

DDH00321

LDF PUBLICATION DRAFT
CONSULTATION
FORWARD PLANNING &
IMPLEMENTATION
LEONARDO BUILDING
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Councillor TOM LEADLEY
181, HAIGH MOOR ROAD,
WEST ARDSLEY
WAKEFIELD WF31EN
2nd NOVEMBER 2015

Dear Sirs,

LEEDS DRAFT SITE ALLOCATIONS PLAN CONSULTATION 2015: SHLAA CODE 171, ELWELL STREET, THORPE.

At a public meeting at Morley Town Hall on 27/10/15, I was spoken to by the joint owner of land at Elwell Street, Thorpe, SHLAA code 171, which had been "sieved out" before the first round of public consultation in 2013, on the grounds, according to the 2015 consultation draft, that it was "Green Belt. Not within Core Strategy settlement hierarchy". Two more isolated Green Belt sites in Thorpe, across the M62, have been recommended for housing development in the 2015 site allocations consultation; these are Thorpe Hill Farm, code HG2-165, which is brownfield, and land at the western end of Long Thorpe Lane, code HG2-166, which is greenfield.

It seems that SHLAA site 171 was allotments in the past, then pony pasture, then fell derelict; although still Green Belt and greenfield it is unkempt and overgrown. It is surrounded on three sides by housing, that to the east being modern and built on what was at one time part of the same landholding. Its capacity is rated at seventeen dwellings, and, on visiting it, it seemed to me to be a natural infill plot on the edge of the main part of Thorpe; it isn't agricultural land or part of open country, its fourth boundary is formed by public greenspace in Green Belt on the western edge of the village, and it has no apparent beneficial use. Although modest in size, the site would make some contribution to the need for housing land, and match the scale of Thorpe, which is a small and isolated formerly industrial village.

If we must allocate land which is now Green Belt for housing, sieving this small infill site out wouldn't make sense, bearing in mind the large and valuable tracts of farmland and open country which the City Council is promoting for development. This site should be included as a possible phase 3 housing site so that its merits can be assessed in a Green Belt review alongside other options if and when release of Green Belt is shown to be required to meet need.

LDF phase 1 is so big that it seems most unlikely that any land from phases 2 and 3 would be needed by 2028. Even so, if the current new dwellings targets did provoke a Green Belt review, any land taken out of Green Belt should be that which is least harmful to Green Belt purposes; the land at Elwell Street seems to fall into that category, in fact it seems to serve no current purpose at all, so I would support any request that it should be looked at again.

(Councillor Tom Leadley).

