

# Bardsey, West Yorkshire

## Detailed Site Analysis

### Sandby

Issued: April 2013

Ref: RPT 801.1 REV B



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# INTRODUCTION

The Landscape Agency was commissioned by Sandby and the Bramham Park Estate to undertake a detailed site analysis of Leeds City Council Strategic Housing Land Availability Assessment (SHLAA) Site 1106.

SHLAA site 1106 is located at Bardsey-cum-Rigton, West Yorkshire within ownership of the Bramham Park Estate.

The detailed site analysis was commissioned in response to the potential identified for residential development within the initial Bardsey-cum-Rigton Landscape Assessment RPT801-01.


The purpose of the detailed analysis is to provide greater clarity and understanding of;

- Opportunities**
- Constraints**
- Connectivity and Movement**
- Existing Land Use, and**
- Views and Receptors**

Following a detailed understanding of the above layers a potential zoning plan has emerged which illustrates a preliminary and indicative Master Plan.

The proposed Master Plan is an initial response to the detailed site analysis and forms a starting point for discussion and consultation.


# SITE OPPORTUNITIES


 Retention of existing trees as features to develop local character and depth of place.


 Sensitive improvement of the Keswick Beck to include:


- Improved waterside management to promote unrestricted water movement and to reduce flood risk
- Opportunities for habitat creation / enhancement
- Waterside woodland management to improve amenity
- Diversification of waterside tree species and regular pollarding / coppicing
- Potential to reorientate extreme kinks in the Becks course to improve water flow and alleviate flood risk
- Opportunity to include agricultural drainage techniques to improve natural drainage on site

 Localised hedgerow improvements

 Opportunities to create high quality public open space which reinforces the existing settlement pattern whilst retaining a continuous green belt corridor

 Potential vehicular links via existing access points

 Create connections across and along the Keswick Beck river corridor to provide links to the proposed railway cycle track and wider network of footpaths.

 Opportunity to incorporate SUDS as a key water management and landscape feature.

- The existing character of adjacent residential properties is varied and so allows for greater variety of potential housing forms.
- Potential exists to incorporate traffic calming and speed reducing measures along the A58 as part of any development.














