they are available for public use. Demand for allotments in the area and proper laying out of the site will increase usage.* This new statement leaves the previous comments from the public tainted and made without full knowledge of LCC intentions for the site. Furthermore this mistake has left a sour taste and distrust of LCC by residents who will now question the validity and soundness of a future “Consultation” due to take place in September 2015!

Therefore the restricted information that LCC chooses to use is UNSOUND!

Site Comments - Aireborough

Site reference: 1113

Housing

Silverdale Avenue (land at) , Guiseley

Name: Roger Davis

Representor No: PRS00096

Representation ID: REP00502 Question Ref: H7

Although this site has been considered not suitable for housing I think because of the shortage of allotments in Aireborough the owners of the unused plots should be made aware of the situation and advised to either use their land themselves or rent the land for the use of gardening to the many willing gardeners who need a plot but because of the long waiting list are unable to garden as they would like.

Representation ID: REP06375 Question Ref: G8

I wish to draw your attention to some inaccurate and misleading information contained in the above publication. This inclusion will have a very adverse effect on the future of a 10-11 acre Allotment site in Guiseley known as Coach Road Allotments, site ref. 1113.

Question G8, ——— The majority of this site was identified as allotments in the Open space Audit however they are now disused. Do you think this land should be retained as green space or released for housing?

This statement is completely wrong and possibly unlawful! being a leading or loaded question. Even following my earlier correspondence with Robin Coghlan, Planning Policy Team Leader, this lie has been included in the Site Allocations Plan. I made it clear in my letters to him in April 2012 that the allotments were being actively used by 5 owners in about 4-5 acres of the 10-11 acre site. I also told Mr. Coghlan that my allotment of 1 acre would never be sold to be developed on. The false information unduly influences residents, whose remarks and opinions will now be biased and will be made on false facts and assumption.

All remarks and opinions about this land should there-fore be disregarded as being improperly influenced. Before any future decision is made about Coach Road Allotments a true and accurate package of information should be publicised to all residents of Aireborough along with an apology retracting the previous information.

I am fully aware that local residents of the Silverdale estate do NOT want more houses to be built and that they fully support us in retaining our allotment in order to preserve our green spaces in Guiseley. I hope that I am able to rely on your support on this important issue and look forward to your considered reply

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Site Comments - Aireborough

Site reference: 1113

Housing

Silverdale Avenue (land at) , Guiseley

Name: Clive Woods

Representor No: PRS00949

Representation ID: REP07249 Question Ref: H7

1113 Silverdale Ave, Guiseley
Unsuitable: there is a shortage of allotment sites in Guiseley and this should be utilised for allotments.

Representation ID: REP02996 Question Ref: H7

We agree with the following 'red' allocations for the reasons stated: 1113 Silverdale Ave, Guiseley
Unsuitable: there is a shortage of allotment sites in Guiseley and this should be utilised for allotments.

Representation ID: REP06511 Question Ref: H7

1113 Silverdale Ave, Guiseley
Unsuitable: there is a shortage of allotment sites in Guiseley and this should be utilised for allotments.

Representation ID: REP07260 Question Ref: 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.

Representation ID: REP06519 Question Ref: G8

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.

Representation ID: REP03017 Question Ref: 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.

Representation ID: REP06519 Question Ref: G8

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.

Name: Lynne Moxon

Representor No: PRS02918

Representation ID: REP05484 Question Ref: G8

1113 Land at Silverdale Ave (allotments) Keep Red.
Keep this land as allotments. Can the landowners and the Leeds City Council come to an agreement? Lots of people, on Silverdale say they'd like an allotment here. Guiseley cannot take any more houses. There is poor access to this land i.e. Silverdale Avenue, narrow, busy road already. Coach road would have to be made up to create another access onto Park road. 71 houses would contain many children. Guiseley's schools are already full to capacity and are undergoing change to take in more children from sites on Netherfield road and Back Lane. It's already difficult to get an appointment at the doctors without waiting 10-14 days. The trains are full am & pm rush hours and will get worse with new stations at Apperley Bridge and Kirkstall.

Representation ID: REP05484 Question Ref: G8

1113 Land at Silverdale Ave (allotments) Keep Red.
Keep this land as allotments. Can the landowners and the Leeds City Council come to an agreement? Lots of people, on Silverdale say they'd like an allotment here. Guiseley cannot take any more houses. There is poor access to this land i.e. Silverdale Avenue, narrow, busy road already. Coach road would have to be made up to create another access onto Park road. 71 houses would contain many children. Guiseley's schools are already full to capacity and are undergoing change to take in more children from sites on Netherfield road and Back Lane. It's already difficult to get an appointment at the doctors without waiting 10-14 days. The trains are full am & pm rush hours and will get worse with new stations at Apperley Bridge and Kirkstall.

Name: Andrew Firth

Representor No: PRS03091

Representation ID: REP01731 Question Ref: G8

Release the land for housing as it is derelict and unsightly, with a risk of attracting rats. Furthermore, it seems ironic to consider housing for the Cross Green allotments in Otley, which are fully used, but not for an unused area.

Site Comments - Aireborough

Site reference: 1113

Housing

Silverdale Avenue (land at) , Guiseley

Name: Julia Pickard

Representor No: PRS03179

Representation ID: REP01774 Question Ref: G8

They should be retained as allotments and brought back into use as the need to grow as much home grown produce as possible will increase in the future. Allotments are also a good resource for wildlife.

Name: John Stephen Howarth

Representor No: PRS03199

Representation ID: REP00365 Question Ref: G8

because of the shortage in available allotments this land should be made available to new allotment tenants

Name: Matthew Birkenshaw

Representor No: PRS03200

Representation ID: REP00415 Question Ref: G8

I can't believe you have vacant allotment sites. I have been crying out for one. No protect allotments and promote more of your green areas. Encourage them to more families and make more available so kinds know how food is grown!

Name: Helen Thornton

Representor No: PRS03321

Representation ID: REP00402 Question Ref: G8

If they are released for housing the traffic issues will be severe on this estate. They could provide valuable green corridor for wildlife.

Name: K Easton

Representor No: PRS03332

Representation ID: REP01783 Question Ref: G8

The future of this site should be determined by Silverdale residents who are most likely to make use of it. Its use should be considered in conjunction with the determination of sites 1311,1180,2163, which are in part amber listed for housing; it may be that Silverdale residents would prefer to lose the allotments if by doing so they were able to retain the valued 'rural' access to Esholt Woods which would otherwise be threatened by development on the listed sites.

Name: Alison Gilliland

Representor No: PRS03411

Representation ID: REP00959 Question Ref: H3

63 - Cragg Wood sifted out, seems incomprehensible as would appear to be ripe for development with minimal impact.1113 - Ploss of allotments needs to be considered in preference to loss of natural greenspace, particularly those causing sprawl on greenbelt areas.

Name: Ione Barton

Representor No: PRS03495

Representation ID: REP01787 Question Ref: G8

The allotments serve as a break between housing, preventing houses and areas becoming too heavily populated, which would cause an unmanageable increase in traffic. Furthermore, they are already a green space, so retaining them as this is easier and more economically viable.

Name: Louise Chapman

Representor No: PRS03553

Representation ID: REP01805 Question Ref: G8

Too much traffic in Guiseley now!

