

**From:**  
**To:** [Site Allocations Plan](#)  
**Subject:** PDE02550\_Objection re site 3376 Ref HG2-49 (2nd attempt)  
**Date:** 16 November 2015 16:41:34

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Site 3376 – Land off Weetwood Avenue  
Proposed allocation for housing - Leeds Site Allocations Plan - Ref HG2-49  
Objection 13/11/2015

I strongly object to the proposed allocation of land off Weetwood Avenue for housing in the Leeds Site Allocations Plan.

1. The land is designated as statutory Green Belt in the current Development Plan and I do not see any exceptional circumstances that justify a change to this designation. The NPPF clearly expects Green Belt designation to be permanent in the absence of any very exceptional circumstances. The Plan therefore fails to meet the NPPF for Green Belt designation and retention.

2. The site is an important open space in this part of the city, forming part of a valuable break to the built up area around the Meanwood Valley. The zone of open green space of which it is a part would be damaged by its development for housing, including through impact and encroachment on the adjoining Meanwood Park. Thus the site has an important Green Belt function.

3. The site is in a Conservation Area, an Urban Green Corridor with recognised wildlife value and the site should have the highest protection from development under these designations. The Green Corridor of which it is a part has strategic value in providing links with the surrounding countryside and in providing a break to urban built up areas and in addition to the value as a wildlife resource.

4. The site is part of the area covered by the Far Headingley, Weetwood and West Park Neighbourhood Design Statement which highlights the importance of open space in the area and the significant constraints on future development.

5. All through the process of making the Local Plan, the site has always been assessed as being inappropriate for housing development. In all assessments the site has been categorised as 'Red' to indicate that it has been considered unsuitable for housing development due to its Green Belt status and the potential for damage to the Conservation Area and green belt of which it is a part.

6. The only apparent factor that has led to the Council overriding its Officers' professional assessment and to consider the re-designation of the site for housing is the site owners offering to use proceeds from the site's development to contribute to the cost of improvements at Headingley Stadium. I do not feel that this offer in any way constitutes 'exceptional circumstances' under which the Green Belt designation of this site should be changed. The Headingley Stadium improvements are completely unrelated to the proposed development of the Weetwood Avenue site and should therefore not have any bearing on its future.

7. The Council's own analysis of the North Leeds HMCA has confirmed that there is no shortage

of housing land in this part of the city and therefore there should not be a need to change Green Belt boundaries in order to find sufficient land for housing.

The proposal for the site in Weetwood Avenue does not make sense in planning terms and should be removed from the Site Allocation Plan. The Plan is unsound in terms of consistency with National Planning Policy and in its lack of justification. The site should retain its Green Belt status.

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