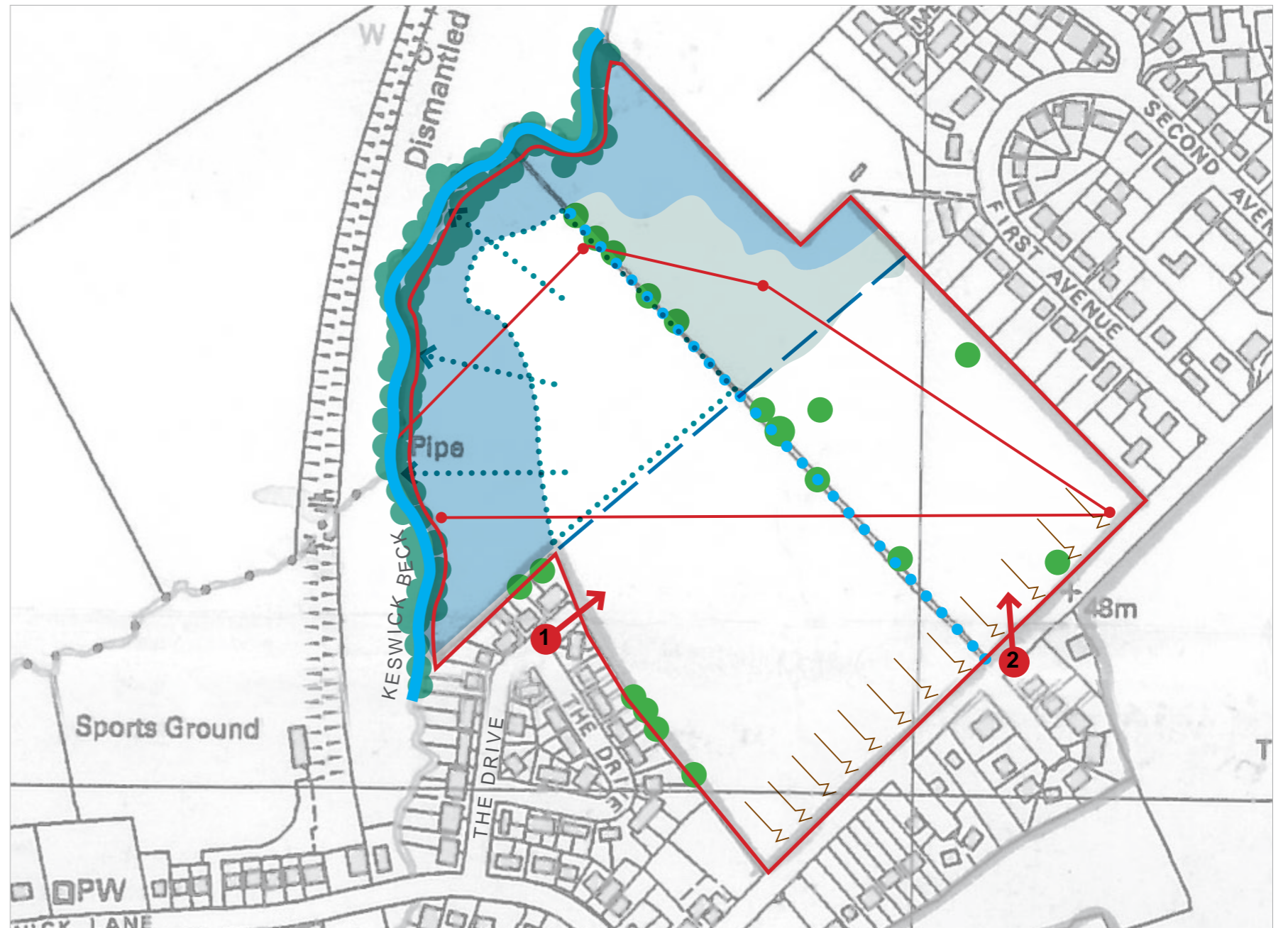
▲ Opportunity for hedgerow inclusion



▲ Potential for existing trees to reinforce local character within new development

# SITE CONSTRAINTS

-  The Beck currently creates a physical barrier between the site and the wider landscape and there is no pedestrian crossing point.
-  The western edge of the site along the edge of the Keswick Beck has a low flood risk as identified on the Environment Agency website.
-  The north-east corner of the site appears not to utilise drainage techniques adopted in the adjacent field. Current land conditions indicate waterlogging and limited management.
-  Approximate area managed via agricultural drainage techniques - evidence of drainage management to the Keswick Beck.
-  Drainage system consisting of submerged perforated pipes draining water into the Beck. This appears of recent construction.
-  Drainage channel consisting of a shallow dug ditch with low levels of running water
-  Apparent zone of high Winter water table within lower section of the site.
-  Existing trees and hedges require adequate root protection zones.
-  Existing service routes - points denote inspection chambers. Locations of connecting routes are assumed.
-  Steep topography adjacent to the A58 will increase land-take for an appropriate junction.
-  Existing access point
- 1** The Drive - access is limited due to the residential nature of the road.
- 2** A58 - major trunk road. Additional access points would require Highways consultation.
- Please refer to views and receptors for the location of the East Keswick Conservation Area. Potential development should consider the visual relationship with this nearby designation.
- Please refer to the 'Bardsey-cum-Rigton Landscape Assessment RPT801-01' for detailed locations of the Green Belt.



