

**ABERFORD NEIGHBOURHOOD DEVELOPMENT PLAN**

**PRE-SUBMISSION PLAN**

**6th June 2017**

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## FOREWORD

Neighbourhood Development Plans came out of the 2010 Coalition Government's intention for local communities to determine the decisions which affect them – "The Localism Bill" as it became known. The Aberford Neighbourhood Development Plan has been developing since then with the aim of forming a vision for the future of the village and representing the local community's aspirations and needs. Unlike the Aberford Village Design Statement and the Village Masterplan it is the intention that our Neighbourhood Development Plan will become a statutory document and be incorporated into Leeds City Councils planning framework in order to be used to determine planning applications. The Neighbourhood Plan also proposes additional non-planning actions to improve Aberford's facilities, services and local environment and to address issues beyond the scope of Town Planning.

Our Plan has been produced by local residents, with the support of the Parish Council, using the views of the residents, land owners, businesses and interest groups of Aberford. The Neighbourhood Plan Group has consulted and listened to the community and local organisations on a wide range of issues that will influence the well-being, sustainability and long-term prosperity of our rural community. Every effort has been made to ensure that the views and policies contained in this document reflect those of the majority of Aberford residents.

Over the past few years many residents in our area have taken the opportunity to express their concerns and aspirations for the place where they live – they have spoken of their fear of flooding, parking issues, excessive development and a great many other problems. They have expressed their ambitions for the local bus service to improve and for a new shop to be opened in the village. This document is intended to represent those concerns and seeks opportunities to build on those ambitions.

One of the key aspirations expressed by the community was an earnest desire to protect the greenery which enhances and surrounds the village. An easily understood desire coming from people who live alongside one of the busiest motorways in the Country with all its implications in terms of traffic noise, pollution, etc., not to mention the old A1 which continues to pass through the village reverting to type whenever the present day motorway ceases to function, bringing with it a variety of unimaginable problems.

Another clearly expressed aspiration is the need to reinstate some of the facilities lost to the passage of time - Aberford used to have eighteen public houses, admitted that was some five centuries ago! Today it boasts one 'pub' and the one shop that was, for many, a valuable community asset, closed a while back. Reinstating the shop sits high on the Parish Councils list of priorities as do a great many other resident- led aspirations.

More recently fresh fears have arisen following efforts by The Parlington Estate and the Leeds City Councillors to put forward a large part of the estate for green belt housing allocation – a new town proposed to supply 1500 houses over the next plan period and more beyond that time. Whilst it is technically impossible for the Neighbourhood Plan to oppose the development proposals, as the Neighbourhood Plan must be in accordance with Leeds' Local Plan, it is hoped that the Neighbourhood Plan will play a crucial part in controlling how the development will affect the existing village, if it does go ahead. The Neighbourhood Plan Group have worked with the Local

Authority and consulted residents to ensure that the negative impacts are minimised and the benefits are increased.

The Parish Council would like to thank the members of the Neighbourhood Plan Group and pay tribute to their work since 2012. The Parish Council is also grateful for the help and the engagement of many others in the village without which it would not have been possible to produce this Neighbourhood Plan.

David Howson  
Chair Aberford and District Parish Council

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Chair Aberford Neighbourhood Plan Management Group

# 1. Introduction

## Background to the Aberford Neighbourhood Development Plan

The Aberford Neighbourhood Development Plan ('Neighbourhood Plan') is a new type of community-led planning document introduced by Government in the 2011 Localism Act. Neighbourhood Plans are part of a raft of new community rights to enable local communities to better shape their places.

A Neighbourhood Plan can be used to decide where new development takes place, what type it should be and what it should look like, together with other matters of local interest such as open space and community facilities. It cannot be used to stop development already allocated or permitted, or propose less development than that in the Local Plan (The Leeds Core Strategy and emerging Site Allocations Plan). It could, however, propose more development than the Local Development Plan if a community was so minded. Neighbourhood Plans also provide the opportunity for communities to set out other non-planning actions and aspirations so that the resultant document presents a holistic framework for the future of an area over the next 10 to 15 years (up to 2028 in the case of Aberford).

The process of producing a plan also provides an opportunity for communities to work with their District Council on the allocation of sites as well as other corporate objectives, such as improving equality, cohesion and integration and recognising diversity.

Once adopted, the plan forms part of the statutory Local Plan (The Leeds Local Plan) and carries real legal weight in decisions on planning applications and planning appeals.

The decision to produce a Neighbourhood Plan for Aberford was taken by Aberford and District Parish Council on 17<sup>th</sup> January 2012 in response to the Government's publication of the Localism Bill, on the grounds that it would enable the community to have more of a say in the future development of the local area, albeit within certain limits and parameters. It was felt that taking the step to produce a plan was a necessary move forward in order to protect and form the future shape of the village, allowing local residents to air their views throughout the process. This imperative was strengthened by Leeds City Council's work on a Local Plan and a search for housing sites, several of which were initially identified within the parish.

## 2. The Neighbourhood Plan Area

Whilst it is well recorded that Aberford is situated on the principal Roman route North, Ermine Street, today there is no clear evidence of a Roman settlement being here. The first known evidence of settlement is reference to a church in the 7th Century, probably built of wood, and almost certainly on the site of the existing church. This would indicate that, at this time, the settlement was concentrated on the tongue of high ground just south of the ford over Cock Beck.

