



# Bardsey cum Rigton Neighbourhood Plan

**Bardsey Parish Council**

**Summary First Draft May 2015**





# BARDSEY CUM RIGTON NEIGHBOURHOOD DEVELOPMENT PLAN

## A SUMMARY OF THE FIRST CONSULTATION DRAFT: MAY 2015

Dear resident,

Welcome to the first draft of our Neighbourhood Development Plan. This summary has been distributed to every household in our Parish along with the attached survey form which we would very much appreciate you completing and returning to us. The full Plan can be found on our website and also available for viewing in paper form at the Village Hall, Bingley Arms, Churches, Sports Clubs and School.

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 includes policies covering a wide range of issues from healthy lifestyles to preserving the essential character of both the built and natural environments. However, because of its importance and complexity, much of the work which has gone into its production has related to housing development.

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

*Ed Stentiford, Chairman, Bardsey cum Rigton Parish Council*

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### Our Vision for the future of our Parish

***“Bardsey will continue 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.”***

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What follows is a summary of our objectives in developing this Plan and our policies for seeing the Plan realised over the next 10-15 years. There are many uncertainties still about the level of development our Parish will face and we are working hard to ensure that we have the maximum say possible in decisions yet to be taken and that any development can truly be called 'sustainable' for our community.

## Our objectives

To see this Vision realised, we have developed the following objectives, supported by detailed policies.

1. To encourage proportionate housing development which is appropriate to the needs and wishes of residents in terms of volume, size and architectural design.
2. To maintain and improve the quality and character of the built environment.
3. To maintain & improve the sustainability, quality and biodiversity of the natural environment.
4. To improve public highway safety and amenity for pedestrians and road users alike.
5. To identify and conserve those assets considered to be of significant community value, including green spaces, across the Parish.
6. To encourage appropriate and proportionate commercial activity, including home working.
7. To encourage healthy and active lifestyles, and strengthening the social fabric of the community, by developing and improving sport and leisure provision.
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.

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## Our detailed policies

Theme	Policy
Landscape and the rural environment (LRE)	LRE1 Conserving historical rural character
	LRE2 Enhancing the public rights of way network
	LRE3 Biodiversity conservation and enhancement
The built environment (BE)	BE1 High quality building design
	BE2 Improving streets and street scene
	BE3 Managing car parking
	BE4 Maintaining dark villages
	BE5 Integrating green infrastructure
Housing (H)	H1 Sites for new housing
	H2 Housing size and type
	H3 Supporting sustainable development
	H4 Scale of development
Economy (E)	E1 Small business development
	E2 Farm diversification
	E3 Redundant buildings
Community facilities (CF)	CF1 Retaining community services and facilities
	CF2 Local green spaces

### **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).

### **Policy LRE2: Enhancing the Public Rights of Way network**

- a) Proposals for improving our Public Rights of Way network will be supported, including improved signage, maintenance, retention and accessibility for users, in line with the Leeds ROWIP<sup>1</sup>.
- 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 to develop this facility will be supported.

### **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.

### **Policy BE1: High quality building design**

All new development must demonstrate good 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 in all circumstances where development is located in this area.
- **Sustainable design and materials.** Consideration will be given to the use of sustainable materials<sup>1</sup> and/or techniques<sup>2</sup> 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.

<sup>1</sup> Sustainable 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.

<sup>2</sup> Examples 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.

**Policy BE2: 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:

- 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.
- 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.
- Limitation and reduction of unnecessary street signage where it is safe and practical.
- 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.

**Policy BE3: Managing car parking**

All new housing development will need to ensure that car parking does not dominate the street scene and, as a rule, provides 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.

**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 supported, except where there is clear majority support by residents.
- New security lighting should be carefully designed so that it does not create unnecessary light pollution.

**Policy BE5: Integrating green infrastructure**

- Proposals for new green infrastructure incorporated into new developments will be supported 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.

**Policy H1: Sites for 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 normally be supported.
- c) Sites which utilise previously developed land will be supported before green field sites. Development proposals which are located on green field sites are therefore required to demonstrate there are no suitable brown field sites available.

**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.

- Support will be given for new homes which provide accommodation of up to 4 bedrooms per unit in a mix of type and size where developments are in excess of 5 units.

### **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 flood prevention, 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.

### **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. Support will be given to developments which:

- 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.

### **Policy E1: Small business development**

- a) The growth of existing small businesses and new start businesses will be supported 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 supported 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 be resisted 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.

### **Policy E2: Farm diversification**

The diversification of farms will be supported where this enables production from the land to continue. Proposals will be supported where:

- a) Diversification has no adverse impacts upon the landscape.
- b) 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.
- c) Diversification provides for sustained or increased local employment

### **Policy E3: Redundant buildings**

Conversion of redundant buildings worthy of retention into new business accommodation will be supported 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) The boundary treatment and landscaping are in keeping with or enhance its surroundings and, if appropriate, preserve the openness of the Green Belt.

### **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 schools
- Places of worship
- Village shops

Any proposals for change of use will not be supported 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.

**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:

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

An assessment of potential areas to be designated as Local Green Spaces will be undertaken and the results of this consulted on. Initial suggestions for consideration are shown below:

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

**All comments on this first draft Plan are very welcome from residents, businesses and other stakeholders alike. We look forward to these and will revise our Plan accordingly, with a view to producing a draft for further consultation, prior to formally submitting to Leeds City Council for their own internal scrutiny later this year.**