▲ Agricultural drainage pipes











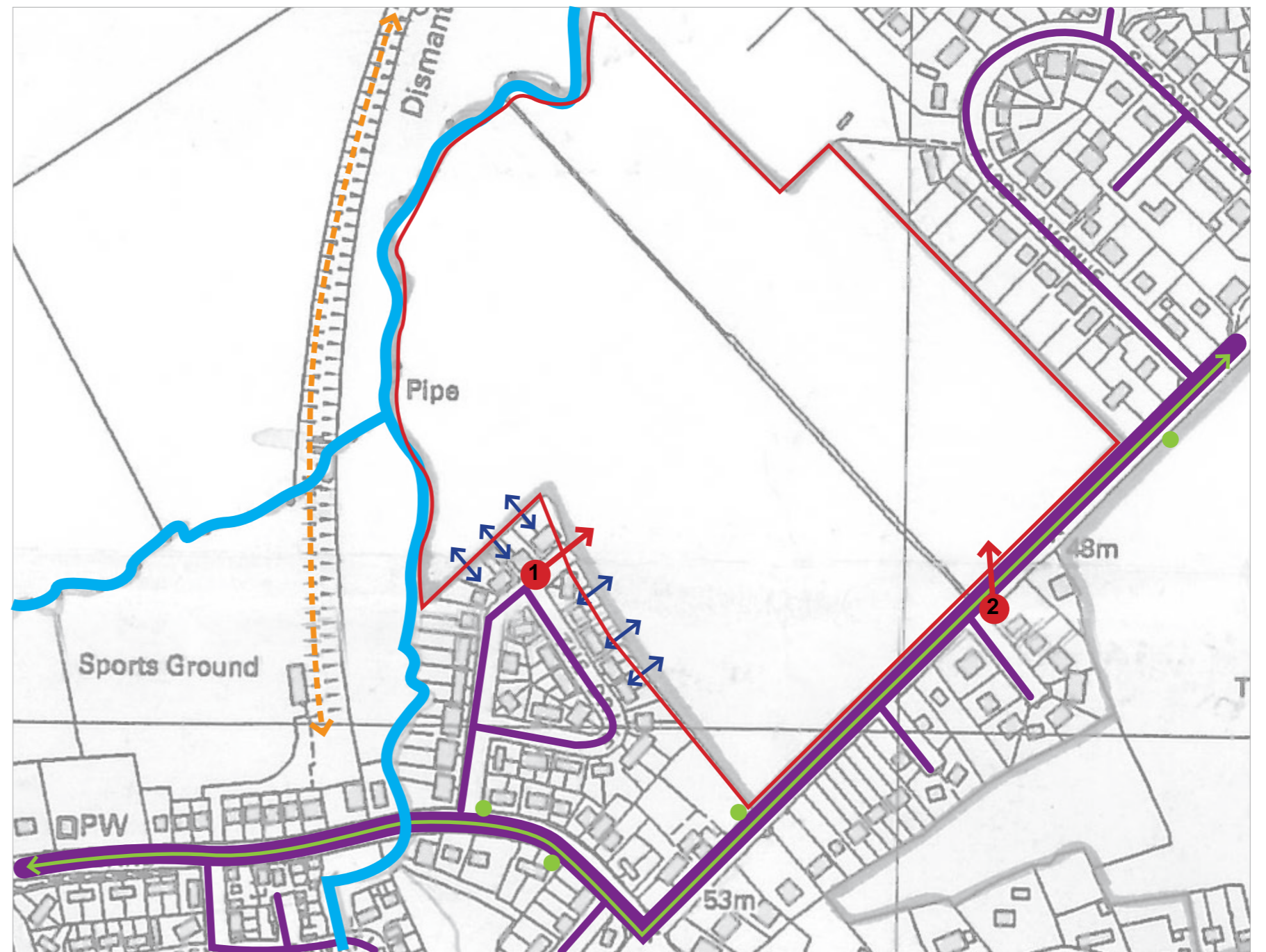
▲ Existing trees and broken hedge line



▲ Drainage channel along the hedge

# CONNECTIVITY & MOVEMENT

-  Existing bus route and bus stop
-  Existing trunk road - Heavily used
-  Existing minor road - Reasonably broad, residential in character
-  Possible future cycle route
-  Garden gates onto site - Informal permissive access from adjacent residential properties
-  Vehicular access -
-  1 The Drive - Steep access, purpose built track
-  2 A58 - Agricultural entrance at road grade
- Please refer to the 'Bardsey-cum-Rigton Landscape Assessment RPT801-01' for detailed locations of PROW within proximity to the site.