Although there was a church, the settlement must have been quite small in that Aberford is not mentioned in the Domesday Book whilst Parlington is. However, some 150 years later in Norman times the timber church was replaced by a stone church which was itself replaced by the present church in the 19th Century. Further evidence of the increasing size of the village is the granting of a charter by Henry III in 1251 for a weekly market, held in front of the church. A charter was also granted for an annual fair on the feast of St Ricarius, which confirms the links with the church.

The linear form of the village was dictated by the dominance of the main North-South route running through the village and the lack of a significant East-West route following the Cock Beck valley. The main East-West route between the Aire valley and York crossed Ermine Street at Bramham Moor to the North of the village. Another major East-West route linking the Calder valley and York crossed Ermine Street at Hook Moor to the South of the village.

It is recorded that, in 1324, Adam de Brome purchased the 'advowson' of the church, which presumably produced sufficient income in the way of rents from church property to make it an attractive proposition. In 1338, it was recorded that the church included 112 acres of glebe, with residences. It is highly likely that this had not changed significantly over the years and gives an idea of the influence of the church at that time. A few years later, in 1377, it was estimated that the population of Aberford was 60 and that of Parlington 123.

The most important factor in determining the future shape of the Southern end of the village happened in 1546 when John Gascoigne bought the Parlington estate from Lord Wentworth. Subsequently, the family acquired the Lotherton estate and Sturton Grange; land which they continued to hold into the Twentieth Century. To the North of Cock Beck the rest of the District comprised the estates of Becca to the West and Hazelwood to the East.

The main branch of the Gascoigne family lived on the Parlington estate and utilised most of it for their own personal use; a deer park, a home farm, race horse stables, a large hall, and extensive gardens left little land in Parlington for common use by tenants of the manor, which must have been concentrated in Lotherton and Sturton Grange. The extent of the private estate can easily be seen today from the location of the numerous lodges and the remnants of the substantial boundary walls. Another major follow on from this extended ownership is that the Gascoignes had, in effect, powers similar to today's planning laws in that they could control where dwellings could be built. It would appear that they exercised this control quite strictly in that there are very few properties outside the settlements. There is no better example of this than the fact that even the farms were located in the village adjacent to Main Street and mixed in with the other properties.

The control exercised by the Gascoignes extended also in a large part to the housing stock, much of which stayed in their possession until the 1960s. It is impossible to find any semblance of planning or

system to the built form. The Gascoignes obviously did not have standard sets of plans which they used when another cottage was needed. Virtually every building is different in type, size and layout. Nor is there any pattern to the location of the various buildings in that all sizes and types of dwelling are to be found side by side.

Jeffrey's map of 1775 shows that the village had more or less reached its present form. A lot of the dwellings we see today must be the same ones depicted on his map. There have been some notable additions; in 1786 the Gascoignes donated land for the Catholic Church; the first Methodist Chapel was built in 1814 just to the north of the present Chapel which was built in 1912. Perhaps the most striking change occurred in the 1840s when the almshouses were built. The 1871 census lists a gas house off Lotherton Lane and a Police station on the corner of Main Street and Parlington Lane. Other public buildings included the library and reading room and the village hall.

A major change of a different sort occurred when Bunkers Hill was regraded and the large retaining wall built, no doubt because the stage coach companies found the original gradient too steep. This was probably done when the road was 'privatised' as part of the Ferrybridge & Boroughbridge turnpike, the Bill for which was enacted in 1753. It is worth noting that the bridge over Cock Beck is basically unchanged since it was recorded by John Carr in his 'Book of Bridges in the West Riding of Yorkshire' which he published in 1752, showing that the bridge predates the turnpike.

With few exceptions, new property to the South of Cock Beck has been built on what would today be called 'brown field sites'. That is to say on sites where old houses didn't stand the test of time, for example Tallow Yard and Youngs Court. Windmill Rise is on the site of the old gas house and houses have been built in the farm yards of both Manor Farm and South Lodge Farm.

North of the Cock Beck, the village developed in similar form on the Becca side of Main Street (west) with groups of terraced cottages and farm buildings clustered around Becca Lane end. However just opposite we find a small area of common land with a number of substantial private properties which suggests that land was more readily available on this side of Main Street. Jeffries map shows that the 18th century village extended more or less to Highfields with just a handful of more scattered buildings to the north. More recently the availability of land has allowed steady development in this part of the village; more so to the East where there are several residential areas than to the West where there are just a handful.

Aberford changed considerably in the middle of the 19th century with the coming of the railways. Its fate was sealed when the decision was made to locate the Leeds to York line South of Aberford through Garforth and Micklefield. As passengers turned from stagecoaches to trains, the coaching business rapidly declined and new businesses favoured towns and villages with easy access to the faster railway links. Aberford found itself disadvantaged with no strong demand for development. The arrival of the motorcar did bring people and goods back onto the roads and Aberford, being on the Great North Road, saw a vast increase in traffic.

At the end of the 19th century Aberford was still a village of contrasts: fronting onto Main Street were the alms houses, town houses, workers cottages, coaching inns, ale houses, working farms, churches, chapels, and a wide variety of shops necessary to provide the daily requirements of the villagers.

Prior to 2002, the present Parish comprised three autonomous Parish Councils each of which included a part of Aberford village. To the North was Aberford Parish which included the Parish Church, the Methodist Church and the Village School. To the South East was Lotherton Cum Aberford Parish which included the Post Office, the Village Hall and the Catholic Church and to the South West was Parlington and Sturton Grange Parish, which included the Alms Houses and, in the past, the Village Library and the Village Police Station.