Site Comments - Aireborough

Site reference: 1113

Housing

Silverdale Avenue (land at) , Guiseley

Name: Michael Leach

Representor No: PRS03566

Representation ID: REP01749 Question Ref: G8

Guiseley already over developed and A65 unable to accommodate any more traffic

Name: Alec Denton

Representor No: PRS03611

Representation ID: REP00963 Question Ref: H7

1113 (Allotment Greenspace 1835 & 1345) The coding should remain Red and the land designation as Allotments should be made statutory. The neglected part of these Sites was in allotments use for about 100 years, until acquired by developers and deliberately left derelict. This is offensive, Guiseley was significantly short of its statutory allotment requirement in 2008 and is now even more so. Our Councillors wish this land to be returned to productive allotment use for the community and I fully support this aim

Representation ID: REP01754 Question Ref: G8

Guiseley is short of its statutory allotment requirements and the part of this land held speculatively by non-local developers should be returned to its former use as allotments. It has been deliberately and offensively left derelict for many years in the hope of gaining permission to build, but part of the land is still owned and used by private citizens who have rejected numerous offers from developers over the years and there is a Covenant on this originally Church land preventing the erection of more than one house per plot, giving an acceptable low density, but completely unsuitable for national builders. There is no way the designation should be changed from Allotments and the developers should be recommended to sell their plots to the Council.

Name: Holly Lister

Representor No: PRS03659

Representation ID: REP01815 Question Ref: G8

Why are these allotments unused I would love one and I'm sure plenty of others would too

Name: Sue Smith

Representor No: PRS03718

Representation ID: REP01816 Question Ref: G8

I cannot believe that there is no call for allotments in this area. Maybe its because there is no investment in them ie have been allowed to become overgrown and now there is no budget to clear them. Little London allotments have a waiting list of over five years!

Name: Paul Hudson

Representor No: PRS04080

Representation ID: REP00655 Question Ref: H7

1113 - we need to keep space for allotments and should be promoting them as a greener way of living.

Site Comments - Aireborough

Site reference: 1113

Housing

Silverdale Avenue (land at) , Guiseley

Name: Philip Walton

Representor No: PRS04194

Representation ID: REP06710 Question Ref: H7

Site Ref: 1113

And finally, I am amazed at the council's decision to protect the status of Coach Road allotments (1113), whilst proposing to allow planning on green belt land. These "allotments" are simply parcels of private land which might have been true allotments in the past. It is not possible for anyone to rent one of these allotments and grow produce on it. Very few are used for growing. Most are just a place to keep a shed, and maybe a few hens. The area is an overgrown eyesore.

I'm sure that these planning proposals have generated other mail for your inbox, so I won't bore you further. Please do what you can to protect our Green Belt, and preserve the character of Aireborough.

Representation ID: REP06728 Question Ref: G8

Site Ref: 1113 (housing)/1345 (greenspace)

And finally, I am amazed at the council's decision to protect the status of Coach Road allotments (1113), whilst proposing to allow planning on green belt land. These "allotments" are simply parcels of private land which might have been true allotments in the past. It is not possible for anyone to rent one of these allotments and grow produce on it. Very few are used for growing. Most are just a place to keep a shed, and maybe a few hens. The area is an overgrown eyesore.

Name: Mary Sowerby

Representor No: PRS04455

Representation ID: REP01791 Question Ref: G8

Silverdale is now an enormous site and sadly lacking in any recreational land for the residents. To restore the land to viable parkland would be beneficial not only to the immediate area, but also to all residents.

Name: Helen Sutcliffe

Representor No: PRS04480

Representation ID: REP01733 Question Ref: G8

The above does not relate to my disagreement

Name: Jennifer Kirkby

Representor No: PRS05105

Representation ID: REP05810 Question Ref: H7

1113 Silverdale Allotments - Red

Agree with the red status for this as housing for the time being: discussion is needed over allotment vs amenity use as part of the overall plan. There is disagreement in the community and a strong need for more allotments, given the small (if any) gardens of new housing Suggested Allotments or amenity

Name: Colin, Ryk, Sandy Campbell, Downes, Lay

Representor No: PRS05148

Representation ID: REP07315 Question Ref: G5

Strongly disagree with the documents use of the words "Surplus". It is said there are surplus allotments in the area but with several hundred names on waiting lists this cannot be so. Surplus in the LDF context seems to mean more than other areas so policy should to increase all rather than only in certain areas. We would like to make the following comments.

