



Bardsey cum Rigton Neighbourhood Plan

Bardsey Parish Council

First Consultation Draft May 2015



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Foreword

Welcome to the first consultation draft of the Bardsey cum Rigton Neighbourhood Plan!

The Neighbourhood Plan is not, of course, the first initiative we have taken to shape the future of our village and our community. Indeed many of you will remember the Village Design Statement and the Parish Plan, which were published during the course of the last decade or so. Both sought to reflect the qualities of the village, and to further the aspirations of its residents. Both have been instrumental in guiding Parish Council policy and funding.

This Neighbourhood Plan is a much more exciting and significant event, however. With the introduction of the Localism Act in 2011, we the residents have the opportunity to exert a much more profound influence over our own future. Yes the Neighbourhood Plan follows on from those earlier documents, but it is a very different entity.

Firstly it must achieve a democratic mandate to be adopted at all, established by a majority of residents voting in favour of it in a village referendum. Secondly, once adopted (and unlike earlier documents) it has statutory authority. It becomes part of the framework of legal regulation shaping many aspects of the development of Bardsey-cum-Rigton, and cannot be simply ignored or circumvented. These essential differences afford the community greatly increased input to key aspects such as housing development.

The Government's intention is that the Neighbourhood Plan should be a key factor in Bardsey's development until at least 2028. As you will see it therefore includes policies covering a wide range of issues from healthy lifestyles to preserving the essential character of both the built and natural environments. Because of its relative importance and complexity, much of the work which has gone into its production has related to housing development, however.

Although Leeds City Council's Strategic Housing and Land Availability Assessment (SHLAA) is fortunately not seeking large scale housing development in Bardsey, our own housing needs survey identifies a clear need for some new housing in the Parish. The Neighbourhood Plan therefore includes strong planning policies designed to facilitate these smaller developments in appropriate locations, subject to the high design and quality standards desired by us all.

Finally I would like to say a heartfelt thank you to all our residents on behalf of Bardsey cum Rigton Parish Council, the Neighbourhood Plan Steering Committee and myself for your unfailing support and enormous contribution during the extended period over which our Neighbourhood Plan has been in preparation. We quite literally could not have delivered it without you. The reward is a Neighbourhood Plan which sets the course for our community for years to come, and will ensure the vitality and essential character of our very special village is preserved for future generations.

Ed Stentiford,

Chairman, Bardsey cum Rigton Parish Council

1. Introduction

The opportunity to draw up a Neighbourhood Development Plan (NDP) is a new privilege afforded to local communities under a new Act of Parliament, the Localism Act, which was given Royal Assent on 15th November 2011. The Localism Act introduced major reforms intended to give local communities much more influence over their own affairs, and a much greater say in their own future development.

The decision to draw up such a Plan is optional, but not to do so would forego this unique opportunity for setting out our proposals for the growth of our community for the next 15 years.

Bardsey cum Rigton Parish Council therefore took the decision early in 2012 to draw up this Neighbourhood Development Plan. This first draft is a key opportunity for the Parish Council and the Steering Group who have been driving this work forward to consult with our community and other stakeholders such as Leeds City Council (LCC) on the direction of this Plan and our strategy for seeing our community continue to flourish in the years ahead.

1.1 Background to the Neighbourhood Development Plan

A NDP is a community-led framework for guiding the future development and growth of a locality, such as a Parish, having defined boundaries and a qualifying authority such as a Parish Council.

At the outset of the process, the qualifying body, in our case Bardsey cum Rigton Parish Council, is required to define the area that the Plan will apply to and have that approved by Leeds City Council. For parished areas such as ours it is normal for the established Parish boundary to be the limits of this 'Neighbourhood Area', although that is not always the case. The Parish Council applied to the City Council for the whole of our Parish to be defined thus on 14th April 2012 and this decision was endorsed by Leeds City Council on 25th September 2012. Since that time, however, there has been a small but significant alteration in our Parish boundary with neighbouring Scarcroft and both Parish Councils are now discussing the need to have our Neighbourhood Area boundaries brought into line with this change. The current Neighbourhood Area and Parish boundaries are illustrated in Map 1 overleaf.

There is considerable flexibility as to what is included in a NDP. The principal objective is to define policies for the use and development of land, and to address the social, environmental and economic consequences of such development. Ideally the NDP becomes a broader statement of the vision which a local community has for its own future.



It is equally important to understand what a NDP is not. It cannot be used to impede proposed developments which have already gained planning consent. It should also fit into the Local Authority's core strategy for development, not conflict with it.

Neither can the Neighbourhood Plan be couched in terms designed to stop all development (indeed it should be in favour of appropriate development), but it can and should define the nature and extent of development acceptable to, and required by, the local community.

Preparation of a Neighbourhood Plan requires adherence to certain procedures and basic conditions, including extensive public consultation. Before it can be adopted, the draft document must pass scrutiny by the Local Authority (in our case Leeds City Council) and by an independent inspector charged with ensuring its validity – i.e. that all of these mandatory procedural requirements have been met. Most importantly of all, it must then be put before the community in a local referendum, and gain a share of the vote in excess of 50% of those who cast their vote to qualify.

Once adopted the Neighbourhood Plan gains legal status as part of the Leeds Local Development Plan and the Local Authority is under a statutory responsibility to implement the provisions of an adopted Neighbourhood Plan when considering future planning applications.