In 2001, following various representations and as part of the mutually agreed process of developing a first Parish Plan, the three Parish Councils made a formal application to Leeds City Council, to allow them to merge to form one new unified Parish Council. The application was approved in February 2002 and the new Aberford and District Parish Council held its first meeting on Tuesday the 21st of May 2002. The original Parishes are still recognised in that for election purposes they form the wards which constitute the new Council.

So what of Aberford today? While the principal buildings still exist, the workers cottages have either been demolished or improved into desirable properties. The farm yards are no longer used and have either been or are in the process of being developed for housing. Two of the public houses have recently been closed and are now private houses. The Catholic Church and the Methodist Church have suffered the same fate. There are no longer any convenience shops in the village. Three former doctors' surgeries have closed. The survivors are the Anglican Church, the junior school, Jessamine Cottage Surgery, the Arabian Horse public house and Aberford Interiors.

However, even though Aberford retains very few of the amenities it once enjoyed, the character of the village is still evident through its wide, open approaches, its linear form, its mix of building ages and architectural styles, all of which have had a significant influence on the development of the village. The extensive conservation area is evidence of the historical importance attached to the village.

### **3. The Neighbourhood Plan Preparation Process**

The Aberford Neighbourhood Plan has been prepared by residents and members of Aberford and District Parish Council, working as part of the Aberford Neighbourhood Plan Management Group. The work has been supported at various times by Locality, Planning Aid England, independent consultants and Leeds City Council. The process has involved a number of key steps.

#### The Aberford Neighbourhood Area

The first step in the Neighbourhood Planning journey is always to define the extent of the area the Plan will cover ('The Neighbourhood Area'). An application to Leeds City Council (LCC) for the designation of the Neighbourhood Area was made on 25<sup>th</sup> May 2012. The Neighbourhood Area was approved by the Council on 26<sup>th</sup> June 2013.

In parished areas such as Aberford and District, it is normal to approve the whole of the parish as the neighbourhood area. However in the case of Aberford, LCC determined that a smaller area, limited by the M1 to the south, be defined, on the grounds that this physical barrier represented a more sensible boundary for planning purposes. The inclusion of land in the parish to the south of the motorway would have encompassed the northern extremities of the expanding town of Garforth.

The designated Neighbourhood Area is illustrated on Map 1 below. The Neighbourhood Plan and its policies can only apply to this area, not beyond.

#### Consultation and Information Gathering

The process of gathering community views and other information to support the preparation of the Aberford Plan began in spring 2013 with the production of an explanatory newsletter and questionnaire which was delivered to all homes within the Neighbourhood Area. This was supported by a very well attended 'Open Day' in the village hall, which attracted some one hundred people. The questionnaire garnered an impressive 27% return rate (170 responses), indicating keen community interest in the village, its environs and their future.

Although the preparation process then stalled, due to personnel changes within the Neighbourhood Plan Management Group and the reduced threat of new housing development via the Local Plan, impetus was renewed in late 2014 with the securing of support from Planning Aid England. This led to the production of a Policy Intentions Document in spring 2015, based on an analysis of the original questionnaire responses, setting out what the Parish Council was minded to include in a final draft neighbourhood plan. The 'document', together with a questionnaire, was again circulated to all households, as well as to local businesses and Leeds City Council. A supporting drop-in event was also held. Some 60 respondents (a roughly 10% response rate) indicated clear majority support for the proposed vision, aims and intentions.

Following a further lull in activity, the responses to the consultation on the Policy Intentions Document were used during the second half of 2016 to guide detailed evidence gathering and to develop a first full draft Neighbourhood Plan. This draft now contained a number of policies and

proposals relating to individual sites and buildings within the Neighbourhood Area. As such, it was considered necessary to carry out a targeted informal consultation with those with legal interests in these sites/buildings, as well as giving local people the opportunity to comment on these detailed proposals. The draft was also submitted to LCC for informal comment and for the purposes of obtaining a screening opinion in respect of European Environmental and Habitat Assessment requirements.

The 'Informal Sites Consultation' was carried out over a three week period from 23<sup>rd</sup> January until 19<sup>th</sup> February 2017, including a one week extension due to administrative delays. The consultation included a community drop-in at Aberford Village Hall on Sunday 5<sup>th</sup> February, attended by 37 people. The consultation attracted responses from 12 separate sources, together covering 36 of the 77 consultation sites and additionally putting further sites forward for consideration.

Full information on all of the consultations undertaken will be provided in the Consultation Statement at the time of formal submission to LCC.

### Draft Plan, Submission and Examination

This Draft Aberford and District Neighbourhood Development Plan (ANDP) is based on the aforementioned Policy Intentions Document consultation results and on the responses to the detailed sites consultation of January/February 2017. It is now the subject of a statutory six week consultation period from late June until mid-August 2017.

Following analysis of the statutory consultation results and amendments to the plan as necessary, it will be formally submitted, as required, to LCC for a six week publicity period. There will then follow an independent examination. Subject to a successful outcome and any amendments as required by the examiner, the plan will then proceed to a community referendum of all registered voters on the electoral role within the Neighbourhood Area. If a majority are in favour, the ANDP will then be 'made' (ie adopted) by LCC as part of the statutory development plan for the area. From that point onwards, it will become a key touchstone for deciding on planning applications in Aberford and District (NB excluding Sturton Grange).