Site Comments - Aireborough

Site reference: 1113

Housing

Silverdale Avenue (land at) , Guiseley

Name: Peter Darfield

Representor No: PRS05238

Representation ID: REP05831 Question Ref: H7

I have obtained a copy of both volumes of the Plan and wish to object strongly to the inclusion of any further proposed housing on the Silverdale Estate in Guiseley.

Although I live at 85 Coach Road, I am not a "nimby" and appreciate the need to provide land for housing in the Leeds area and in Aireborough. I see that sites 1113, 1311B, 1180B and 2163B on your plan 1.3 are not considered suitable for housing. In particular site 1311B retains water during wet periods. It is a fairly steeply sloping site and water from the higher ground collects on it at various times of year when wet. I also suspect there may be underground springs in that field.

The Plan suggests that sites 1311A, 1180A and 2163A have potential housing use but have issues. The summary reasoning on the Plan indicates all are currently Green Belt sites and could collectively be appropriate for housing. These sites too are currently classified as Green Belt. As I understand the recent statement by the Housing Minister Nick Boles - housing in the Green Belt is not to be allowed unless there are exceptional circumstances. No such circumstances are stated anywhere in the documents or Plan.

It is stated that site 2163A has a road frontage. Unless I am reading the Plan incorrectly, that frontage is to either an unmade section of Coach Road or to the made section of Coach Road which leads to Silverdale Drive - which is the only access into and egress from the Silverdale Estate. Even with the present housing on the Silverdale Estate, Silverdale Avenue and Park Road (onto which Silverdale Avenue leads) is overloaded. At certain times of the day you can be waiting up to 10 minutes to turn right from Silverdale Avenue onto Park Road and Silverdale Avenue itself is quite narrow. Cars are parked on both sides of it and it is not wide enough for three cars. Often when cars are queueing to leave Silverdale Avenue, access for cars wanting to enter it is prevented as there is insufficient room for them to pass each other. Unless someone on Park Road gives way, gridlock ensues. If highways consider this can be resolved by preventing parking on Silverdale Avenue that will not work. Many of the houses on there have no off street parking facility and the cars will have to be parked somewhere. Quite simply the roads on the Silverdale Estate would not be able to cope safely with any increase in traffic movements.

The infrastructure in Aireborough struggles to cope with current demand. There has been recent protest about the enlargement of certain Primary Schools. If additional housing proceeds, there will be greater demand for Primary and eventually Secondary school places. Even now you may have to wait for 4 weeks to get an appointment with your Doctor and both my wife and I have had to seek private dental care in view of the lack of NHS facilities. Additional housing will increase the burden even more of the already overstretched facilities.

The inclusion of sites 1311A and 2163A also appears contrary to the aims of preventing Urban Sprawl. Between those sites are the three sites (1311B, 1180B and 2163B) which are considered unsuitable for housing. Those last three sites are quite small. If the first three sites I have mentioned are allocated for housing, the buffer between Leeds and Bradford Authorities will be miniscule and comprise just those three small fields. If Bradford Council decided to allocate the land immediately adjoining the Leeds boundary for housing Urban Sprawl would be almost certain as the differential between Leeds and Bradford would be so small as to be indistinguishable. I hope you find these comments useful.

Name: Penny Mares

Representor No: PRS05717

Representation ID: REP06795 Question Ref: G8

We support the LCC view that this should be retained as greenspace and not released for housing.

Name: L. A. Denton

Representor No: PRS06043

Representation ID: REP06882 Question Ref: H7

Dear Sirs,

Having read through the Site Allocations Plan for Aireborough, I would like to make the following observations.

1. Site 1113, the allotments, some of the allotments are still in regular use, and my understanding is that there is an existing covenant limiting development to one house per allotment.

