

From: [Bentley, Cllr Susan](#)
To: [Site Allocations Plan](#)
Subject: PDE02504_Site Allocations Plan - site HG2-49 (3376) - Land off Weetwood Lane; site HG2-48 (3457) – Weetwood Manor; Squirrel Wood
Date: 16 November 2015 16:50:44

The Council is only asking for views about the 'soundness' of the Plans, relating to have they been positively prepared ?, Are they justified ?, Will they be Effective ?, Are they consistent with the National Planning Policy Framework ?

To meet the Government's objective of a healthy natural environment LPAs should be:

"planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure"

Dear Sir,

I object to the above sites being proposed for housing sites in the Leeds Site Allocations Plan. In the case of Weetwood Avenue the proposal fails the tests of soundness and justification as it is inconsistent with the National Planning Policy.

Site HG2-49 (3376) - Land off Weetwood Lane

This site has been designated as Green Belt, it is part of the urban green corridor in the Meanwood Valley, it sits within the Weetwood Conservation Area and has playing pitches which have Sport England protection. The site therefore has the strongest protections to retain its 'green' spaces status.

There are no exceptional circumstances or justifications to change the status of this land.

The site is a very important open green space acting as a green lung along the Meanwood Valley floor which stretches from Woodhouse to Adel. This site helps to protect Meanwood Park and has helped to prevent further urban development. There are fears that if housing is allowed on this site it would create a precedent putting the rest of the green spaces along the Meanwood Valley at risk of development with the loss of even more green spaces. It is the whole ecological environment that would be impacted on with the irreplaceable loss of flora and fauna in the area.

The importance of green open spaces to this area are emphasised in the Far Headingley, Weetwood and West Park Neighbourhood Design Statement.

The site is in the Weetwood Conservation Area and contains an historic listed building which needs to be taken into consideration. Any housing development would be harmful and change the character of the area by adding more vehicles to the area and increasing carbon emissions.

Throughout the whole Site Allocations Process this site has been classed by council planning officers as being inappropriate and unsuitable for housing development. The site owner, Leeds Rugby Limited, sent a letter to the Council on January 9th 2015,

offering the housing development receipts from this land to be used to for improvements that are required for the Headingley Stadium to bid for Test Match status. At a meeting 20th May the designation of the land was then changed as being suitable for housing. This is not a legitimate reason for changing the Green Belt status of the land as the stadium improvements are unrelated to the Weetwood Avenue site as acknowledged by the Council's own officers in the report for that meeting.

If the principle of development on this site is established then the owner's offer is pointless as that is the only basis for proposing the site to be designated for housing and changing the Green Belt status. There is no certainty that the receipts will be used for the stadium improvements given the level of funding that is required and therefore this is an unsound decision.

There is no need for any further sites to be identified for housing in this area of the city as there is a surplus of housing as evidenced in the report therefore there is no justification to remove the Green Belt status from this site.

The current capacity for the site identified 30 units on this site and if the Green Belt is retained this would not affect the soundness of the Site Allocations Plan.

This site is not justified to be allocated as suitable for housing as outlined above as it does not meet the Government's objective of a healthy natural environment which should be: *"planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure."*

Land off Weetwood Lane; site HG2-48 (3457) – Weetwood Manor

This site has been classed as amber on the Site Allocations Plan due to the difficult access problems as there is no highway adjacent to the site. This will be a major issue as permission for access to the site would be needed.

This site is basically a high mound of earth with a copse of trees growing on it and surrounded by a flatter grassed area containing several Yorkshire Water manholes which I understand need to be accessed by the company. The site is in an industrial working site used by Yorkshire Water.

The site is in the Weetwood Conservation Area and adjacent to the listed building Weetwood Manor. Its loss to the area would be detrimental to the setting of Weetwood Manor as most of the trees on the mound would be felled to make way for housing. That would have an effect on the biodiversity for the area with the subsequent loss of species and roe deer etc.

The proposed 30 units on the site are unlikely to be built due to the topography and Yorkshire Water's access needs. As there is a surplus of housing in this area of Leeds in The Plan then this site would not affect the soundness of the Site Allocations Plan.

This site is not justified to be allocated as suitable for housing as outlined above as it

does not meet the Government's objective of a healthy natural environment which should be: *"planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure."*

Squirrel Wood

I would also support including the area of land between the south-west end of Church Wood Avenue and Harrowby Road in Weetwood Ward, and known locally as Squirrel Wood, to be added to the Green Space allocations as Natural Green Space.

Best wishes,

Sue

Sue Bentley

Councillor Weetwood Ward