

**Your Name**

**Your Address including Postcode**

**Email Address**

**Date**

**To:**

**Leeds City Council**

**Planning Policy Team**

**Leeds Local Plan Consultation,**

**Policy and Plans Group,**

**Merrion House, 9th Floor East,**

**110 Merrion Centre,**

**Leeds LS2 8BB**

**Subject: : Objection to Proposed Housing Development Sites in Gildersome – Leeds Local Plan Consultation (2024–2042)**

Dear Planning Policy Team

I am writing in response to the Leeds Local Plan Consultation (2024-2042), currently at the “Issues and Options” stage. I wish to formally object to the proposed allocation of several sites around Gildersome for new housing development.

My objections are based on the following key concerns:

**1. Loss of Green Belt Land**

Several of the identified sites fall within the designated Green Belt. Developing these areas contradicts the purpose of designating these as Green Belt land and contradicts national and local planning policies aimed at protecting the countryside from urban sprawl and preserving the character of rural communities.

Gildersome is a community with a strong community spirit and this is as a direct result of its location, demographic make-up and the green countryside surrounding it.

**2. Over Intensification of the Area**

The proposed developments would significantly increase the density of housing in the area, placing unsustainable pressure on local infrastructure, including roads, schools, healthcare, and public transport.

**3. Unreasonable Expansion of the Village**

The scale of proposed development would significantly and dramatically alter the character and identity of Gildersome, transforming it from a small suburban community to a significantly larger sprawl of development.

#### **4. Loss Of Valuable Green Space**

The green spaces identified for development are not only visually important but also serve as vital habitats for wildlife, recreational areas for residents, and natural buffers against climate change impacts. There are significant areas of wildlife habitat which are affected by a number of these developments and inevitably these habitats will be lost completely with such development resulting in the loss of our natural heritage.

I would like to make specific comment on a number of the sites as follows:

##### **LPS00747 Land North of Bradford Road, Gildersome**

Site Area: 15.85ha

Estimated Draft Housing Capacity: 357

Current status: Greenbelt

The development of all of the above 3 sites would remove any open space between Drighlington and Gildersome and increase an urban sprawl.

The air quality is not good at present due to the proximity of the M62, M621, Drighlington ByPass and Gelderd Road. The development of these site with the subsequent increase of vehicle would have an impact on this.

It's greenfield land which meets the Brownhills. It's a rural area where people walk and take in fresh air and enjoy nature.

Part of the land was/is agricultural so should have a negative score.

Part of the land is woodland and provides a natural wildlife habitat and biodiversity. Deer, foxes, buzzards (protected under UK law), red kite, bats etc. have been seen living / occupying this area. This should have a negative score.

The building works would destroy the character of the landscape which have been enjoyed by residents for decades. This should have a negative score.

The rural area is a carbon sink. The building plans and additional traffic would reduce the air quality in the village. This should have a negative score.

Houses developed on that land would contribute towards further traffic congestion on an already very congested street lane. There is no physical room to widen or reconfigure street lane or any roads through Gildersome to mitigate this.

Additional people would impact the already oversubscribed schools, GP surgery and other services not to mention additional policing and community healthcare support that would be needed.

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##### **LPS00744 Land at Gilead House Farm, Gelderd Road, Gildersome**

Although this site has been considered in the past for housing development, it is clearly unsuitable being a steeply sloping site and is unlikely to achieve the estimated draft housing capacity of 237.

The site is located next to a busy road which has a high accident rate due to the slope of the road and the natural bends at the top and bottom adjacent to this site. Access and egress from

the current usage of the site which is very low in comparison with what is proposed is already difficult with the current highway access. The further intensification of the site will have a significant risk to traffic users even with major road alterations. Congestion is already a problem at peak times and there are air quality and noise impacts too.

Also, the provision of such a large number of houses on a Green Belt site will have a significant effect on drainage. The bottom of Gelderd Road to the north of the site frequently becomes completely flooded and impassable for vehicles.

There are hedges and trees which surround the site and support an abundance of wildlife including bats. In addition a number of local walking routes pass through this site, which add to the amenity for the local village.

On the site around the site around the farm buildings there are three groups of Tree Preservation Orders. There is a formal orchard on the site. So, with the trees and the TPOs the scoring for LCC scoring for 'Ancient Woodland' appears to be incorrect.

There is historic interest at the site of a Quaker School mentioned on the 1782 and 1820 maps.

The lower field is a site of contamination due to 4000 slaughtered pigs being buried in lime following the foot and mouth epidemic. This will significantly affect the contaminated land score.