13.3 Consultation 2015

Apparently because of complaints by a multitude of individuals and Aireborough Neighbourhood Development Forum (ANDF) Aireborough is to have a dedicated

Consultation event so that all issues are given the time and proper consideration that Aireborough residents are concerned about. Many letters and emails have been sent to LCC Planning over recent years and the selection following, are just some of the recent issues brought by residents and which will be sent to form part of the Latest Consultation.

Joanne Roberts Banksfield Rise, Yeadon

Dear Sir/Madam. I am writing with my very strong concerns about the over-development that has taken place and is intended to take place in Aireborough resulting in the loss of greenspace/greenbelt and it's effect on the population and environment. I can give many occasions where I have visited the Westside Retail Park and Guiseley Retail Park (which are both situated off the main A65 road) and have stuck in the car park queuing to exit and merge onto the road. On the 19th of July for instance I could not exit the car park from the Westside Retail Park for well over 2 hours because of the volume of traffic on the A65 blocking cars that wishing to vacate from the car park. The car park was gridlocked, as even though there are traffic lights as you come onto the A65 the volume of traffic on the main road did not allow for the cars to come through the lights quick enough even when on green. This situation also happened in December 2014 when we were stuck in the car park at the same retail park with small children for a couple of hours also. This situation also occurs very frequently at the Guiseley Retail Park where you have to allow extra time to vacate the car park because of the backlog if you are running to a time schedule. I would like to bring to your attention also the problem of vacating the car park from Morrisons supermarket on Park Road where especially at peak times the A65 and Park Road are so congested that it is again a problem. The common cause with these problems is the overdevelopment in the area which has a major impact on the environment with regards to transport and the road and rail facilities in the area. I am aware that there are plans to develop the Coach Road allotment site on Coach Road in Guiseley alongside other areas highlighted for development. This will exacerbate the transport problem and in the case of the allotments decimate one of the last green/natural spaces in Guiseley, affect the flora and fauna of the area. All this planned development has an effect on the physical and mental wellbeing of the population and I would urge you to re-consider your planned development proposals in the light of massively strong opposition.

J .Rinder. Silverdale Crescent Guiseley

As a Silverdale Crescent resident whose garden backs onto the Silverdale Allotment site I strongly oppose any housing development on this greenspace. The retention of this green space is of great concern and I would welcome it to be put to good use once again as allotments. A letter from Leeds City Council Development Department dated 25 July 2007 confirms that the allotments are protected under policy N1A of the Leeds UDP Review (adopted in July 2006) and that any proposed development other than allotment use or alternative green space would be resisted. Therefore as there are hundreds of names on the allotment waiting list, why haven't these plots been made available? Of recent years the green space has greatly diminished in the immediate area and indeed in Guiseley as a whole due to the increased housing development much of which has utilised greenfield sites. Brown field sites should be built on first before destroying these diminishing greenfield and green spaces. Infrastructure improvements have been lacking, side roads are a danger to pedestrians due to on-street car parking on pavements. The high density of the proposed housing development would cause more air pollution and the tranquillity of the area would deteriorate.

Mr and Mrs R Barnard,. Bransdale Avenue, Guiseley.

We are writing as nearby residents of the Guiseley Coach Road fields and we would like our objection to the development on this site to be recorded. This is green belt land and a special landscape area as designated by Leeds City Council and as such is used by many local people for exercise and recreation with their families. It provides a much needed wildlife corridor, in amongst the urban sprawl from Leeds, to connect animal communities with the wider countryside. This area supports many mature trees and populations of birds as well as traditional Yorkshire dry stone walls. The infrastructure in our area cannot service the level of traffic that is present at the moment with Silverdale Avenue being the main access point. This area is often congested and