▲ Vehicular access from The Drive



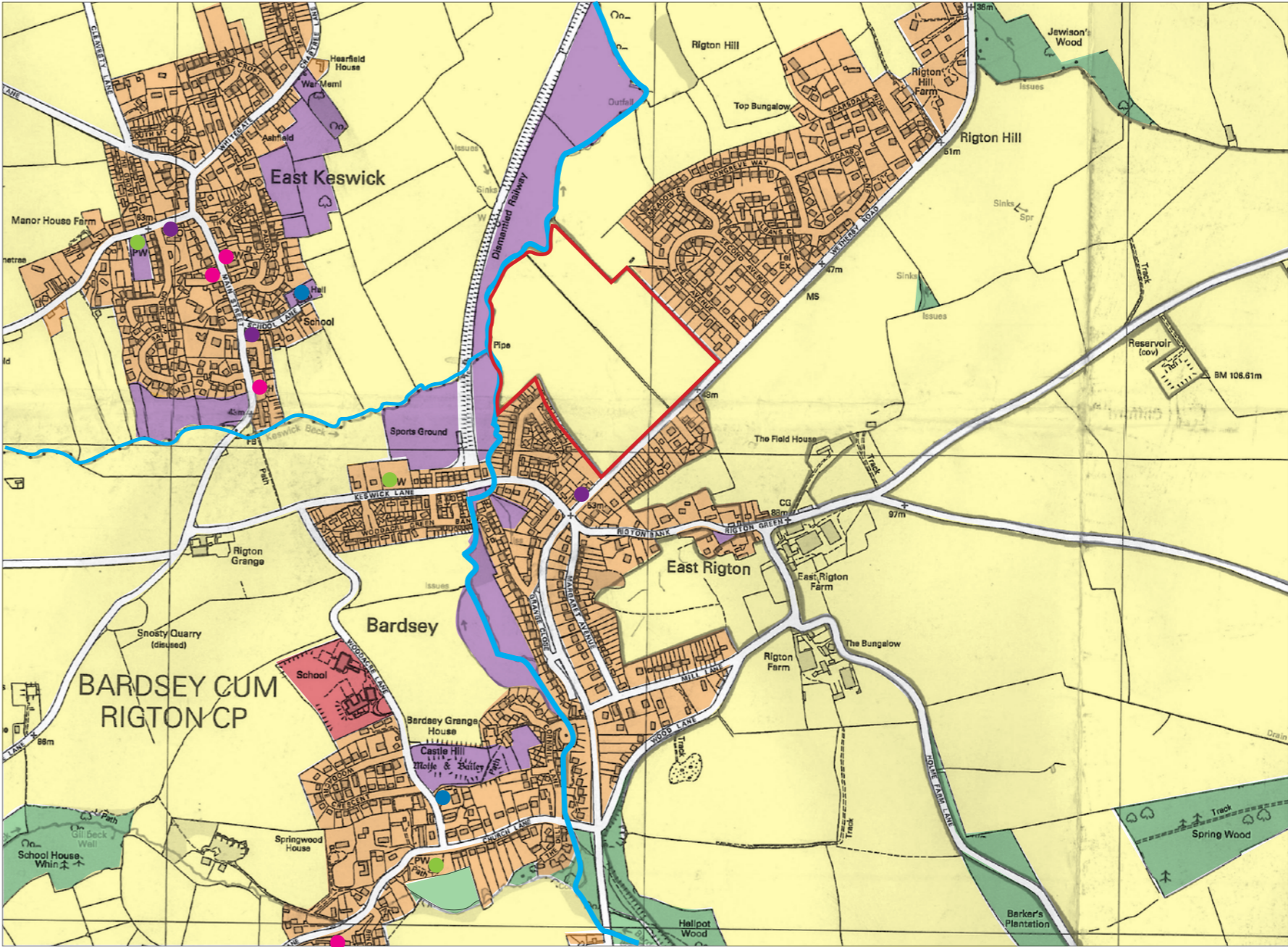
▲ View of the entrance from the A58



▲ Informal access

# EXISTING LAND USE

- Agricultural land
- Significant Open Space (non-agricultural in use)
- Residential
- Woodland
- River Corridor
- Education
- Village Hall
- Place of Worship
- Public House
- Local shop/service