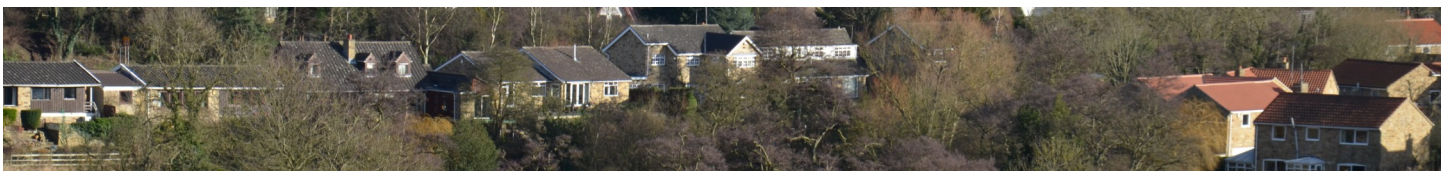
1.2 Why Bardsey needs a Plan

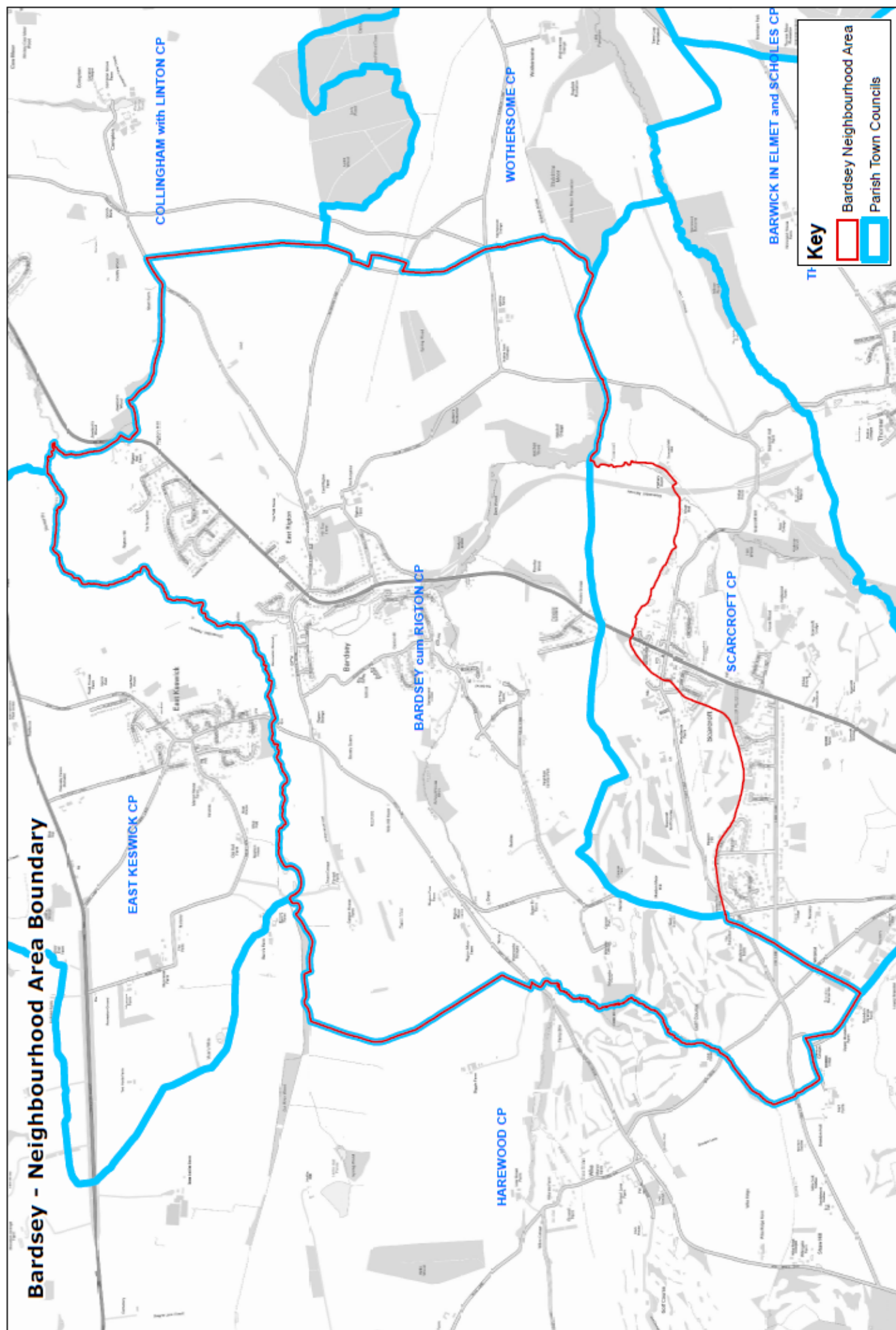
Some years ago the Parish Council took the opportunity of drawing up a Village Design Statement and a Parish Plan, both useful documents that have helped shape the growth of our Parish since. However, neither document holds the statutory importance of a Neighbourhood Development Plan. Since the announcement by Leeds City Council of the projected numbers of new homes required for the City over the next 15 years and the associated processes of identifying sites for these new homes, it has become clear to us and many other Parishes in the City that a NDP is the only way for us to be actively engaged in planning for how our community contributes to this growth plan.

But the Neighbourhood Plan does not stop there. Housing development is a key issue, but other equally important aspects of Bardsey's future are also included: for example a long term plan for Bardsey School, for health provision, for sport and leisure facilities, and for the natural environment - our footpaths, cycle ways, nature reserves, green spaces etc.

The outcome of the City Council's Strategic Housing Land Availability Assessment (SHLAA) ¹ process has not removed the potential for ad hoc planning applications by developers. Without a NDP in place the village remains vulnerable to developers. With a NDP in place, the wishes of the community will become part of the very process of planning in Bardsey cum Rigton.

¹ SHLAA is a process undertaken by LCC to identify potential development sites by working with land-owners and others who would like to propose land as available for housing development. Inclusion of a site in the SHLAA does not prejudice any future decision making with regard to a site being granted or refused planning permission.





1.3 How we have consulted on the Plan

The Neighbourhood Plan steering committee has been keen to ensure progress has been communicated to parishioners at every step in our journey and will continue to do so as the Plan evolves further. The key actions are set out below. A key consultation activity that has taken place has been the survey around housing needs which took place in May 2013.

DATE	EVENT / ACTION
2012	
15 March	Public meeting in Village Hall attended by almost 150 residents.
17 April	First meeting of Bardsey Neighbourhood Plan Steering Committee.
1 June	i) Questionnaire sent to all homes in Bardsey. ii) Half page progress report printed in Bardsey News.
1 October	i) Results of June questionnaire reported in Bardsey News. ii) Announcement of NP drop-in session to be held in village hall on 10 November.
1 November	Invitation letter to drop-in day sent to all homes in Bardsey.
10 November	Drop-in / open day in village hall attended by 233 residents.
1 December	i) Half page update on NP progress reported in Bardsey News. ii) Preliminary announcement of the intention to conduct a Housing Needs Survey.
2013	
1 Feb	Half page update on progress reported in Bardsey News.
1 March	Colour leaflet describing progress and future plans sent to all homes in Bardsey.
1 April	Full page update on progress reported in Bardsey News.
25 April	Update report delivered to the Annual Parish Meeting.
1 May	Full page update on NP progress reported in Bardsey News.
17 May	Housing Needs questionnaire mailed to all homes in Bardsey.
1 June	Full page update on NP progress reported in Bardsey News.
1 July	Two page update on progress including LCC conclusions and proposed decisions on all 14 SHLAA sites in Bardsey – reported in Bardsey News.
17 July	Special meeting of Steering Committee attended by over 100 residents at which three SHLAA site owners / agents presented proposals for site development.
28 July	Bardsey response to SHLAA site consultation process – sent to LCC.
1 September	Two page update on progress including preliminary results of HNS in Bardsey News.
1 November	Two page update on progress, including advice that a full copy of the HNS report is available reported in Bardsey News.
2014	
1 January	Colour leaflet describing progress and future plans – sent to all homes in Bardsey.
1 February	Full page update on progress reported in Bardsey News.
1 March	Full page update on progress in Bardsey News.
3 March	Meeting of Steering Committee sub group with Ian McKay, LCC
23 April	Village consultation pack delivered to all homes in Bardsey.
24 April	Update report delivered to the Annual Parish Meeting
1 May	Full page update on progress reported in Bardsey News.
1 June	Half page update on progress reported in Bardsey News.
1 July	Update on progress with interim comments on April consultation in Bardsey News.
24 July	Meeting of Steering Committee sub group with Ian McKay, LCC.
1 September	Two page update in Bardsey News, detailing the results of the village survey
1 November	Full page update on NP progress reported in Bardsey News

1.4 How the Plan is organised

The Plan that follows is now set out as follows:

- **Chapter 2** sets out information about our Parish, its villages and surrounding countryside, as context and as part of the evidence base supporting our vision, objectives and policies.
- **Chapter 3** provides our vision for the future of our Parish and a set of objectives that will enable us to see that vision realised.
- **Chapter 4** sets out our policies for achieving our objectives, substantiated by evidence and cross referenced to national and local policy, with which our own policies need to broadly conform.
- **Annexes** to this document are accessible on the NDP webpage - www.bardseyvillage.org.uk/neighbourhood-plan.



2. About our Parish

2.1 Historical development

Bardsey-cum Rigton is situated in attractive undulating countryside along the A58, some 8 miles north-east of Leeds and 4 miles south-west of Wetherby. Administratively, it is in the ward of Harewood. It is primarily residential, with a population of approximately 2600 and almost 1,100 homes.

The village originated as a small farming community and is listed in the Domesday Book of 1086 as belonging to William, King of England. The oldest buildings, including All Hal-lows' Church, parts of which are of Saxon origin, and the Bingley Arms Public House dating from 953AD, are situated in the historic core of the village, designated as a Conserva-tion Area.

The village developed with the creation of a road between Leeds and Wetherby in the early 1820's, later to become a turnpike and then a free highway, the forerunner of the A58. Fol-lowing the arrival of the railway in 1877, and later the growth in car ownership, people chose to live in rural surroundings and commute to Leeds, and the village grew dramatically from the 1920's onwards. Closed in 1964, much of the railway route remains undeveloped and may yet become part of the national cycle network. Today the busy A58, which runs through the parish from north to south, and the A1M motorway, which passes 3 miles to the east, provide excellent road links north and south.

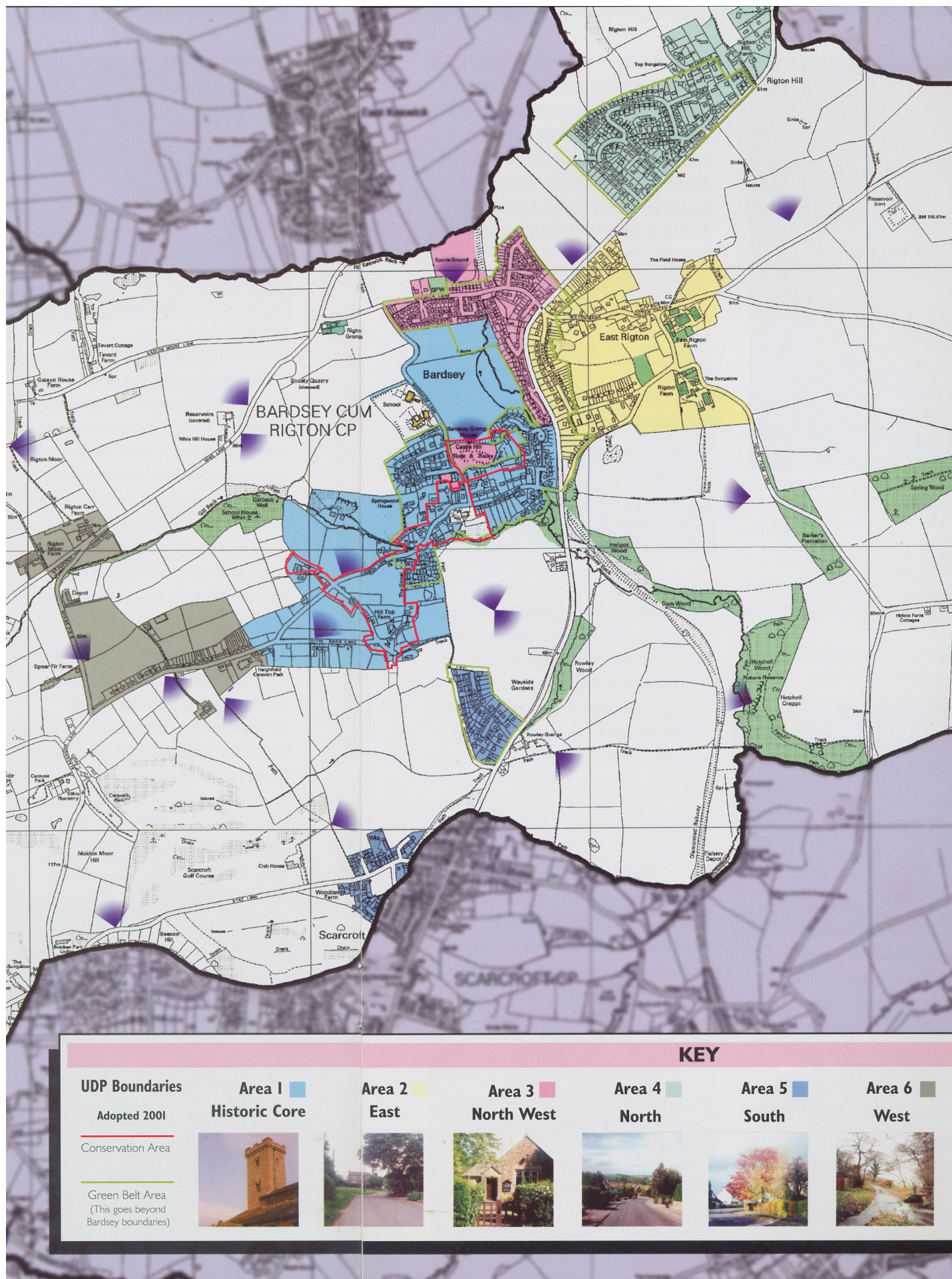
There has been a primary school in the village since 1726, originally located in the build-ing which now serves the community as Callister Hall. It was replaced by a modern school in 1951 and is located on Woodacre Lane.

Unlike many villages, Bardsey is not one single tightly located community, but a series of loosely linked and geographically separate settlements, each being of different charac-ter. This has some attractions, but it also provides a number of challenges which were recog-nized in the Village Design Statement of 2002 and the Parish Plan of 2003.

The six principal residential areas are identified by different colours on Map 2, shown over-leaf:

- i) **Historic core:** comprising Church lane, Woodacre Lane & Crescent, the Cornmills, The Dell, Tithe barn and Smithy Lanes, and the Village Pond.
- ii) **East side of A58:** centered on East Rigton and including Rigton Bank, Mill Lane and Margaret Avenue.
- iii) **North:** including Keswick Lane, the Drive, Woodacre Green and Grange Close.
- iv) **North East:** The Congreves, First & Second Avenues and Rigton Hill.
- iv) **South:** The Waysides and isolated developments adjacent to Scarcroft Parish boundary.
- v) **South West:** Blackmoor Lane, Spear Fir and the Ford area.

Map 2: Village Character Areas





2.2 Our Parish today

At the time of the 2011 census, there were 2525 inhabitants in the parish, residing in a total of 1034 homes.

The majority of the houses in the parish are owner-occupied, and the rented sector is small. Property values reflect the village's desirable location for the executive market. Homelessness is not an immediate local problem, but premium property prices cause many young people to leave the village to find affordable housing. Unemployment is below the national and district averages, and most people work outside the Parish. However, there are a number of small businesses located within the Parish, for example building contractors, landscape gardeners, decorators and providers of financial services. The pub, village shop, guest house and three caravan parks also provide some jobs. Agriculture remains an important part of the Parish economy, but changing practices have resulted in much reduced levels of employment. An increasing number of residents are known to work mainly from home, taking advantage of modern technology.

The Anglican church of All Hallows, with its Saxon tower, is one of the oldest in the north of England and has a thriving congregation. Bardsey Primary School is a 'good' performing school (OFSTED, February 2013) with 178 children on the school roll (2015) and serves the nearby village of East Keswick, as well as several other surrounding villages. The school has joined the Wharfe Valley Learning Partnership and is now a Trust School. This means that the school now holds its own Title Documents and the land belongs to the school. The vision (aspiration) that the School Governors have held for many years is to rebuild a single site school. Secondary education is not available in the Parish but is well provided for in the nearby towns of Wetherby and Boston Spa, as well as North Leeds.

The community is sufficiently large and varied to support many thriving voluntary groups together with a range of social, leisure and educational activities. These are mostly centred on the Village Hall and the Callister Hall located in the historic core of the village, adjacent to the tennis courts and crown bowling green.

The Sports Centre, on Keswick Lane, adds to the range of facilities available to include well supported cricket and football teams. Next to the Sports Centre is a well equipped children's playground, and Parkfield which is an 'unstructured' park area used by children and dog walkers.

Walking, riding and rambling are popular, with many attractive footpaths and bridle paths in the village, including the Leeds Country Way. Of particular note are Hellpot and Hetchell Woods, a Site of Special Scientific Interest (SSSI) and where there are opportunities for rock climbing.

Notably absent from the village are medical services; the nearest GP surgery and Pharmacy being in Collingham 2.5 miles distant, and the nearest Health Centre almost 5 miles away in Wetherby.

2.2.1 The Conservation Area

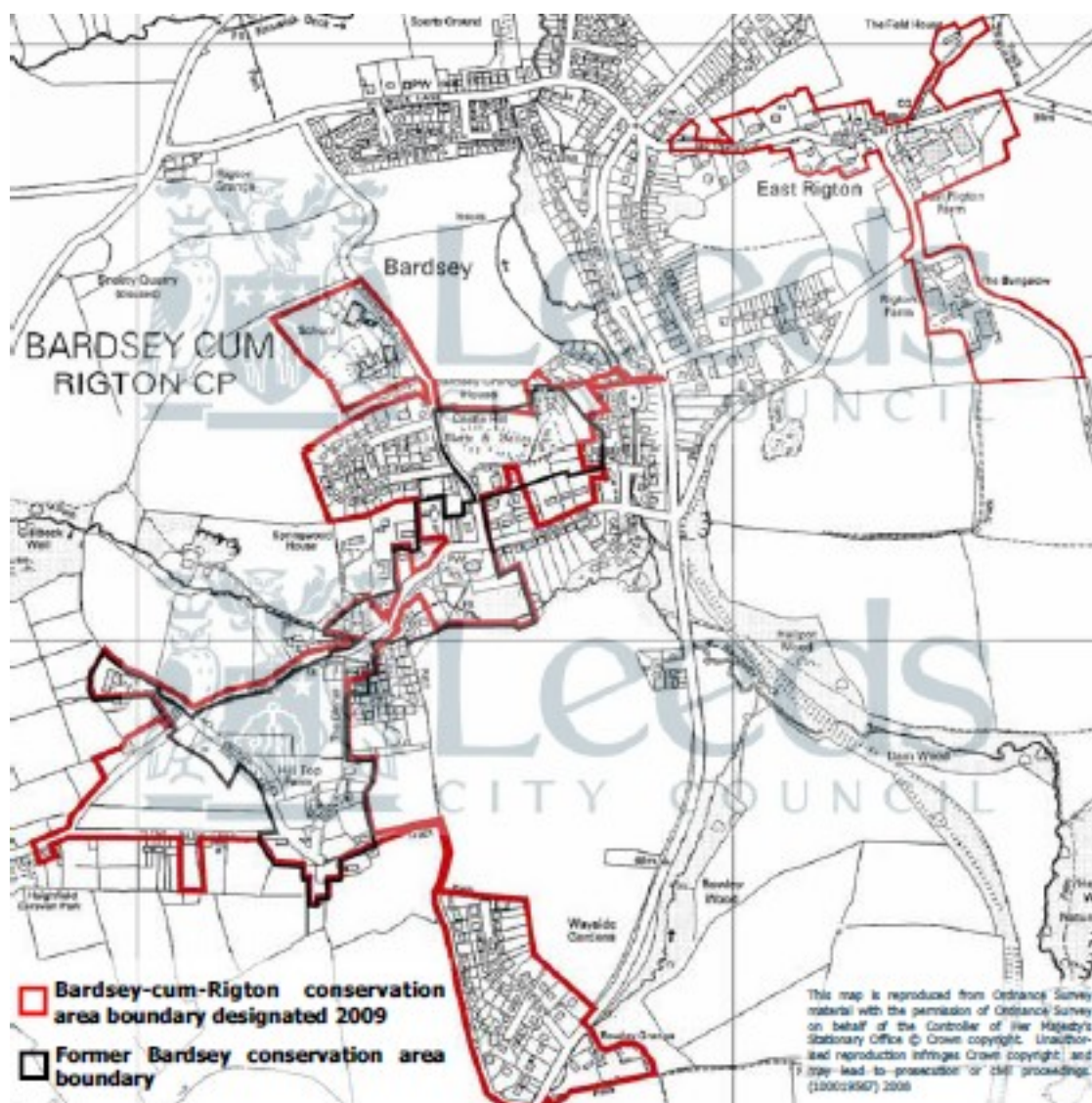
The Bardsey Conservation area was first designated in 1975. In 2009 the boundaries were modified and extended, and it was renamed the Bardsey-cum-Rigton Conservation Area. The Conservation Area identifies four distinct Character Areas within the Parish, illustrated in Maps 3 and 4 overleaf:

1. **Bardsey Village Core**, comprising the historic core of Bardsey centred on All Hallows Church and including Church Lane, the Bingley Arms, Woodacre Lane, Castle Hill, and extending to the Cornmill.
2. **Bardsey—Dispersed Settlement**, covering the dispersed pattern of settlement on the south west edge of Bardsey Village and including Church Lane to the west of the Bingley Arms, Smithy Lane, Tithe Barn Lane and The Ginnel.
3. **East Rigton**, originally an agricultural village centred on a number of greens, some of which have since been encroached upon by development. The area comprises Rigton Bank, Rigton Green, The Field House, East Rigton Farm and Rigton Farm.
4. **Woodacre Crescent and Bardsey Primary School, Wayside Gardens and Rowley Grange**, an area including the remains of the historic Rowley Grange farm complex, shown in the 1845 tithe map, as well as early 20th century residential developments and Bardsey Primary School which have points of architectural interest.

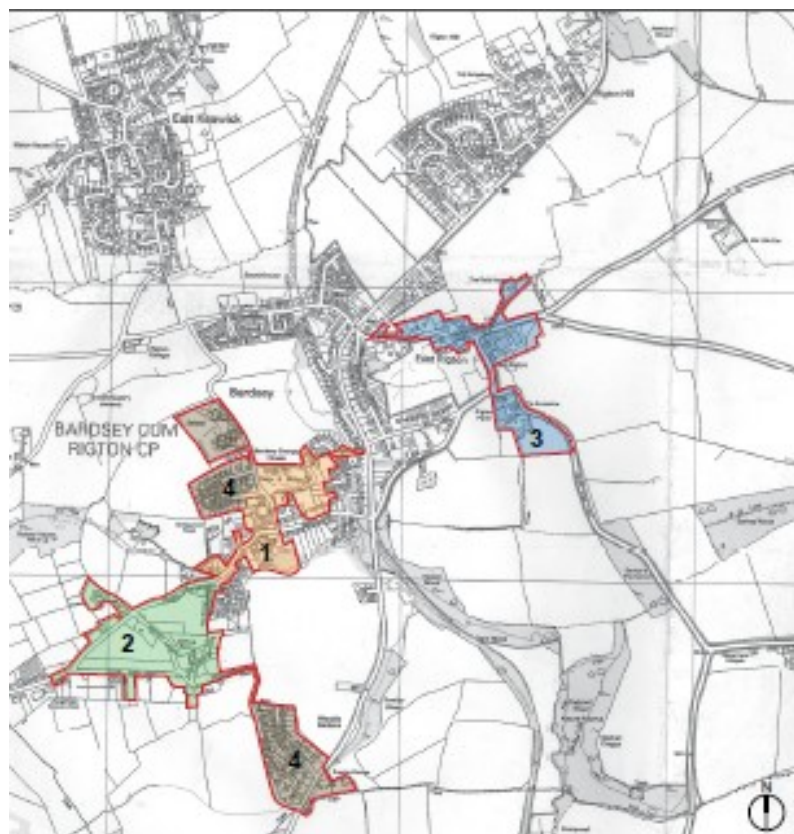
An appraisal and management plan was published in March 2009 aimed at defining, preserving and enhancing the character areas of the village. In summary this requires that within the Conservation Area the planning process must respect the rural character of the areas, retain established built forms, retain original features (and wherever possible restore them should they have already been impaired), resist the loss of gardens to development and manage trees towards the achievement of these objectives.



MAP 3 BARDSEY CONSERVATION AREA



MAP 4: CONSERVATION AREA CHARACTER ZONES



3. Our vision and objectives

3.1 Conforming with local and national policy

A key requirement of our Plan according to legislation is that whilst it rightly reflects local issues, concerns and priorities, it must be in general conformity with national policy and strategic local policy. The full list of policy that was considered as evidence for the production of the Plan is included at Appendix 9. However, there are the two key policy documents that we have needed to take particular account of:

3.1.1 National Planning Policy Framework (NPPF)

The NPPF sets out the government's expectation that "a positive approach should be taken to achieving sustainable development through seeking economic, social and environmental gains jointly and simultaneously through the planning system". Published in March 2012 by the Department for Communities and Local Government (DCLG), the NPPF sets out the Government's planning policies for England and how these are to be applied. It replaces a raft of previous guidance notes and circulars, although some do remain in place for now until further detailed policy is published. The NPPF must be taken into account in the preparation of all new local plans, including this NDP.

The NPPF sets out a new range of policies within the context of achieving sustainable development, outlining economic, social and environmental dimensions within which policies can be aligned. Of particular note for this Plan are the following statements:

- **The presumption in favour of sustainable development**
- **The 12 core land-use planning principles**
 - be genuinely plan led;
 - not simply about scrutiny;
 - proactively drive and support sustainable economic development;
 - secure high quality design and a good standard of amenity;
 - take account of the different roles and characters of different areas;
 - support the transition to a low-carbon future;
 - conserve and enhance the natural environment and reduce pollution;
 - re-use previously developed (brownfield) land;
 - promote mixed use developments and encourage multi-functionality for land use;
 - conserve heritage assets;
 - make the fullest possible use of public transport, walking and cycling;
 - support local strategies for health, social and cultural wellbeing for all.

- **Delivering a wide choice of high quality homes**
- **Requiring good design**
- **Promoting healthy communities**
- **Protecting Green Belt Land**
- **Conserving and enhancing the natural environment**
- **Conserving and enhancing the historic environment**

3.1.2 Leeds Local Development Framework (LDF) – the Local Plan

The Local Development Framework (LDF) is the name given to the new system of Development Plans introduced by the Planning and Compulsory Purchase Act 2004. The original Leeds Unitary Development Plan (UDP) was drawn up in the 1990s and approved in 2001; it was reviewed in 2006 and the Leeds UDP Review (2006) forms the Development Plan for Leeds until it is replaced by the emerging LDF. Rather than a single plan, the new LDF takes the form of a portfolio of documents including the following:

- **Core Strategy** – sets out strategic policies to 2028.
- **Site Allocations Development Plan Document** – currently in preparation, this identifies land where new homes, employment and green spaces are to be located. The document is currently at Issues and Options Stage.
- **Adopted Natural Resources and Waste Local Plan** – sets out management of minerals, energy, waste and water over the next 15 years.
- **Policies Map for Leeds** – formerly known as the Proposals Map this details the extent of relevant LDF policies and is in production.
- **Community Infrastructure Levy** – sets out levels of charging to be applied to different types of development in order to fund a variety of infrastructure provision.
- **Neighbourhood Plans** – in preparation and provide community level frameworks.

There are also a range of Supplementary Planning Documents and Supplementary Planning Guidance retained from the Unitary Development Plan.



3.2 Our vision for the future

Emerging from our extensive consultations with residents, the following statement sums up our vision for the future of Bardsey. Our vision is based on the aspirations of our community and looks towards the conclusion of the anticipated life of this Plan in 2028, at which point we intend that:

“Bardsey continues to thrive as a distinct village community, proud of its long history and its tradition of offering the advantages of rural living in the heart of the Yorkshire countryside, alongside easy access to the amenities of the city of Leeds, nearby market towns and the rich cultural heritage of West and North Yorkshire. Our parish has conserved and improved its much admired and cherished character, both physical and social, and has secured its long term identity, sustainability and viability.”

In order to see this Vision realised, we have developed the following set of objectives which are then supported by our detailed planning policies.

3.3 Our objectives

The Neighbourhood Development Plan will seek to achieve its Vision by delivering the following objectives:

- **Objective 1:** To encourage proportionate housing development which is appropriate to the needs and wishes of residents in terms of volume, size and architectural design.
- **Objective 2:** To maintain and improve the quality and character of the built environment.
- **Objective 3:** To maintain and improve the sustainability, quality and biodiversity of the natural environment.
- **Objective 4:** To improve public highway safety and amenity for pedestrians and road users.
- **Objective 5:** To identify and conserve those assets considered to be of significant community value, including green spaces, across the parish, especially those which make major contributions to the character of Bardsey, with a view to ensuring their sustainability in the long term.
- **Objective 6:** To encourage appropriate business and commercial activity. This includes not only sectors of traditional importance (notably agriculture), but also support for the increasing numbers who wish to work from home, and proportionate additional commercial and retail activity where it can add to both the economy and the social fabric of the village.
- **Objective 7:** To encourage healthy and active lifestyles, and strengthening the social fabric of the community, by developing and improving sport and leisure provision.
- **Objective 8:** To improve pedestrian and cycle access throughout the Parish by maintaining, extending and further connecting the network of footpaths and bridleways, to enhance and secure its position as an ideal location for walking, cycling and equestrian activities.