causes traffic to back up onto the B6153, with the problem exacerbated by traffic turning in and out of Morrisons. Once on Silverdale Avenue there are cars parked on both sides requiring the traffic to negotiate through them as if on a single lane road, thus increasing the chance of collision. This situation also poses considerable risk to pedestrians as cars are parked on pavements. It also hampers the view of drivers to see people crossing the road; many of these pedestrians are school children as this is a major route for Guiseley School. If the volume of residences that are proposed are built then many more amenities would need to be put in place. Schools and GP surgeries would be needed, and with them staff, and therefore more traffic. As there is little room in the Guiseley area for businesses to locate, employment would need to be searched elsewhere therefore these new residents would need to commute, this again would increase traffic and overwhelm the Guiseley train line to Leeds. We believe that new houses are needed for young people but that they should be built on brownfield sites, of which there are many in Leeds: revitalising areas that are derelict with poor soil quality and little wildlife. These are the intentions that have been laid out by our government. It seems that these developments have more to do with generating high income for property investors who will benefit from high house prices and the cheaper costs of building on green sites rather than actually meeting the housing needs of the future generation.

Gary Barker. Silverdale Crescent, Guiseley By email

I am appalled at the suggestion that developers and Leeds City Council are considering building on the allotments adjacent to Silverdale Avenue Guiseley. My objections to this proposal are as follows.

- Additional traffic from any new housing to an already over used exit from the Silverdale estate onto Park Road. Park Road itself has traffic backing up to Bradford Road from the Guiseley gyratory.
- Water Logging-A natural stream which runs through the allotments has already been blocked by development on Silverdale Drive. The stream backs up into the allotments and subsequently spreads sideways into our gardens on Silverdale Crescent. I feel any further development would cause more drainage problems.
- The natural wildlife habitat will also be destroyed with any building works and the old Coach Road will also be affected.
- The people that use the allotment at present have used this facility for many years and will have to find alternatives.
- The Silverdale estate is a quiet back water of Guiseley and a safe environment to bring children up. The effect building a few hundred houses on this site would destroy this environment and that is before we move onto the problems with schools and the additional children who will have to be educated in the area.
- The pressure that the local health services will incur, a service already under pressure from previous developments.

I am extremely concerned with these plans and will remonstrate with Leeds City Council should this move any further forward.

Miss J Field, Guiseley

I have recently heard Coach Road/Silverdale Allotments be referred to by the Council as "A waste site". I can almost understand the naivety of that claim, usually made by people who have no real idea of the value of this land to the local community and wildlife. For the people who do not live in this area and have very little to do with it, it seem almost unimportant. For the people who have been touched by this simple piece of green space it is a very different story. Yes this land is privately owned, and yes a majority of the owners and indeed developers see little more than hard cash, which could explain why these plots have been sat on for many years. Allowed to be overgrown and refusals made to members of the public, who

