

From: [Phil Oxley](#)
To: [Site Allocations Plan](#)
Subject: PDE02813_Objection strongest terms
Date: 16 November 2015 15:24:30

Please accept this email as my strongest objection to
Site 3376 – Land off Weetwood Avenue
Proposed allocation for housing in the Leeds Site Allocations Plan

My address is 10 Hollin View Is16 5nq

Grounds of objection are as follows;

1. The site is Green Belt. Such designation is intended to be permanent and only changed in exceptional circumstances. There are no exceptional circumstances to justify a change in the Green Belt status of the site.
2. The site performs an important Green Belt function. It is an important open space, restricting urban sprawl and safeguarding an important gap as part of the wider Meanwood Valley. The site forms part of a wider network of greenspace which would be harmed by its development for housing, including through encroachment on the adjoining MeanwoodPark.
3. The site contributes to the character of the Weetwood Conservation Area. Development for housing would harm that character.
4. The Far Headingley, Weetwood and West Park Neighbourhood Design Statement highlights the importance of open space and the significant constraints on future development in the area.
5. The Council's previous assessments of site concluded that it was unsuitable for housing development. These assessments had given local residents confidence that the site would be protected from development. The site owners' (Leeds Rugby Limited) offer to use the proceeds from housing to contribute to the cost of improvements at Headingley Stadium is not a legitimate reason to remove Green Belt status given that:
 - a. the improvements to the stadium are unrelated to the development of the Weetwood site, as acknowledged by the Council's own Officers;

b. if the allocation establishes the principle of development, then the offer is irrelevant. As this is the only basis on which the site is now being proposed for housing designation, and Green Belt boundaries changed, the Plan-making process is unsound.

c. there is no certainty that such proceeds would result in the stadium improvements going ahead given the overall level of funding required.

6. There is no need for the site to be designated for housing. The Council's own analysis has confirmed that there is no shortage of housing land supply in this part of the city.

7. The proposed capacity of the site for housing development, currently identified as 30 units, means that if it is retained in Green Belt this will not compromise the soundness of the Plan.

Kind Regards

Philip Oxley
Managing Director
J&M Storage Systems Ltd

Trade Suppliers of Storage Equipment for 30 Years

e:

t: