



Liz Wells (WYG) on behalf of Cornforth and Sons, SHLAA Site Ref 1027

Key Drivers for development local engagement and sustainability.

Leeds City Council as a whole needs to deliver 70,000 houses over the 15 year Plan Period, LCC's approach supports spreading growth around the district.

Outer NE Quadrant Housing Need

- LCC requirement of 5,000 homes in Outer NE quadrant of Leeds, in which Bardsey falls.
- SHLAA sites put forward more than quadrant need, therefore Site and Allocations DPD provides opportunity for land owners to promote their sites for residential allocation.
- Likely limited development in and around settlements such as Bardsey, considered developments such as Thorp Arch and EASEL (East Leeds Extension) can accommodate large levels of housing need as Brownfield sites, but nevertheless, growth and remaining housing requirement needs to be spread within quadrant;
- WYG are promoting up to 2,000 homes at Thorp Arch (a Brownfield Site), this removes some pressure from the quadrant. Similarly land owned by the University between Braham and the A1 will also take a proportion of this requirement.

Level of Development in Bardsey

- Growth is being spread across the district, Bardsey needs to be considered;
- Acknowledged sensitivities in landscape and Greenbelt surrounding Bardsey in this development growth

Cornforth and Sons Site

- SHLAA site 1027 inappropriate to develop whole site, consider promotion of two parcels of land within the site, to the south of Bardsey and to the north of Wayside Crescent;
- Emphasis on site separation, strong Greenbelt boundary, intention for the Greenbelt to remain here, and remain in national Greenbelt policy protection for 25 years. Inclusion of additional landscape/screening to emphasise separation;
- Keen to work with the steering committee as to what are considered reasonable boundaries on these sites;
- Initial technical highway work has indicated site access can be achieved from Wayside Crescent for south site, and A58 can accommodate filter lane and ghost island south of Hetchell View for North site;
- As such traffic to access site won't be directed through the existing settlement of Bardsey.
- Existing Public Transport provision utilised on A58;
- Keen to work with Bardsey to open up land to accommodate footpaths, bridleways, cyclepaths.

Work with Steering Committee / Residents of Bardsey

- We would be keen to work with the Steering Committee and the Neighbourhood Plan to understand the LCC housing need and level of growth within Bardsey;
- Work to a set of common aspirations for the area and acknowledge your housing demands survey (need for 1st time buyer housing, and residents looking to downsize) for the village;
- Considered the site could accommodate housing mix, landscaping, footpaths, and high quality design;
- In respect of school provision, should a planning application come forward on the site, it is the city council who will determine how the schools provision will be made, but it is the applicants responsibility to make a financial contribution towards this provision at primary or secondary level, we need to work with officers to understand how this strategy may operate in the Outer North East villages.
- In respect of affordable housing, the city council does have very clear policies and is keen to deliver homes in the right mix and locations, we are keen to engage with housing officers, should a planning application come forward, at the appropriate time. It may be that the preference would be for an offsite commuted sum.



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- The Cornforths, being local landowners, want to work with Bardsey, should they be supportive of development at the site in the spirit of localism. Time and investment in the promotion of the site to date demonstrates commitment.

Should a planning application be submitted, liaison with LCC will be undertaken to agree the range of reports necessary to validate an application, this is likely to include, but is not limited to, a Traffic Assessment, Flood Risk Assessment and Phase 1 Ecology Report.