would have dearly loved to have used these plots as allotments just as Jonathan Peate a well-respected local businessman, and may I add a blue plaque holder in Guiseley Nunroyd Park, originally intended them to be used. I do not blame the allotment holders for thinking this way, at the end of the day they are entitled to think what they wish. BUT at what cost to the rest of the community? This is a seriously volatile subject for many people. The effects on the residents of the Silverdale estate alone are far greater than the council is prepared to admit. These are the people who cannot bury their heads in the sand and ignore the massive impact to their everyday lives. On this site alone the proposal is for thirty two houses to be built on half of the allotments. That in effect is between seventy to one hundred cars, maybe more, that will help to congest Silverdale Road and surrounding roads on A DAILY basis. Along with the proposals for the Coach Road fields this is a preposterous idea to say the least. Try to visualise this beautiful green belt and green space area swamped in bricks and concrete. Unless you have taken a true look at this area you would find the horror felt by many, hard to envisage .I do realise that as privately owned land the council may feel that it's hands are tied as to what could be done here. Some owners will steadfastly refuse to allow anything to be done with their land, but this works hand in hand with the natural progression of what is truly a wildlife oasis on the allotment area. We have many visits from a wide variety of birds (kestrels, curlew and barn owls to name a tiny few) frogs and toads use the area as a safe hideaway, the common hedgehog nest here (which can only assist the vastly decreasing number of this species) Foxes visit and breed their young, some have even seen deer at the top of the site. Not to mention pipistrelle bats, this doesn't even touch the wider aspects including the differing flora and fauna. Over time we have lost many of the factory and mills that formed the community of Guiseley, Peates Mill is now a retail park, so is the old Shires site. Silvercross,, Crompton Parkinsons , Springhead Mills, the dye works on Church Street. The Drop Inn public house and now the site of the dairy are all new housing of one sort or another. The full time jobs that gave many a Guiseley resident a salary are no more. The part time and sometimes) hour contracts that have replaced these industries in the aforementioned retail parks are nowhere near enough to support a single person let alone families. This again has a knock on effect to the commuting that Guiseley is literally groaning under. The retail parks themselves ironically have the same effect Only in April this year Oxford Road was closed for two weeks to replace the collapsed water/sewerage pipes beneath the ground. As well constructed and hardy as they were, they too were not made to support the overcrowded infrastructure that Guiseley has become. This once quite town is suffering beneath the surface as well as on top .Original residents of Guiseley are forced to watch as their children move away unable to afford to reside in the area due to the house prices, commuters and affluent retirees have taken their place. A fifteen thousand pound annual salary will only afford a fifty five thousand pound mortgage; this I very much doubt will be enough to secure an "affordable home" in this area .I do not accept that there are exceptional circumstances to warrant any more building in this area and I like many others do not accept that taking away what beautiful green space and green belt we have left for profit hungry developers to destroy is the way forward. You know as well as the rest of us that there are other options for the council to take, this may affect profit, but it is the way forward. Don't close your ears to the many, simply to line the pockets of the few.

Terry Mitchell Silverdale Drive. By email

I dread to imagine what the outcome would be if the council get their hands on the allotment to build houses, the impact will have a big effect on the people of the Silverdale estate not to mention all the people over the years who have dedicated their efforts into bringing nothing but good to the allotment. I am a resident of Silverdale I object with passion for any more houses to be built in or around the Silverdale estate. One road into the estate, the same road out of the estate. If the council do go ahead with this barmy idea it is lacking good sense, very foolish who are without doubt an uncaring council for the very people it represents. NO, NO, NO to any more houses on the Silverdale estate and NO, NO, NO to houses on the allotment.

LA Denton Silverdale Avenue

Possible Development of Allotments Off Coach Road Guiseley As a long term resident of Silverdale Avenue and Guiseley, I am dismayed at the present level of development and traffic already existing or under construction in the area. The Silverdale Estate has only one made up entrance or exit to Park Road. This access via Silverdale Avenue is narrow and difficult to negotiate with ordinary cars let alone wagons or delivery vans. The older part of Silverdale Avenue was not designed with cars in mind, and parked vehicles pose a problem to access or egress at all times. When road works on other roads in Guiseley are being undertaken the traffic then thrown onto Park Road makes egress from Silverdale Avenue a real headache, as at present. For the above reasons alone I think it would not be in the best interest to allow any further housing development in the Coach Road area .If an answer to the traffic flow problems could be found, an alternative access and egress to the Silverdale Estate provided, further development would still be placing a further burden on a strained local area, and local schools already having to be extended could well find themselves unable to accept further pupils. The allotment land under consideration has been allotments until the present absent owners, and as such was classed as recreation land. In an area crying out for more open park space one would have thought unused recreation land would be a sensible solution. Also to the best of my knowledge any building on the allotments is still subject to covenant stating only one house to an allotment .Overall I feel that until some of the present problems are addressed satisfactorily any further development would only lead to further and more serious alienation of the local population.