4. Key themes and policies for our Plan

4.1 Introduction

This section sets out our policies in the following way:

- **Themes:** policies are ordered into five themes:
 - a) Landscape and the rural environment
 - b) The built environment
 - c) Housing
 - d) The economy
 - e) Community facilities
- **Policies:** each policy is preceded by the issues the policy is designed to address.
- **Objectives:** each policy details which of our eight Objectives is addressed by the policy.



Landscape and the rural environment (LRE)	LRE1 Conserving historic rural character	4.2
	LRE2 Enhancing the public rights of way network	
	LRE3 Biodiversity conservation and enhancement	

Landscape and the rural environment (LRE)

4.2.1 Historic rural character

4.2.1.1 Issues

Bardsey parish maintains a distinctive character as a rural community within north east Leeds, separate from its near neighbours, with a clear and strong sense of identity. This is most clearly expressed by its historic landscape features and setting within high quality countryside.

4.2.1.2 Objectives addressed

Objective 2: To maintain and improve the quality and character of the built environment.

Objective 3: To maintain and improve the sustainability, quality and biodiversity of the natural environment.

Policy LRE1: Conserving historic rural character

- (a) Development that has an impact on the rural and historic character of the Parish as described in the Village Design Statement (2002) will be supported only where it reflects the character of its locality in terms of scale, design and materials. Should any new development occur outside current development limits, this should be sensitively designed, particularly where it is highly visible in open landscapes, and utilise appropriate planting and screening in order to minimise visual intrusion.
- (b) All proposed development outside current development limits should pay due regard to the recommendations for conservation and enhancement of the rural landscape as outlined in the Leeds Landscape Assessment (1994).

4.2.2 Public rights of way

4.2.2.1 Issues

The parish enjoys an extensive network of public rights of way which requires both protection and enhancement wherever the potential for this exists, whether existing routes or facilitated by new development.

4.2.2.2 Objectives addressed

Objective 8: To improve pedestrian and cycle access throughout the Parish by maintaining, extending and further connecting the network of footpaths and bridleways, to enhance and secure its position as an ideal location for walking, cycling and equestrian activities.

Policy LRE2: Enhancing the Public Rights of Way network

- a) Proposals that incorporate improvements to our Public Rights of Way network will be supported, including improved signage, maintenance, retention and accessibility for users, in line with the Leeds Rights of Way Improvement Plan.
- b) The former railway line running from the village centre through to Collingham (the former Leeds Wetherby line) has the potential to provide a new cycleway/footpath for the benefit of the Parish and proposals that support the development of this facility will be supported.

4.2.3 Biodiversity

4.2.3.1 Issues

High quality countryside is matched with habitats which provide for rich biodiversity. Protection of habitats is a high priority to continue to contribute to the special character of the parish.

4.2.3.2 Objectives addressed

Objective 3: To maintain and improve the sustainability, quality and biodiversity of the natural environment.

Policy LRE3: Biodiversity conservation & enhancement

Measures to protect and enhance the Parish's rich heritage of habitats and landscapes, including the Site of Special Scientific Interest at Hetchell Woods, will be supported. Specific sites where particular attention are to be paid will be developed through consultation with the community and external stakeholders such as Natural England and Yorkshire Wildlife Trust.



4.3 The built environment (BE)

The built environment (BE)	BE1 High quality building design
	BE2 Improving streets and streetscene
	BE3 Managing carparking
	BE4 Maintaining dark villages
	BE5 Integrating green infrastructure

4.3.1 Building design

4.3.1.1 Issues

In the Conservation Areas, buildings are designed sympathetic to the current built form. Across the wider parish, the potential for innovative design should be provided for, reflecting the historic development of new buildings.

4.3.1.2 Objectives addressed

Objective 1: To encourage proportionate housing development which is appropriate to the needs and wishes of residents in terms of volume, size and architectural design.

Objective 2: To maintain and improve the quality and character of the built environment.

Policy BE1: High quality building design

All new development must demonstrate high quality design, responding to and integrating with the surrounding community, existing architecture and landscape. The following set of key design principles should be adhered to:

- **Achieve high quality design** in all residential areas that respects the scale and character of existing buildings in the locality, as set out in the Village Design Statement and Conservation Area Appraisal and Management Plan.
- **Local materials** should be used in new development where this is in keeping with surrounding building design and construction.
- **Original detailing on existing buildings** should be conserved and replaced wherever renovations take place. For example, in relation to doors and architraves, porches, steps; window styles and frames, sills, lintels, mullions; decorative brickwork, chimney stacks and pots.
- **Conservation Area guidelines** as set out in the Conservation Area Appraisal and Management Plan should be adhered to where development is located in the designated area.
- **Sustainable design and materials.** Consideration will be given to the use of sustainable materials and/or techniques in new build and renovations where these can be robustly demonstrated to be used in a manner sensitive to and respectful of the surrounding architecture and landscape.

¹Sustainable Materials can be defined as natural materials from sustainable sources, or materials manufactured with negligible environmental impact (carbon neutral), or extremely highly thermally efficient materials.

²Examples of sustainable design techniques include rainwater harvesting, air or ground source heat pumps, solar water heating, green roofs that filter and control rain/storm water run-off, swales to control surface water run-off, etc.

4.3.2 Streets and street scene

4.3.2.1 Issues

Wherever new developments are planned, the needs of the pedestrian should be at the fore in terms of planning streets and enabling movement, including linking in new developments with the rest of the village through new footpaths and non vehicle routes.

4.3.2.2 Objectives addressed

Objective 2: To maintain and improve the quality and character of the built environment.

Objective 4: To improve public highway safety and amenity for pedestrians and road users alike.

PolicyBE2: Improving streets and street scene

Proposals for new development should demonstrate conformity with the Leeds Street Design Guide (2009) and the following set of key principles:

- a) All new street design and improvements to the current street arrangements will have an emphasis on people movement based on the hierarchy set out in the Leeds City Council Street Design Guide and the wider set of design principles that it sets out.
- b) Improvements to the opportunities for walking wherever possible through practical measures such as the provision of and improvements to pavements and paths in the villages and improvements to the Public Rights of Way network across the wider parish.
- c) Limitation and reduction of unnecessary street signage where it is safe and practical.
- d) Ensuring that streets and pavements are accessible for those with mobility issues, installing drop kerbs and textured paving at street crossings. Wherever possible, it is preferable to avoid different colour surfacing for textured surfaces to avoid urbanisation of village streets, with the exception of demarcating village gateways where such variation in surfacing can act as an effective measure in slowing traffic entering built up areas.

4.3.3 Car parking

4.3.3.1 Issues

Narrow streets in many parts of the built up area means that on-street car parking creates obstructions to vehicular access as well as increasing risk of accidents. In some instances this results from traditional houses not having sufficient off street parking spaces and this is unavoidable. However, wherever new homes are planned this can be addressed.

4.3.3.2 Objectives addressed

Objective 2: To maintain and improve the quality and character of the built environment.

Objective 4: To improve public highway safety and amenity for pedestrians and road users alike.