### The Structure of the Plan

The core of the Neighbourhood Plan that follows comprises 3 main chapters and a set of appendices:-

Chapter 4: The Vision and Aims for Aberford – sets out an overall 'vision statement' of how the community would wish Aberford to be by the year 2028, together with a set of aims framed in order to achieve that vision.

Chapter 5: The Plan Policies and Community Actions – sets out the detailed planning policies, under six key themes, which have been developed in order to meet the plan's aims and deliver on its overall vision. These are accompanied by non-planning 'community actions' which, together with the planning policies, constitute a holistic statement for each theme of what needs to be done in the Neighbourhood Area over the next 12 years in order to meet community needs and aspirations.

Chapter 6: Monitoring, Review and Implementation – recognises that the Neighbourhood Plan, once ‘adopted’, is a living document which needs to stay in the Parish Council’s eye and be a standing agenda item. The Project Delivery Plan in particular will be a key element of the plan which will guide the implementation of identified community actions and be rolled forward annually to keep it current and up-to-date.

The Appendices – provide detailed site-based and other information underpinning many of the planning policies and community actions set out in Chapter 5.

There is in addition a detailed evidence base, held by the Parish Council and to be found online ([www.aberford-pc.gov.uk](http://www.aberford-pc.gov.uk)), which contains the detailed references and links to other documents which have been drawn on in order to produce this plan.

## 4. The Vision & Aims for Aberford

### Background

In 2013, the Parish Council published the Aberford and District Village Design Statement, which included the following vision which had been roundly endorsed by the community during consultation:-

*“Our Vision is for Aberford and District to provide opportunity for all to live, work and play in an environment which is safe, healthy and attractive. Our parish can and should provide opportunities for local people to find housing, find employment and access opportunities for education, recreation and community activities, while maintaining the essential rural character of the parish and surrounding countryside.”*

This same vision was again strongly endorsed by some 96% of respondents in the 2015 Neighbourhood Plan consultation on policy intentions.

In mid-2016, Leeds City Council’s proposals to pursue major new housing development in the area, in the form of a Parlington New Sustainable Settlement, necessitated the updating of this vision, to take account of this significant possible change in local circumstances. The resultant new vision is set out below together with a set of aims designed to achieve the vision and to guide the development of neighbourhood plan policies to deliver those aims.

### Aberford’s Vision Statement

In 2028, the village of Aberford and its surrounding rural hinterland will be both very much the same and much-changed.

Its essential countryside character and historic architectural legacy will be intact and enhanced, with a distinctive and little-changed linear village still at the heart of a centuries old parkland estate landscape.

At the same time, the development of a new settlement at Parlington may have begun and be growing, still within the framework of the old estate, largely separate and invisible from Aberford village, limited in its daily impact on the historic settlement, but with community facilities and job opportunities enjoyed by and easily accessible to both new and old residents.

The village itself will have grown incrementally and in keeping with the quality and appearance of existing buildings and spaces, providing new homes for young and old. Key community assets will remain and have been improved, with a transformed village hall facility at the hub. The green spaces at the village’s heart will have prospered and will radiate out into the surrounding countryside and link to any new Parlington Settlement, while public transport links will be wider and much improved.

Opportunities for all to live, work and play in a safe, healthy and attractive environment will have been sustained and expanded.

## Aims

- To identify and adequately protect Aberford's special countryside character and natural heritage assets, seeking enhancement wherever feasible;
- To identify and adequately protect Aberford's local built heritage assets, seeking enhancement wherever feasible;
- To conserve Aberford village's characteristic built form, while accepting new sustainable development of an appropriate scale, design and quality;
- To help shape and guide the development of any new settlement at Parlington, in the best interests of existing Aberford residents and the area's existing character and assets, securing associated benefits wherever possible;
- To secure new housing which meets evidenced local needs, as part of any new residential development, wherever feasible;
- To retain, improve and add to the village's community assets;
- To retain and enhance the area's green spaces and linkages;
- To secure more and better public transport links to surrounding towns and other key destinations.

## 5. The Plan Policies and Community Actions

### 5.1 Environment

#### Introduction

This section of the plan responds to the vision statement's aspirations to preserve Aberford's rural hinterland, its essential countryside character and the parkland landscape at its heart. It also addresses the importance of green spaces to village life and the connections between village and countryside, together with the wider environmental imperative to secure a safe, healthy and attractive environment for all. This embraces concerns such as highways, traffic and transport, flood risk and public rights of way.

The section's provisions contribute directly to the delivery of the following plan aims:-

- To identify and adequately protect Aberford's special countryside character and natural heritage assets, seeking enhancement wherever feasible;
- To retain and enhance the area's green spaces and linkages;

#### Special Landscape Areas

Aberford is located within a rich historic landscape. Its proximity to open countryside with accessible green open spaces is one of the characteristics which define it. This is something which the community is anxious to preserve, a fact indicated in the 2013 consultation with 155 respondents wanting the Green Belt to be protected and 85 highlighting the 'atmosphere' of the village as being important.

The attractiveness and variety of this landscape is confirmed by the numerous references to landscape features which figure prominently in the Leeds Landscape Assessment, produced by Leeds City Council (LCC) and The Countryside Commission in 1994. For example Becca Banks and The Ridge which date back to the Celtic/Roman period; Parlington Hollins, an ancient woodland which is at least four hundred years old and, from a similar era, the estates of Parlington, Lotherton and Becca.