Mrs PG Thorton, Dr. MJ Thornton Silverdale Avenue, Guiseley

I am a resident on the Silverdale estate in Guiseley and am very alarmed at the prospect of even more housing being built on our shrinking green spaces, in this case the allotments on Silverdale/Coach Road. Access to the Silverdales has always been very inadequate and if more houses are built in the area the making up of Coach Road will not be sufficient to stop it becoming dangerous with very few jobs in this area any more, people who live in the surrounding districts and work in Leeds or Bradford have to come through Guiseley so with each new housing development the roads become more log jammed. Building houses further and further out of towns does nothing to solve the problem of affordable housing. Brown field sites nearer to the places of work would be more suitable, but the council seems to be determined to rubber stamp planning permission for green field sites purely for the financial gain it affords. People need green spaces as well as housing, and allotments are a lifeline for many, to say nothing of the wild life which will disappear if these places are destroyed. I urge the council to consider the detrimental impact even more housing in this congested area will have on our communities. We are now at saturation point.

14) SUMMARY

In order for the allotments site to remain “sustainable” if a decision is made, disregarding residents’ concerns and wishes, at least 3 obstacles MUST be overcome to avoid increasing present day on-going problems, if development is to be allowed on even part of the allotment site.

1. Sewerage drainage, historically this drainage has been a problem for a number of years. The acceptable situation at the moment is only just coping but any increase in housing will cause a major problem which will have to be addressed

2. Surface water drainage, flooding occurs to a regular annual time table on the allotments which in turn spills out onto Silverdale Avenue, this problem must be resolved with a correct drainage management system
3. Accessibility to the present and existing Silverdale estate and the proposed increase in housing (if approved) to the estate is not and will not be sufficient. It is evident that accessibility to the whole of the Silverdale estate requires a more efficient and workable access road system before more houses can be even be built, if at all!

Other Problems/Reasons not to develop site 1113

- The land borders a Conservation area and it should be protected as green space in order to enhance and provide a defence to the Conservation area
- Neither local road networks nor the local infrastructure can manage with an increase of population. Existing facilities are already being stretched beyond reasonable limits and all roads, major and smaller residential roads are now gridlocked for at least part of the day.
- The land should be returned to workable allotment use to satisfy the unfulfilled requirement of residents allotment needs.
- The results of the 2 previous “Public Opinions through Consultation” should have full impact and consideration together with this 3rd Consultation, held with-in a period of 8 years. Both previous Consultations have steadfastly repeated an opposition to more development in Guiseley and in particular on Coach Road Allotments. The resident’s views both historically and now, in the latest consultation, should play an important part in the future of Guiseley, and not ignored, otherwise what point is there in asking for public opinion?
- The site was originally colour coded as “not suitable for development” but was changed to “possible.” This was not decided with the correct, public consultation, nor was the public given an opportunity to state their opposition in a democratic way. Therefore this is not compliant with an accurate or correct Statement of Community Involvement.
- LCC has failed to conduct a full and accurate assessment of green space in Aireborough, the differences in scores of the Sustainability Appraisals clearly show residents views and local knowledge has not been sought and has been catastrophically bypassed or ignored.

REFERENCE DOCUMENTS

This list is an initial list that comes to mind, there are many more documents that can be found through the internet and on LCC web site.

- ❖ Case to support the protection of the green Belt Status of Rawdon Billing and Associated Land
- ❖ Guiseley Consultation and Summary Documents
- ❖ Preliminary submission-Silverdale Avenue/Coach Road Allotments-May 2015
- ❖ Correspondance from Leeds City Council and Planning Department.
- ❖ Case to Support the Conservation of the Coach Road fields-Guiseley
- ❖ ANF Development Plan-Vision Themes. May 2013
- ❖ Aireborough Housing Market Characteristics
- ❖ Draft Report for DPP-Site Allocation Plan Proposals 13-01-15
- ❖ Transport Study by MET commissioned by WARD Dec 2011 NOTE! Care must be exercised when using facts from this document, obtain approval before quoting from it.