Policy BE3: Managing car parking

All new housing development will need to ensure that car parking does not dominate the street scene and provide for a minimum of two car parking spaces per dwelling. Spaces may be located either on the property or in the form of well screened and designed dedicated on-road parking bays.

4.3.4 Dark villages

4.3.4.1 Issues

The historic residential areas of the parish are all unlit by streetlights. This contributes to the character of the villages and is well supported by residents. Newer development have had streetlights incorporated but this should only be the case where residents are in favour and where installation does not detract from the rest of the unlit area.

4.3.4.2 Objectives addressed

Objective 2: To maintain and improve the quality and character of the built environment.

Policy BE4: Maintaining dark villages

In order to conserve its historic rural character, new development in areas of the Parish which are traditionally unlit by street lighting should respect and maintain the 'dark' nature of the village.

- New street lighting will not be permitted in the Conservation Area.
- New security lighting should be carefully and well- designed so that it does not create unnecessary light pollution.

4.3.5 Green infrastructure

4.3.5.1 Issues

Green infrastructure is defined by the NPPF as a network of multi functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Localised flooding is an issue across the parish, related both to pluvial and fluvial flooding. Where new development is planned, new green infrastructure can assist in capturing and storing water and reduce flood risk.

4.3.5.2 Objectives addressed

Objective 2: To maintain and improve the quality and character of the built environment.

Policy BE5: Integrating green infrastructure

- Proposals for new green infrastructure incorporated into new developments will be permitted in order to minimise impact upon the existing communities and to provide opportunities for habitat corridors, sustainable drainage and linkage to the surrounding countryside.
- New development should provide strong conservation measures in relation to existing landscape features including mature trees, historic hedgerows, rights of way and open spaces.
- New green infrastructure should seek to maximise its multi functionality, for example in relation to health, biodiversity, drainage and landscape/screening.



4.4 Housing (H)

Housing (H)	H1 New housing
	H2 Housing size and type
	H3 Supporting sustainable development
	H4 Scale of development

4.4.1 New housing

4.4.1.1 Issues

The parish survey identified the need for 55 new homes to be built in the parish over the next 5 years in order to meet the needs of those from within the parish. Almost all sites identified as potentially accommodating new homes are located outside of current development limits and in the Green Belt, both key considerations in allocating development sites. While the NDP does not allocate sites for housing, it does provide policy on the shape and form of the housing that may be developed. These restrictions on available sites is a major obstacle for growth in the parish.

4.4.1.2 Objectives addressed

Objective 1: To encourage proportionate housing development which is appropriate to the needs and wishes of residents in terms of volume, size and architectural design. The priorities identified in our Housing Needs Survey are for provision within the village for older residents wishing to downsize, and of affordable homes for younger residents wishing to establish independent households.

Policy H1: New housing

- a. New housing development should be located within existing development limits, except where this is unfeasible due to restrictions upon suitable sites being available. In such circumstances, all development should be located adjoining the existing built up areas and ensure that it improves the connectivity of the parish by way of roads, rights of way and connecting green infrastructure.
- b. Sites which use back land and gardens and which serve to reduce the open aspect of the parish will not be supported.
- c. Sites which utilise previously developed land will be permitted before greenfield sites. Development proposals which are located on greenfield sites are therefore required to demonstrate there are no suitable brownfield sites available in the parish.

4.4.2 Housing size and type

4.4.2.1 Issues

The parish survey identified clear demand for housing for older residents looking to downsize and for more affordable homes for younger people. New development should reflect this demand in the type

and size of units provided.

4.4.2.2 Objectives addressed

Objective 1: To encourage proportionate housing development which is appropriate to the needs and wishes of residents in terms of volume, size and architectural design. The priorities identified in our Housing Needs Survey are for provision within the village for older residents wishing to downsize, and of affordable homes for younger residents wishing to establish independent households.

Policy H2: Housing size and type

- New housing should contribute towards the needs of the parish and provide a mix of accommodation that is designed for families and for those seeking to downsize to housing more appropriate for their needs.
- New homes should provide accommodation of up to 4 bedrooms per unit in a mix of type and size, where developments are in excess of 5 units.

4.4.3 Sustainable development

4.4.3.1 Issues

New development in the parish can contribute towards sustainability by developers engaging with the community and contributing towards improvements to the parish as identified by the NDP.

4.4.3.2 Objectives addressed

Objective 1: To encourage proportionate housing development which is appropriate to the needs and wishes of residents in terms of volume, size and architectural design. The priorities identified in our Housing Needs Survey are for provision within the village for older residents wishing to downsize, and of affordable homes for younger residents wishing to establish independent households.

Policy H3: Supporting sustainable development

Proposals for new housing development of 5 units or more should be supported by:

- a. A Statement of Community Involvement demonstrating how the local community has been engaged with during the planning process and how and where their views have been taken into consideration.
- b. An Infrastructure Delivery Plan, demonstrating how key issues relating to drainage and floodprevention, traffic and transport and key services will be integrated in, or accessible to, the proposed development and how this will be achieved.
- c. A housing needs assessment that demonstrates how local housing need will be met

4.4.4 Scale of development

4.4.4.1 Issues

While there is no one uniform building style that unifies the whole of the parish, there are no 'town house' type developments and these should continue to be avoided as being out of keeping with the rural nature of the parish. To meet the needs of older people looking to downsize, some new single storey development would be welcomed.

4.4.4.2 Objectives addressed

Objective 1: To encourage proportionate housing development which is appropriate to the needs and wishes of residents in terms of volume, size and architectural design. The priorities identified in our Housing Needs Survey are for provision within the village for older residents wishing to downsize, and of affordable homes for younger residents wishing to establish independent households.

Policy H4: Scale of development

New development should reflect their surroundings and be similar in terms of density, footprint, separation, scale and bulk of buildings in the surrounding area. Proposals for new development should:

- Provide 1 and 2 storey housing in keeping with the rest of the built form.
- Provide appropriate landscaping to soften the visual impact of development.



4.5 The economy (E)

Economy (E)	E1 Small business development
	E2 Farm diversification
	E3 Redundant buildings

4.5.1 Encouraging small business

4.5.1.1 Issues

The parish is now largely comprised of people needing to commute out for employment. This also reflects the fact there are few local businesses in the parish now. More small business activity would be welcomed to reduce the need to travel and provide new opportunities for young people.

4.5.1.2 Objectives addressed

Objective 6: To encourage appropriate business and commercial activity. This includes not only sectors of traditional importance (notably agriculture), but also support for the increasing numbers who wish to work from home, and proportionate additional commercial and retail activity where it can add to both the economy and the social fabric of the village.

Policy E1: Small business development

- a. The growth of existing small businesses and new start businesses will be permitted where these do not have negative impact upon other local residents, including in respect of significantly increased traffic movements or the use of larger vehicles or Heavy Goods Vehicles.
- b. The conversion of or extension to existing residential space for business use will be permitted where this enables people to work at home, where this has no negative impact on other local residents. Any such conversions will be subject to the business use remaining subsidiary to the residential use of the property.
- c. Proposals for change of use of existing business premises away from employment activity will not be permitted unless it can be demonstrated that the existing use is no longer economically viable i.e. that the site has been marketed at a reasonable price for at least one year for that or any other suitable employment or service trade use.