The importance of this landscape has been recognised by LCC, with much of it covered by two 'Special Landscape Area' (SLA) designations (Parlington/Becca and Ledsham/Ledston - see Map 2) in the saved policies of the Unitary Development Plan. As a result, their character and appearance both enjoy protection against unsympathetic development. These areas are also designated as Green Belt and Strategic Green Infrastructure in the Council's Core Strategy, affording protection which this plan cannot strengthen. Information from the 1994 Landscape Assessment, reproduced and added to in the Aberford Village Design Statement, does however provide more detailed information on the localised character of these landscapes and a basis for more nuanced Neighbourhood Plan policy in respect of new development.

In the case of Parlington/Becca, the Landscape Assessment highlights the 'wooded farmland' to be found to the west and north of the village, which is described as gently rolling areas of large scale arable farmland with large blocks of mixed woodland, many within old and existing estate holdings. In contrast strips of semi-natural woodland form attractive features along the valley beck and along ancient earthworks such as Becca Banks and The Ridge. The Parlington/Becca area is described as having high scenic quality, attractive groups of buildings and semi-natural woods, trees and hedgerows.

The latter description is true also of the Lotherton area, within the Ledsham/Ledston SLA, which also boasts the grounds of Lotherton Hall, listed as Grade II in the Historic England Register of Parks and Gardens. This area is also characterised by open fields on the ridge east of the A1.

The full description of the two Special Landscape Areas, taken from the Leeds Landscape Assessment, is provided at Appendix 1.

## **POLICY E1: SPECIAL LANDSCAPE AREAS**

In the designated Special Landscape Areas, as shown on The Neighbourhood Plan Map, any otherwise acceptable development must not seriously harm the character and appearance of the landscape as set out above and in Appendix 1.

Development or change in land use should have regard to the areas' landscape character and special features and contribute positively to restoration or enhancement, paying particular attention to:-

- strong structure and visual unity;
- interesting topography;
- high scenic quality;
- the pastoral and wooded continuity of the narrow valleys;
- existing natural and semi-natural woodland;
- existing and former parkland;
- water bodies;
- all primary hedgerows;
- existing tree cover and areas where tree cover is weaker;
- local rarity, eg ancient woodland, wall and fence features, listed park/gardens
- attractive groups of buildings.

## Local Green Infrastructure

The public consultations present a forceful and unified appreciation of the green space which surrounds the village and flows into and through the heart of the settlement. In 2015, respondents solidly endorsed the policy intention (92%) that development should respect and enhance linear features such as the Drovers' Verges, the fly line, the village/motorway buffer zone and the links to Becca Park and the Parlington Estate.

The Leeds Core Strategy recognises the importance of the surrounding green space (and inherent links – including some of those identified by the community), identifies much of it as 'The Limestone Ridge' and designates it as 'Strategic Green Infrastructure' (see Map 3). This designation is based on a 2009 study by Natural England which looked at green infrastructure corridors for Yorkshire and the

Humber. Spatial Policy 13 states that these corridors will be maintained and enhanced. This Neighbourhood Plan cannot strengthen the protection afforded by this policy.

Within and adjacent to Aberford village, linear features such as the Drovers' Verges constitute additional local green links which perform important functions as environmental buffers, wildlife corridors and recreational access routes, connecting the community with the surrounding green space. These are detailed at Appendix 2. Opportunities for enhancement also exist. These links are deserving of protection in their own right and as such, this plan designates them as 'Local Green Infrastructure' feeding into the 'Strategic Green Infrastructure' and affords them protection via the following policy.

#### **POLICY E2: LOCAL GREEN INFRASTRUCTURE**

Local Green Infrastructure, as listed below and shown on the Neighbourhood Plan Map, will be protected from development which would sever it or harm its operation as part of a multifunctional wildlife, amenity and recreational network:-

- A1(M) Corridor (including Drovers' Verges North)
- Cock Beck (East of Motorway)
- Lotherton Lane

Any development adjacent to Local Green Infrastructure should include measures to enhance or extend it where appropriate.

#### Local Green Space

Concerns regarding green space came through strongly from public consultation. In the 2013 questionnaire survey, protection of green spaces was supported by 158 respondents, with specific sites such as the playing fields, play area and Jubilee Fields highlighted. The policy intention in respect of protecting such areas as Local Green Space received 92% support in the follow-up 2015 consultation.

Within Aberford's green environment, there is much of intrinsic nature conservation value, from individual sites (e.g. Hook Moor Site of Special Scientific Interest, Parlington Hollins) and habitat features, such as ancient woodland and lowland calcareous grassland (both UK Priority Habitats and part of the Leeds Habitat Network), to specific species. This biodiversity interest is detailed at Appendix 3. The green space remit extends to Aberford's natural areas.

The Government's National Planning Policy Framework (NPPF) provided local communities, including those preparing Neighbourhood Plans, with the new power of Local Green Space (LGS) designation, enabling them to identify for special protection green areas of particular value to them, whether for recreational, landscape or nature conservation value, subject to certain criteria. As a result of this provision, such areas will enjoy a high level of protection against development, consistent with that afforded by Green Belt designation.

Aberford and District Parish Council has assessed a candidate list of Local Green Space sites against the relevant National Planning Policy Framework criteria. The full assessment is found at Appendix 4, indicating which candidate sites were considered eligible for LGS designation and which are covered, as a result, by Policy E3 below. As a basis for this process, consideration has been given to the green space protection afforded to Aberford sites by the adopted Leeds development plan (Unitary Development Plan), the likely protection to be extended by the Leeds Site Allocations Plan and the site assessments carried out by LCC (2011 – see ‘Local Green Space Enhancement’ below) in support of this.