▲ Agricultural land north of the A58

# VIEWS & RECEPTORS

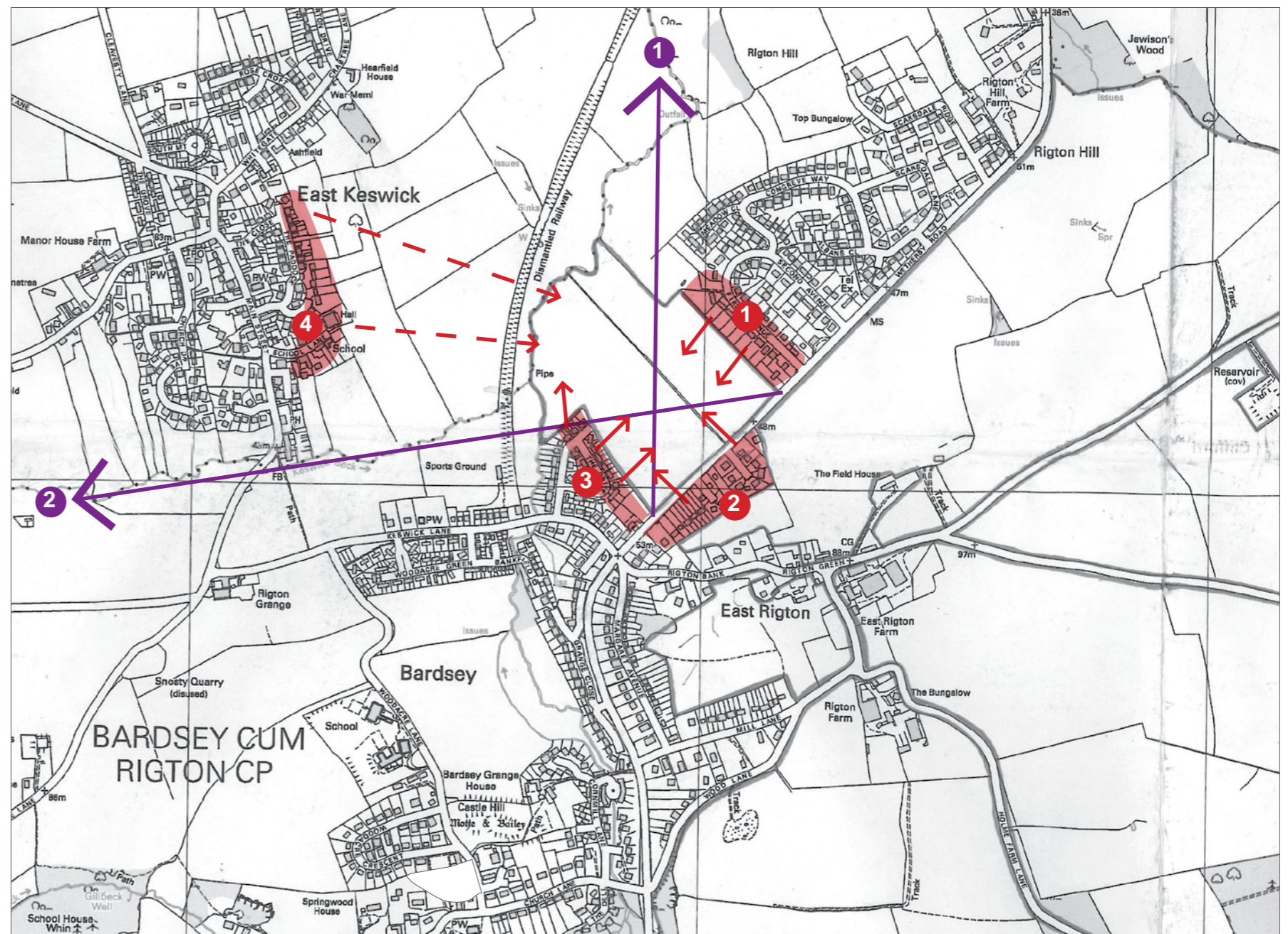
## Private Visual Receptors

- 1 North-east:
  - Generally larger properties set back from the site with long gardens and mature, high boundaries restricting field views from the ground floor
  - High proportion of bungalow and dormer bungalow properties with limited views of the site.
- 2 South-east:
  - Elevated properties with clear views of the site and significant long framed views along the valley
- 3 South-west:
  - Predominantly semi-detached properties with a mix of restricted and unrestricted views of the site
  - Boundaries tend to be low and visually permeable
- 4 North-west:
  - Potential glimpse views of the site from East Keswick

## Key Views from Public Receptors

The key public receptor is the A58 Wetherby Road. There are long framed views in both directions along the valley.

- Potential Development should consider the visual relationship with the nearby East Keswick Conservation Area.
- For a detailed visual analysis and locations of the Conservation Area please refer to the 'Bardsey-cum-Rigton Landscape Assessment RPT801-01' carried out by The Landscape Agency in February 2013.
- (Views assessed in Winter when the trees were bare and therefore presents a 'worst case scenario' for visual impacts)
























▲ View north from the A58 across the site 1



▲ View south-west from the A58 across the site 2

# POTENTIAL ZONING PLAN

-  Existing and proposed trees reinforce local character and frame views
  -  Enhancement to existing river corridor with improved management and habitat creation
  -  Higher density town houses
  -  Medium density semi-detached houses
  -  Lower density detached houses
  -  Proposed Key Pedestrian Links - main pedestrian access to the site from the A58 utilises existing key views
  -  Proposed future cycle route
  -  Proposed SUDS - softening the existing drainage channel to create a green corridor connecting a number of proposed water bodies
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- 1 Village Green forming the heart of the site
- 2 Green buffer adjacent to existing properties to protect views
- 3 Spine road providing the main vehicular access to the site
- 4 Minor access from The Drive to a small proposed residential area
- 5 Proposed footpaths crossing the Keswick Beck
- 6 Proposed public open space retains a continuous green corridor across the A58 to the Keswick Beck
- 7 Existing hedgerow is incorporated into and softened by proposed planting
- 8 Proposed public open space adjacent to the Keswick Beck
- 9 Proposed residential development around a new green
- 10 Potential emergency access
- Preliminary Highways advice has been sought on potential access and movement considerations.
  - The Potential Zoning Plan is a preliminary start at identifying indicative opportunities for development and access. Consultation will further refine and evolve these initial concepts.

## NEXT STEPS

- Master planning exercise with The Prince's Foundation.
- Consultation with Leeds City Council.
- Consultation with the Bardsey Neighbourhood Plan Steering Group.

