

From: [Bentley, Cllr Jonathan](#)
To: [Site Allocations Plan](#)
Cc: [Bentley, Cllr Susan](#)
Subject: PDE02584_Site Allocation Plan. Land at Weetwood Manor, Leeds. reference HG2-48-3457
Date: 16 November 2015 16:36:28

Dear Sir/Madam

I write to object to the inclusion of the above site in the Leeds Site Allocation Plan as land suitable for housing.

This is an area of greenfield land which provides a visual amenity to residents in the built up neighbourhood and is developing as an important ecological and wildlife area supporting birds bats and roe deer.

It is virtually "landlocked" with no ready access and certainly no buildable access that would allow 32 houses on the site.

The site is on the edge of a Yorkshire Water industrial facility and has subterranean pipework, gullies etc. Yorkshire Water has numerous easements over the land to gain access to these works and as such the number of houses that could be built is relatively small and nowhere near the 32 houses indicated in the Site Allocation Plan.

Removing this site from the Site Allocation Plan would therefore have no material impact on the future housing needs for this part of the city. Additionally the North Leeds HMCA shows there is no predicted shortfall of houses in the area compared to the overall core strategy numbers.

Finally, development of this site would require the removal of a copse of trees situated on a featured mound of earth and the flattening of this mound. I understand that these features were created through a planning condition about thirty years ago, specifically to form a visual and acoustic barrier between the residents of Weetwood Court/ Weetwood Walk and the industrial operations on the Yorkshire Water site. If these features were to be removed it would create the known harm that planners had identified and mitigated thirty years ago.

In summary for the above reasons I contend that inclusion of this site in the Site Allocations Plan is unwarranted and unsound.

Yours faithfully,

Jonathan Bentley
Councillor, Weetwood Ward
Leeds City Council