### **POLICY E3: LOCAL GREEN SPACE**

The areas listed below and shown on the Neighbourhood Plan Map are designated as Local Green Space. Development on these areas will not be permitted other than in very special circumstances:-

- Aberford Albion FC
- Aberford Bowling Green
- Aberford Playing Fields and Tennis Courts (Jubilee Fields)
- Aberford Church of England Primary School Playing Fields
- Aberford Allotments, Field Lane
- St Ricarius Churchyard, School Lane
- St Ricarius Churchyard, Cattle Lane
- Bunkers Hill Allotments
- Cock Beck Ford and Environs
- Field by Becksid Play Area (Becksid Farm/Simpson’s Field)
- Land at former Royal Oak Pub
- Pump Hill West
- Pump Hill East
- Waterside Meadows
- Beech View Allotments
- Drovers’ Verges North
- Drovers’ Verges South
- Hook Moor Woodland
- Parlington Pond 1 (Lily Pond)

### Local Green Space Enhancement

The designated Local Green Spaces were considered with a view to possible enhancement in order to improve their value to the local community.

In July 2011, the Leeds Open Space, Sport and Recreation Assessment rated Aberford Playing Fields and Tennis Courts and St Ricarius Churchyard (Cattle Lane) as ‘poor’, with Aberford Church of England Primary School (playing fields), Aberford Allotments (Field Lane) and St Ricarius Church (School Lane) only ‘fair’. In the year’s following, Aberford Playing Fields and Tennis Courts and Aberford Allotments have both been subject to improvement and are now considered by the Parish

Council to be in 'good' condition. Based on a 2016 community assessment of sites, the condition of sites overall is considered to have improved. The assessment is detailed at Appendix 5.

Leeds Core Strategy Policy G4 (New Green Space Provision) states that in areas of adequate green space supply such as Aberford (ref the Leeds July 2011 assessment), contributions of an equivalent value towards the safeguarding and improvement of existing green space will take priority over the creation of new areas. In this circumstance, qualitative improvements would be needed to address the pressures placed upon existing green space in the form of increased usage and increased demand arising from new residential development.

Neighbourhood Plan Policy E4 adds local flavour to Policy G4 through the identification of specific sites in need of enhancement, based on the 2016 Assessment's identification of 'poor' and 'fair' sites.

In 2015, the community overwhelmingly endorsed a policy intention which included the provision of 'new, meaningful green space' linked to new developments. The green space needs of Leeds District have been identified in the aforementioned Leeds 2011 assessment. This showed that Aberford is adequately catered for in all categories of green space and recreation (relative to applicable standards) with the exception of Indoor Sports Facilities. Given Aberford's current size and population, it is clearly unreasonable to expect the provision of such a facility within the village. The possible future advent of the Parlington New Settlement, however, may bring about such provision within the Neighbourhood Area in years to come. Core Strategy Policy G4 states that new on-site provision of green space at a standard of 80 square metres per residential unit will be sought on development sites of 10 or more dwellings on sites outside the city centre and in excess of 720 metres from a community park. This policy is likely to cover Aberford's future needs and there is no evidenced reason to vary from the standards which would be applied. As such it is considered that there is no need for a separate Neighbourhood Plan policy on this subject.

#### **POLICY E4: LOCAL GREEN SPACE ENHANCEMENT**

Otherwise acceptable development which would result in the enhancement of the following Local Green Space sites will be supported.

- Aberford Allotments, Field Lane
- St Ricarius Churchyard, Cattle Lane
- Beech View Allotments
- Bunkers Hill Allotments
- Land at Former Royal Oak Pub

#### Community Actions

In addition to the plan's core provisions regarding the protection and enhancement of the area's countryside, green links, wildlife assets and local green spaces, the following complementary actions and aspirations have been identified, to be pursued either locally or via outside agencies. These originate variously from the VDS, Masterplan and Aberford Conservation Area Appraisal and

Management Plan, as reviewed by the Neighbourhood Plan Management Group, and from suggestions made by the Aberford community in Neighbourhood Plan consultations.

## Green Environment

### **Countryside Management and Improvement**

- Prepare/update Landscape Management Plans to restore the existing parklands, notably Parlington, to reflect original design intentions.
- Conserve and enhance the pastoral and wooded continuity of the narrow valleys as wildlife and recreation corridors.
- Conserve and manage the wooded linear ancient earthworks.
- Conserve and restore primary hedgerows and trees along roadsides, footpaths and boundaries.
- Enhance tree cover in the open arable areas with small scale woodland planting.
- Undertake new woodland planting, where appropriate, to screen business developments, motorways, prominent farm buildings and to soften the edge of built up areas such as Garforth.

### **Green Space Improvement**

- Improve identified green infrastructure, particularly the village/motorway buffer zone.
- Continue improvements to Jubilee Fields and Becksid Play Area.
- Investigate potential open spaces, in strategic locations, to be brought into community ownership, eg Aberford Albion FC.

### **Trees**

- Preservation of existing mature trees via new Tree Preservation Orders.
- Develop a tree management and replanting strategy.
- Investigate locations for new tree planting.

