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LDF Publication Draft Consultation
Forward Planning & Implementation
Leeds City Council
The Leonardo Building
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12 November 2015

DEVELOPMENT DEPARTMENT			
To	Action	Info	File
16 NOV 2015			

PDH01969

Dear Sirs

**SITE 3376 – LAND OFF WEETWOOD AVENUE
PROPOSED ALLOCATION FOR HOUSING IN THE LEEDS SITE ALLOCATIONS
PLAN**

I would like to object strongly to the proposed allocation of the above site in the Leeds Site Allocations Plan.

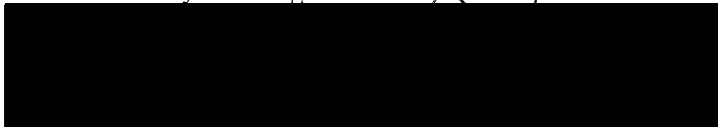
My reasons are as follows:

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 network of green space which would be harmed by development for housing, including encroachment on the adjoining Meanwood Park.
3. The site contributes to the character of the Weetwood Conservation Area. Development for housing would thus 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 therefore be protected from development.
6. 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 planning process is unsound.
 - c. there is no certainty that such proceeds from the site development would result in the stadium improvements going ahead given the overall level of funding required.
7. 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.

I trust that you will carefully consider my objections in your considerations on the site.

Yours faithfully

A large black rectangular redaction box covering the signature area.

Valerie Randall