Farm diversification

4.5.2.1 Issues

It is important to the character of the parish that farmland continues to be farmed and actively managed. Farms should be enabled to diversify where this provides security and sustainability.

4.5.2.2 Objectives addressed

Objective 6: To encourage appropriate business and commercial activity. This includes not only sectors of traditional importance (notably agriculture), but also support for the increasing numbers who wish to work from home, and proportionate additional commercial and retail activity where it can add to both the economy and the social fabric of the village.

Policy E2: Farm diversification

- a. The diversification of farms will be permitted where this enables production from the land to continue. Proposals will be permitted where:
- b. Diversification has no adverse impacts upon the landscape.
- c. It does not result in increased traffic by way of larger or Heavy Goods Vehicles on rural roads or restrict access resulting from additional on road car parking.
- d. Diversification provides for sustained or increased local employment.

Redundant buildings

4.5.3.1 Issues

Encouraging business development by providing a positive statement on building conversion for business use can act to encourage new enterprises to flourish.

4.5.3.2 Objectives addressed

Objective 6: To encourage appropriate business and commercial activity. This includes not only sectors of traditional importance (notably agriculture), but also support for the increasing numbers who wish to work from home, and proportionate additional commercial and retail activity where it can add to both the economy and the social fabric of the village.

Policy E3: Redundant buildings

Conversion of redundant buildings into new business accommodation will be permitted where it can be demonstrated the building is no longer economically viable for its previous use, provided that:

- a) The appearance of the converted building will be in keeping with or enhance its surroundings; and
- b) Boundary treatment and landscaping are in keeping with or enhance its surroundings and, if appropriate, preserve the openness of the Green Belt.

4.6 Community facilities (CF)

Community facilities(CF)	CF1 Retaining community services and facilities
	CF2 Local greenspaces

4.6.1 Key community services

4.6.1.1 Issues

Bardsey enjoys a vibrant community life at present with excellent sporting facilities in particular. Parish surveys have expressed strong views about maintaining such facilities, along with the other few rural services that exist, such as the Bingley Arms, reputed to be the oldest public house in England.

4.6.1.2 Objectives addressed

Objective 5: To identify and conserve those assets considered to be of significant community value, including green spaces, across the parish, especially those which make major contributions to the character of Bardsey, with a view to ensuring their sustainability in the long term.

Objective 7: To encourage healthy and active lifestyles, and strengthening the social fabric of the community, by developing and improving sport and leisure provision.

Policy CF1: Retaining key community services and facilities

The retention of the following community facilities in their current use will be supported:

- Community centres
- Sports clubs
- Village Halls
- Public houses
- Primary school
- Places of worship
- Village shops

Any proposals for change of use will not be permitted unless it can be demonstrated that:

- a. the land or building in question has fallen out of use; and
- b. there is demand and support for the new proposed use by the majority of the community; or
- c. Alternative replacement provision has been identified and secured and this is supported by the majority of the community.

4.6.2 Local green spaces

4.6.1.1 Issues

The parish has many green spaces, formal and non formal, as well as excellent access to the surrounding countryside. All this serves to provide opportunities for informal recreation and healthy outdoor activity, as well as providing additional green infrastructure functions.

4.6.1.2 Objectives addressed

Objective 5: To identify and conserve those assets considered to be of significant community value, including green spaces, across the parish, especially those which make major contributions to the character of Bardsey, with a view to ensuring their sustainability in the long term.

Objective 7: To encourage healthy and active lifestyles, and strengthening the social fabric of the community, by developing and improving sport and leisure provision.

Policy CF2: Local Green Spaces

Development that results in the loss of designated Local Green Spaces or that results in any harm to their character, setting, accessibility or appearance or amenity value will only be permitted:

- if the community would gain equivalent benefit from provision of a suitable replacement;
- where development is essential to meet specific and necessary infrastructure needs and no alternative feasible site is available.

Appendix 1 sets out the criteria against which local green spaces will be assessed. An initial list of potential sites is noted below:

<i>SITE</i>
<i>'Rest' areas</i>
Village Pond, Rigton Green, West Well
<i>Wooded areas</i>
Hetchel Woods, Willans Wood, Hellpot Woods, Barkers Plantation
<i>Green areas</i>
Castle Mound, Field on Blackmoor Lane, Parkfield
<i>Sport and Leisure</i>
Bardsey Sports Club, Bardsey Primary School, Children's playground, Bowling club, Tennis club
<i>Other</i>
Scout Hut, Grange Close, Allotments



Appendix One: Local Green Spaces Assessment Framework

Significance or rational for designation								
1.Name / Location	2.Site	3.Adjacent to existing properties?	4.Local or community value	5.Landscape value	6.Historical value	7.Recreational value	8.Wildlife or green infrastructure value	9.Recommendation

Key:

1. Does the site have a name? Where is it in relation to nearby landmarks, roads etc.
2. Size approximately in hectares
3. How does the site relate to the built up area? Surrounded by houses etc
4. How is the site used presently by the community? Does it have public access/is it private? Does it contribute to the character of the built up area?
5. Does the site offer important views e.g. of the countryside or surrounding area? How/where?
6. Is there history attached to the site, e.g. dedicated to a local person, site of an event of significance?
7. Is the site used for recreational activity? If so , what?
8. Does the site play a role regarding habitats, or link to other 'green assets' eg the open countryside.
9. Conclusion, what is your recommendation? Designate as Local Green Space or not.

National Planning Policy Framework : 3 key criteria

The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.*

Appendix Two: Supporting evidence

The following documents support this draft Plan and can be found on our website:

<http://www.bardseyvillage.org.uk/neighbourhood-plan.html>.

Village Design Statement 2002

Conservation Area Appraisal and Management Plan 2009

Leeds Rights of Way Improvement Plan 2009-2017

Leeds Landscape Assessment 1994

Leeds Street Design Guide 2009

Housing Needs Survey 2013

Village Consultation Survey 2014

National Planning Policy Framework 2011

Leeds City Council adopted Core Strategy 2014



Appendix Three: Project plan (next steps)

STAGE	PERIOD	TIMING
First draft consultation	6 weeks	May-June 2015
Analysis of consultation responses	4 weeks	June-July 2015
Drafting the final policies/plan	8 weeks	August-September 2015
Seek EU screening (SEA/HRA) from LCC	4 weeks	October 2015
Finalise draft Plan for 6 week pre-submission consultation	4 weeks	November 2015
Pre-submission consultation	6 weeks	December 2015-January 2016
Analysis of consultation responses and amendments to draft Plan	8 weeks	January-March 2016
Submit Plan to LCC	-	April 2016
LCC assessment; and Consultation statement Sustainability appraisal Basic conditions statement Environmental report (or reasons why not) Examiner appointment	6 months?	April 2016 – September 2016
LCC publication/consultation	6 weeks	September-October 2016
Examination	6 weeks	November-December 2016
LCC modifications/publication of modifications	6 weeks	January-February 2017
Publicise referendum	4 weeks	March 2017
Referendum	-	April 2017

³ Strategic Environmental Assessment/Habitats Regulation Assessment