### **Village Gateways**

- Develop gateway features on main road entrances to the village:-
  - Integrate the gateway features on the northern approach to the village to provide a more coherent feature;
  - Relocate the start of the 30mph limit to coincide with the gateway feature on the northern approach to the village.
  - Investigate the potential for redesigning the road on the entry from the south to provide for a safer approach to the village;
  - Create a more definite gateway feature on the approach from Barwick in Elmet, potentially bringing signage and zoning further back from the village to the foot of the hill;
  - Extend the 30mph zone westward to the foot of the hill on Cattle Lane.

### Motorway Noise

- Undertake A1(M) screen planting and install noise attenuation barriers.
- Further and enhanced low noise surfacing of the A1(M).

### Flood Risk and Surface Water Drainage

- Investigate silting up in the culvert beneath the A1 motorway with a view to putting in place measures to avoid future problems for the Cock Beck.
- Address poor condition of River Crow culverts and feed-in drains.

### Highways, Traffic and Transport

#### **Roads and Road Traffic**

- Secure highway network improvements.
- Tackle speeding traffic via calming/control measures such as 20mph zones and extension of 30mph zones at village entrances.

#### **Pavements**

- Upgrade pavements in poor condition, such as Lotherton Lane and the B1217.

#### **Public Rights of Way**

- Continue annual review/assessment of existing network of footpaths and bridleways.
- Identify parts of the network in need of improvement – lobby for improvements and/or carry out improvements where possible.
- Identify gaps in the network – lobby for extensions/gap-filling and/or extend/fill gaps where possible.
- Lobby for increase in use of permissive paths where appropriate.
- Signage indicating Public Rights Of Way needs to be improved.
- Develop the plans for a new off road link between Aberford Village and Lotherton Hall.

#### **Cycle Routes**

- Improvements to National Cycle Route 66 and wider network improvements

These and other actions/approaches are pulled together into an overall action plan for implementation in Chapter 6.

## 5.2 Built Heritage

### Introduction

This section of the plan picks up on the vision statement's picture of a little changed, linear village, with its distinctive, historic and architectural legacy not only intact but improved. It looks to guide new development to be respectful of existing character in terms of both appearance and quality.

The section's provisions contribute directly to the delivery of the following plan aims:-

- To identify and adequately protect Aberford's local built heritage assets, seeking enhancement wherever feasible;
- To conserve Aberford village's characteristic built form, while accepting new sustainable development of an appropriate scale, design and quality;

### Built Heritage Assets

Aberford has a rich historic built legacy which the community is anxious to preserve as evidenced by responses to the initial Neighbourhood Plan questionnaire in 2013. These highlighted near unanimous support for protecting the war memorial, Drovers' Verges and St Ricarius Church as well as revealing concerns re the possible loss of heritage assets. The 2015 consultation on policy intentions garnered 93% support for a policy to protect historical features and suggested a number of candidate buildings and structures for consideration.

The majority of Aberford village already enjoys conservation area status dating back to the original designation of the Aberford Conservation Area in 1969. Following review, the current conservation area (see Map 4) and associated appraisal and management plan (CAAMP) were approved in May 2011. This affords the area statutory protection against adverse development and change.

Aberford is also rich in terms of its individual heritage buildings and structures, many of which (35, including the Grade II\* Gascoigne Almshouses and Warden's Cottage) have been 'listed' by Historic England and are as such already protected in law. Many other buildings within the conservation area are identified as 'positive buildings' within the CAAMP. Aberford also boasts 9 Scheduled Ancient Monuments, including 3 Grade 1 sites at Becca Banks. All listings and monuments are detailed in the Neighbourhood Plan's online evidence base. All enjoy protection via Core Strategy Policy P11 (Conservation).

The saved policies of the Leeds Unitary Development Plan (UDP - N14-20) provide complementary protection to both the conservation area and the village's listed assets and ancient monuments.

Other buildings and historical features however, such as the war memorial and particularly within the Parlington Estate (eg Light Arch, The Ice House) remain relatively unprotected against unsympathetic development. A list including these formed part of Appendix 2 of the 2013 Aberford and District Village Design Statement (VDS), based on which an updated list with assessments of each (based on Historic England Local Heritage Listing guidance) is included here at Appendix 6. The Neighbourhood Plan will introduce policy in order to seek to protect what makes these 'Potential

Non-Statutory Heritage Assets' important and to encourage appropriate enhancement. This is in the context of NPPF para 135 and will add to UDP and in particular Core Strategy policy, which applies equally to statutory and undesignated assets, and which aims in particular to encourage enhancement, regeneration and positive action in respect of under-utilised assets.

#### **POLICY BH1: POTENTIAL NON-STATUTORY HERITAGE ASSETS**

The plan's assessment of the particular significance of any Potential Non-statutory Heritage Asset (including its setting), as listed below and identified on The Neighbourhood Plan Map, will be taken into account when considering the impact of any development proposal on such an asset. Any conflict between the asset's conservation and any aspect of the proposal should be avoided or minimised. Their sympathetic enhancement will be supported and encouraged.

- Barwick (Thrupenny Bit) Lodge
- Dark Arch
- Ice House
- Light Arch
- Parlington Estate Perimeter Wall
- War Memorial
- Second World War structures, Parlington Drive

#### Community Actions

In addition to the plan's core requirement to protect and look for the enhancement of the area's built heritage assets through the development and planning process, the community has identified the following complementary actions to be pursued either locally or via outside agencies.

#### Maintenance of Built Heritage Assets

- Identification of assets in poor condition and in an ownership where there is a realistic prospect of action to address the situation, leading to liaison with those owners regarding appropriate works.