Gelderd Road Colliery was on this site and there will be old pit workings and heads, creating instable conditions.

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#### **LPS00440 Rooms Farm Gelderd Road Gildersome Morley**

This site is located opposite the waste recycling depot on the lower bend of Gelderd Road. The estimated draft housing capacity is 364. With the slope of the site achievement of this number of residential properties could be challenging.

The site is currently designated Green Belt and remarkably has been identified for either housing or industrial. This is not follow any sort of logic.

The intensification of the site will have a significant risk to traffic users on what is currently a very busy road which regularly suffers from road traffic accidents

The provision of such a large number of houses on a Green Belt site will have a significant effect on drainage. There are often times when the bottom of Gelderd Road to the north of the site has become completely flooded and impassable for vehicles.

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#### **LPS00783 Land at Gelderd Road and Asquith Avenue, Gildersome**

This is a prominent site on the corner of two busy roads. Clearly there will be intensification of traffic in this locality particularly with the estimated draft housing capacity of 263.

The land is currently Green Belt and is agricultural land. It provides a sloping site which incorporates significant areas of woodland which provides both a wildlife habitat and also amenity space for local residents. Dean Woods is an Ancient Woodland with clubbed oaks marked on a map 1852.

Gildersome Colliery extended onto this site.

It is very prominent and any housing development on this would be very visible and impact upon the overall view of the area.

Being located in a prominent position, the existing drainage which is provided naturally by the field will be significantly disrupted by a housing development and cause significant issues away from the site including the M621 motorway.

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#### **LPS00303 Land North of Highfield Drive/ Harthill, Gildersome**

This site area is at the top of the hill and therefore in a very prominent position with an estimated draft housing capacity of 126.

The land is currently Green Belt. It was previously part of Highfield Farm and is an ancient paddock. It has been good agricultural land and is currently used by Cricket Hill Equestrian for the breeding, feeding, and training of horses.

The site itself would be very prominent at the top of a hill. It would be significantly detrimental to surrounding properties together with creating significant spread of the village. Due to the topography of the site, existing houses at the top of the site have all, at some time been affected by minor subsidence.

Access to it is either via Hawthorne Close, Highfield Drive or Highfield Gardens. All of which are narrow residential roads and leading out on to Branch End. This is already a congested location. All the roads leading to the site are tight, with cars having to park on narrow pavements. There is no scope for widening these roads due to the short front gardens.

The trees on this site have many different species of birds, and are home to bats, hares and foxes.

A past mining history has left 'day holes' on the site.

It would appear that the site scores allocated to this site should be re-assessed.

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#### **LPS00710 Leeds Valve Co Ltd, 23 - 25 Town End, Gildersome, Morley**

This site is currently occupied by thriving businesses which have been in occupation for quite some time. The residential businesses have developed around this over quite a number of years and this works very well within the village. It is considered to be unviable to remove these businesses in order to gain such a small number of 9no. residential properties. Using local knowledge this site is considered to be unviable.

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Other sites for consideration and comment as necessary:

#### **LPS00037 Former Ambulance Station, Wakefield Road, Gildersome, Morley**

It makes sense that this site is used for residential properties. It borders residential areas and is considered to be a brownfield site which will enhance the area if developed for housing.

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#### **LPS00536 Land North of 5 Bradford Road, Gildersome**

Estimated Draft Housing Capacity: 32

Current status: Greenbelt

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**LPS00898 Land at and North of 11, 11a, 17, 23, and 25 Bradford Road, Gildersome**

Estimated Draft Housing Capacity: 97

Current status: Greenbelt

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**LPS00508 Land to the North West of 123 Wakefield Rd, Drighlington**

Site Area: 23.01ha

Estimated Draft Housing Capacity: 518

Current status: Greenbelt

This site is just outside the Gildersome Parish Council boundary, although clearly any major housing development will impact on the village. This is a large area known locally as Brown Hills which infills current farmland to the west side of the village. It would effectively link the villages of Gildersome and Drighlington.

There would be significant impacts upon Gildersome with intensification, significant effects upon the local infrastructure, along with loss of amenity as this is regularly used for walking and horse riding activities. This loss of important green space not only for locals but also for wildlife habitat would be very significant.

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I would be grateful if the council reconsiders the inclusion of these sites in the Local Plan and to explore more suitable alternatives, including brownfield redevelopment and urban infill, which would better align with the principles of sustainable development.

Thank you for considering my views and I would appreciate confirmation of receipt of this representation.

Yours faithfully

*(Your full name)*