

# Red Hall Playing Fields

Site Allocation Draft Plan Publication Consultation

## Hints & Tips

Leeds City Council is consulting everybody in Leeds about its Site Allocations Plan Draft Publication – the plan deals with a lot of sites across the city. Red Hall Playing Fields is one of these sites and its reference number is HG2-119.

Red Hall Playing Fields is currently assigned as “employment” and in the plan the Council wants to change this allocation to “housing”.

In this consultation, the Council is only asking if the Site Allocations Plan conforms to four specific “**tests of soundness**”. Here are the four tests of soundness and how they relate to Red Hall Playing Fields.

There are links to the the website for more detailed evidence to back up the arguments.

## **How to respond**

There are various ways of taking part in the consultation:

- Leeds City Council's paper form (feel free to use extra sheets of paper)

- Leeds City Council's online form  
**<https://siteallocations.leeds.gov.uk/>**

- Write a letter  
LDF Publication Draft Consultation  
Forward Planning & Implementation  
The Leonardo Building  
2 Rossington Street  
Leeds, LS2 8HD

**Deadline:**  
**5pm 16th November 2015**

# Tests of Soundness

## 1. Has the plan been positively prepared?

*"The plan should be prepared based on the Core Strategy which seeks to meet objectively assessed development and infrastructure requirements ...consistent with achieving sustainable development."*

Reasons why the plan has not been positively prepared:

### **Green Space**

The plan does not conform to Core Strategy Policy G3 which says that we need a certain quality and quantity of green space

### **Schools**

There are no secondary schools meeting accessibility criteria in the area. There are no primary schools meeting the same criteria that are not already oversubscribed.

### **More information:**

<http://redhallplayingfields.org.uk/how-allocating-the-fields-is-unsound/#positively-prepared>

or go to: **[bit.ly/rhtests1](http://bit.ly/rhtests1)**

## 2. Is the plan justified?

*"The plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence."*

### **Reasons why the plan is not justified:**

In considering sites such as the fields for allocation, Leeds City Council undertook what they call a “sustainability appraisal”. This involved scoring the fields in various categories.

Unfortunately, they made some mistakes, resulting in the site being rated in an overly positive way, while also demonstrating a lack of familiarity with the area around the fields.

There are numerous scoring errors with the allocation of the site, and the nearness of Roundhay Park is being overstated.

### **More information:**

<http://redhallplayingfields.org.uk/how-allocating-the-fields-is-unsound/#justified>

or go to:

**[bit.ly/rhtests2](http://bit.ly/rhtests2)**

### 3. Is the plan effective?

*"The plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities. "*

No "special regard" has yet been given to the historic setting of the Grade II listed Red Hall House and its associated buildings (including the lodge, the dovecote and the surrounding parkland). Any future detailed plan could be invalidated under the Town and Country Planning Act 1990 (section 66) which states that local authorities have special regard when considering any development which affects a listed building or its setting

#### **More information:**

<http://redhallplayingfields.org.uk/how-allocating-the-fields-is-unsound/#effective>

or go to:

**[bit.ly/rhtests3](http://bit.ly/rhtests3)**

## 4. Is the plan consistent with the NPPF?

*"The plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework".*

Why the plan is not consistent with the National Planning Policy Framework:

### **High standard of amenity not sought**

2000 houses are about to be built to the east, and 300 to the west. The fields are for 50 executive houses, but they take away the only significant large amenity space in the area for both existing and future residents.

### **Land of lesser value not preferred**

Local preference to not bring forward sites to the east of Roundhay Park and for Wetherby Road to remain as a natural buffer. If this applies to those sites, why not to this?

### **Multiple benefits from land not encouraged**

These fields perform 4 types of green space duty: playing provision, natural green space, parks and gardens, and amenity space. Little else is locally accessible.

### **Heritage assets not conserved**

No consideration has been given to the preservation of the fields as historic parkland to the grade II-listed Red Hall House.

### **Sufficient community facilities not delivered**

We are well below acceptable green space quantity, quality, and accessibility in our ward as defined in Leeds Core Strategy Policy G3. Despite Council assertions, Roundhay Park is largely inaccessible from this ward.

### **More information:**

<http://redhallplayingfields.org.uk/blog/2015/10/01/how-allocating-the-fields-is-inconsistent-with-the-nppf/>

or go to:

**[bit.ly/rhtests4](http://bit.ly/rhtests4)**

# **The Council asks what you think will make their plan sound.**

Here are some suggestions:

## **1. To make the plan be positively prepared**

provide more greenspace  
provide more schools

## **2. To make the plan justified**

The "sustainability appraisal" needs to be carried out again with accurate scoring and the errors removed.

## **3. To make the plan effective**

Special regard needs to be given at this stage to the listed building and their historic setting which includes the land surrounding and adjacent to them.

## **4. To make the plan consistent with the NPPF.**

The site provides a high standard of amenity for the future residents coming to the new houses coming to the east and west, as well as for existing residents.

Local preference is to not bring forward sites to the east of Roundhay Park and for Wetherby Road to remain as a natural buffer. Red Hall PF is a natural part of this "green wedge"

Encourage the multiple benefits that the field provides. These fields perform 4 types of green space duty: playing provision, natural green space, parks and gardens, and amenity space. Little else is locally accessible. Consideration needs to be given to the heritage assets Retain Red Hall Playing Fields as a "community facility" of which this area is short.

## **Is the plan legally sound?**

If you think that the consultation has not been advertised widely enough or find any of the language used confusing, you could answer this question "No"

More information:

<http://www.bwbllp.com/knowledge/2014/11/04/the-public-law-obligation-to-conduct-fair-consultation/>

or go to:

**[bit.ly/rhpf-isitlegal](http://bit.ly/rhpf-isitlegal)**

## **Keep up to date and keep in touch**

There are soon going to be more detailed plans released about Red Hall Playing Fields, the rest of the land nearby, and the East Leeds Orbital Route.

More information at:

**<http://fb.me/redhallplayingfields>**

**<http://redhallplayingfields.org.uk>**

email:

**[friends@redhallplayingfields.org.uk](mailto:friends@redhallplayingfields.org.uk)**