

## Our Village, Our Vision!

**Question:** *If Leeds City Council has decided not to pursue mass development on the SHLAA sites in Bardsey, do we really need to worry too much about the Neighbourhood Plan any more?*

**Answer:** *A resounding YES, because:*

Firstly, the Neighbourhood Plan is not limited to the single issue of housing and development. It will also consider many other aspects of Bardsey's future, including education, transport, infrastructure, sports and leisure facilities, agricultural, business and commercial needs and assets of community value.

Secondly, the outcome of the SHLAA process has not removed the threat of ad hoc planning applications by developers. Indeed we already know of at least three SHLAA site owners who are still keen to develop sites which were either sieved out or red-flagged as unsuitable by Leeds City Council. We heard from them at the Steering Committee Meeting on 17th July, and a significant number of you were also there to hear what they had to say. And it would be naive of us to think that they will be the only ones taking an interest over the longer term.

*Without a Neighbourhood Plan in place the village remains vulnerable to developers, backed by expert consultants, experienced legal teams and an in-depth knowledge of how to play the planning system. With a Neighbourhood Plan in place, the wishes of the community will become part of the very process of planning in Bardsey cum Rigton. What could be more crucial than that?*

## NEARLY THERE?

Much valuable progress has been made, but there is still a great deal of work to do before the Neighbourhood Plan will be ready to submit to the crucial Village Referendum!

Nevertheless we are advancing steadily, and key benefits have been gained by allowing flexibility within the timetable - especially the completion of an exceptionally thorough and well supported Housing Needs Survey. We need no longer be in any doubt at all as to what the Parish requires in terms of future housing development.

Neither is the rate of progress in Bardsey cum Rigton out of line with the national expectation. From start to finish a Neighbourhood Plan usually takes 2 to 3 years, which, given that we started in March 2012, we remain on target to achieve.

### NEIGHBOURHOOD PLAN - TIMETABLE TO COMPLETION

First Complete Draft	Nov 2013 to Jan 2014
Residents Consultation	Feb 2014 to Mar 2014
Final Drafting	Apr 2014 to May 2014
Inspection by Leeds City Council	June 2014 to July 2014
Amends to Final Draft (if required)	Aug 2014
Print and Distribute	Sep 2014
Referendum (Organised by LCC)	Oct 2014 to Nov 2014

#### CONTACTING YOUR STEERING COMMITTEE:

**e-mail:** [info@bardseyvillage.co.uk](mailto:info@bardseyvillage.co.uk)

**Post::** Bardsey Neighbourhood Plan Steering Committee, 9 Cornmill Lane, Bardsey, Leeds, West Yorkshire, LS17 9EQ



## SHLAA ANNOUNCEMENT

In July Leeds City Council finally published its conclusions in respect of all the Strategic Housing Land Availability Assessment (SHLAA) sites right across the Leeds area, including of course those in Bardsey.

It came as very good news for the village that they decided to concentrate much of their intended housing development on a few large flagship sites elsewhere, with the result that Bardsey is not being called upon to deliver any significant volume. (The only slight note of caution is that the results of LCC's final round of public consultation on the announcement have not yet been published).

In fact the only SHLAA site (of the 14 in Bardsey) which LCC decided could be suitable for development is No. 1153 at the Catholic Church. This site already has the approval of both the Steering Committee and a large majority of residents following the public meeting on 10th November 2012, and is not therefore seen as controversial.

A number of the remaining sites were 'sieved out' by LCC, i.e. discounted without further assessment. The remainder were then assessed, and were classified as being unsuitable for development.

***This news is very welcome! On the one hand it appears Bardsey is now unlikely to have mass housing development imposed upon it by LCC. On the other, your Steering Committee is free from the overriding contingency to try and mitigate the impact of the SHLAA, which it feared could force unpalatable compromises on the village. We are now able to pursue policies entirely focused on the needs and wishes of the community.***



## HOUSING NEEDS SURVEY



Three clear and unequivocal messages emerged from the Housing Needs Survey conducted by independent planning consultant Rosemary Kidd. And we can all have confidence in the validity of the results, because a stunning 43% of residents took part in the survey!

Your Steering Committee would like to say another heartfelt thank you for this outstanding level of support. We can now move forward with confidence, and best of all in the knowledge that we are in tune with the wishes of the community.

So what did you all have to say? Quite simply:

- 1) We need modest numbers of high quality manageable homes.
- 2) We definitely do NOT need any more developer-driven executive mansions!
- 3) We love our village's character and qualities, and want to see them preserved.

The full Housing Needs Survey Report, and the resulting deliberations of your Steering Committee, are available to view and download on the Parish Council web site ([www.bardseyvillage.org](http://www.bardseyvillage.org)). Hard copies are also available for those who wish to study the report in greater depth (please contact any member of your Steering Committee, call in at an SC meeting or visit the Parish Church).

***In summary: the village needs approximately 55 smaller, high quality, aesthetically pleasing, manageable homes over the next five years, to satisfy the needs of older residents wishing to downsize and younger residents wishing to establish independent households within the village.***

## POLICY IMPLICATIONS FOR THE NEIGHBOURHOOD PLAN



Your Steering Committee has comprehensively reviewed the policy objectives of the Neighbourhood Plan in the light of both the SHLAA announcement and the results of the Housing Needs Survey (HNS). We are committed to:

- 1) Developing the vitality of the village in the medium to longer term, and securing its future identity.
- 2) Encouraging appropriate, limited housing development aimed at meeting the specific needs identified by the HNS.
- 3) Preserving the green belt around the village, which we are unanimous in believing to be its best available shield against unwanted future development.
- 4) Defining and prescribing the aesthetic and other attributes essential in any new development to preserve the character and quality of the village.
- 5) Defining and prescribing attributes which would be unacceptable in new developments, because they would prejudice the character and quality of the village.
- 6) Supporting the role of agriculture within the community.
- 7) Encouraging appropriate business and commercial activity.
- 8) Identifying medium term needs and setting objectives for the fabric, infrastructure and amenities of the village, to secure its longer term position in the locality. This includes key aspects such as education, transport, environment, needs of agriculture and business, leisure facilities etc.

