



Oakwood Drive - a main access in to Greenhill site?

Dear Resident,

Despite appearing to be quiet over the summer months the Developers have been forging ahead with their plans to develop the Greenhill site and Oakwood Drive could now become not only a major access to the site but could also be used for construction traffic.

In July 2010, the Council 'offered' the Developers an access route through Oakwood. This flies completely in the face of the Inspector's Report from the Public Enquiry of 2003 where 6.202 stated "there are severe inadequacies in the road pattern east of the land, but there is no need for the land to have vehicular access from this direction. Roads north of the site are also poor." Oakwood Drive and the junctions on to Lady Lane and Park Road are completely unsuited to this additional burden.

At the Public Enquiry, Atkins Transport Planning, acting on behalf of the Council, stated in evidence (4.32) "In light of the substandard nature of many of the junctions close to the site, it is generally agreed between the Council and Sanderson Associates [Highways consultants engaged by Redrow Homes] that no motorised traffic will use any of the potential access roads on the eastern side of the site namely Oakwood Drive and Beck Lane (via Fairfax Road)."

GAG Traffic Survey

Earlier this year GAG conducted a traffic survey, recording all vehicles crossing Micklethwaite Bridge during a 27 day period, and proved that the traffic volumes reported in the Developers' traffic assessment hopelessly underestimated the real traffic volumes around Greenhill. The traffic was almost three times the Developers' assessment.

In response to GAG's survey the Developers have recently paid the Council to conduct a follow-up survey using traffic monitoring strips placed across the road in two locations - one on

Micklethwaite Lane just above the bridge; and the second on Lady Lane, but above the junction with Oakwood Drive (see picture below), therefore not recording data of any traffic movements from Oakwood Drive down to the junction with Park Road.



A view up Lady Lane showing the position (in red) that the monitoring strips were laid - ie. above the junction with Oakwood Drive.

In addition, the period the monitoring strips were in place included a period of school half term when traffic volumes are reduced in any case! Despite protestations from GAG, the Council appear to be continuing to use this data.

Boat Club Meeting

GAG has been advised by the Airedale Boat Club (which has its clubhouse and leased moorings adjacent to the proposed development site) of a meeting that it had with the Developers on 5th November 2010. The Boat Club has kindly provided GAG with a copy of a letter sent to all of its members, summarising the items discussed at this meeting.

Significantly, the Developers informed representatives from the Boat Club that:

"... in the event of planning approval, work was unlikely to start before Autumn 2011, and that it would in all likelihood commence at the north east end of the site - adjoining Oakwood Drive..."

This statement clearly indicates that the Developers now intend to begin building at the top of the Greenhill site and address the bridge issues at a much later date. **To facilitate this plan, access will obviously be required through Oakwood Drive.**

Stop the development - act now!

We have to stop this - if planning permission is granted there will be no further right of appeal. Thus far, Oakwood hasn't appeared to be directly affected by this application and this may explain why many Oakwood residents haven't involved themselves with objections or fund raising efforts. However, everything has now changed - if we don't stop it here we will all suffer the consequences.

Therefore, all residents of the Oakwood area are invited to attend a meeting for the opportunity to discuss this latest position and to help co-ordinate plans for the action which can be taken. Representatives from GAG will also be in attendance.

Special GAG Meeting

Date: **Tuesday 23rd November**
Time: **7:30pm start**
Venue: **St Aidan's Church Hall,
Canal Road, Crossflatts**

Your continued support in this campaign is much needed and appreciated - please join us.

Mick Meares - Vice Chairman
Greenhill Action Group