

From:
To: [Site Allocations Plan](#)
Subject: PDE02494_Response to consultation - proposed change of designation Tetley Fields - Leeds Site Allocations Plan - Ref HG2-49
Date: 16 November 2015 16:53:12

Dear Sir

Re proposed change of designation Tetley Fields - Leeds Site Allocations Plan - Ref HG2-49

I oppose this proposal on the grounds that the land is part of the designated green belt.

1. NPPF criteria clearly state that green belt designation should only be lifted under exceptional circumstances.

The NPPF sets a high bar in terms of justifying alterations to Green Belt boundaries and the case for the re-designation of this site for housing development has not been justified in planning terms

2. This site is an important open space in this area of the city, restricting urban sprawl and safeguarding an important gap in the built up area as part of the wider Meanwood Valley. The site forms part of a wider network of greenspace in this part of the city which would be harmed by its development for housing, including through impact and encroachment on the adjoining Meanwood Park. It cannot be considered as an infill site given its strong linkage to the wider open space network.

3. The site is also in a Conservation Area, an Urban Green Corridor and has recognised wildlife value. These designations are intended to give the site maximum protection from development and properly reflect the importance of the site in the local area and its relationship to a wider open space network

4. Throughout the Local Plan-making process the Council Planning Officers have consistently assessed the site to be inappropriate for housing development. In all assessments the site has been categorised as 'RED' meaning that it is considered unsuitable for housing development based on its Green Belt status and the potential for harm to the Conservation Area and green space value.

5. There is no overriding need for the site to be designated for

housing and to override Green Belt protections. There is no shortage of housing land supply in this part of the city and certainly no case that statutory Green Belt boundaries need to be changed to address housing shortage in this area of the city. The Council's own analysis of the North Leeds HMCA has confirmed this position.

This proposal is entirely inappropriate in planning terms and will be strongly resisted. The basis for the proposed change in the Green Belt boundary and allocation of the site for housing development is unsound and the proposal should be removed from the Site Allocations Plan. The Plan fails the tests of soundness in terms of consistency with National Planning Policy and lack of justification. The site should remain in Green Belt and the proposed housing allocation should be deleted from the Plan.

Kind regards

David Tonge
20 Weetwood Avenue
Leeds
LS16 5NF