These and other actions/approaches are pulled together into an overall action plan for implementation in Chapter 6.

## **5.3 Community Facilities and Services**

### Introduction

This community facilities and services section addresses the desire to both keep and enhance the village's already limited community assets, focussing in particular on the pivotal role of an upgraded fit for purpose village hall. It looks also to opportunities to add to the stock of assets and to enrich village life, including through better transport and broadband links, the potential of tourism and closer working with local businesses.

The section's provisions contribute directly to the delivery of the following plan aims:-

- To retain, improve and add to the village's community assets;
- To secure more and better public transport links to surrounding towns and other key destinations;
- To help shape and guide the development of any new settlement at Parlington, in the best interests of existing Aberford residents and the area's existing character and assets, securing associated benefits wherever possible.

### Protection and Enhancement of Community Facilities

Initial public consultation demonstrated a strong desire to protect Aberford's existing facilities and services. This is in the face of significant losses of facilities – 2 public houses, shop, Post Office, Methodist chapel, garage, several doctor's surgeries and others – in recent times. The community clearly values and wishes to protect the remaining village pub (The Arabian Horse), village hall, doctor's surgery, St Ricarius Church and the school. The response to the June 2015 Policy Intentions Document consultation solidly endorsed (90%) a policy to achieve this end.

Core Strategy Policy P9 states that where proposals for development would result in the loss of an existing facility or service, satisfactory alternative provision should be made elsewhere within the community if a sufficient level of need is identified. Neighbourhood Plan policy will add to this by specifying the facilities or services to which policy will apply (ref Appendix 7 for full details) and the particular local circumstances which should govern loss or alternative provision, in particular the need for viability testing in respect of commercially provided facilities, such as a shop or public house. It will also address the particular concern that, given the village's elongated linear form, essential facilities should be retained within a central defined core area of the village, within which all such existing facilities are currently located, in order to maintain accessibility.

The central village core is shown on Map 5. It extends from Highfield Road in the north to the village hall in the south, encompassing the full extent of the properties on Main Street within these limits. It has been defined on the basis that all existing community facilities fall within this area, that all such facilities are in reasonably close proximity to each other and that this area is reasonably accessible from all parts of the village.

## POLICY CF1: PROTECTION AND ENHANCEMENT OF COMMUNITY FACILITIES

Development which would result in the loss of any of the following community facilities, as shown on The Neighbourhood Plan Map, should provide alternative equivalent facilities within the central village core, also as defined on The Neighbourhood Plan Map, wherever a sufficient level of continuing community need is identified:-

- The Arabian Horse Public House
- The Village Shop (adjacent The Arabian Horse)
- Aberford Village Hall
- Jessamine Cottage Surgery
- St Ricarius Church
- Aberford Church of England Primary School
- Bowling Green Pavilion

Commercially provided facilities will constitute an exception to the above where it can be demonstrated that operation of the existing facility is no longer economically viable, following the marketing of the facility at a reasonable price for at least one year.

Development which would result in the loss of Aberford Albion FC Clubhouse, as shown on The Neighbourhood Plan Map, should provide alternative facilities easily accessible from its associated football pitch, providing a sufficient level of community need is identified.

Otherwise acceptable development which would improve these facilities for the benefit of the Aberford community will be encouraged and supported.

### Provision of New Community Facilities

The initial consultation also gave a clear mandate for the plan to promote the provision of new facilities and services with an express need articulated for more children and young people's facilities, pre-school provision, improved health facilities and more local shops. This within the context of more general statements re the strain on existing facilities and need for improvements. The policy intentions consultation overwhelming supported a policy covering the provision of new appropriate facilities and services.

Core Strategy Policy P9 stresses the importance of access to local facilities for community health and wellbeing. It also states that new provision should be relative to local levels of need and proportionate to size of settlement, as well as easily accessible, centrally located and not detrimental to local residential amenity. Policy CF2 adds to this by providing a local definition of 'centrally located', defined as an expanded village core (extending from St John's Garth in the north to Coal Staithes in the south, stretching west to Parlington House and encompassing the full extent of properties fronting the east side of Main Street - see Map 6), for new, less essential provision on the basis that the village has grown and the number of residents living outside the original village core has increased. Public transport facilities have also improved, allowing less able residents to travel further within the village to access such facilities.

## POLICY CF2: PROVISION OF NEW COMMUNITY FACILITIES

Proposals for the provision of new community facilities within Aberford Village, of demonstrable use to the community, will be supported. Any such provision should be located within the expanded village core as defined on The Neighbourhood Plan Map.

Any such provision will then be subject to the provisions of Policy CF1, excepting that the expanded village core would be applicable.

### Aberford Village Hall Site

Aberford Village Hall has been identified as one of the key existing community facilities in the village. The hall is operated by a board of management trustees which has recently carried out its own consultation on the future of the hall.

While small scale improvements will prolong the life of the hall in the short term and monies have been identified for refurbishment works, the Trustees' view is that the hall needs substantial investment to secure its long term future. In recent years, the Trustees have worked closely with the owner of the land behind the hall to submit a joint planning application to build additional housing for the village, while also providing much needed off-road parking for the Village Hall, together with a substantial cash payment to enable a major refurbishment of the hall. Following refusal of planning permission by Leeds City Council and the subsequent rejection of an appeal by a Government Inspector, these plans have now been abandoned.

The Trustees however remain committed to considering any scheme that would provide a substantial contribution to the hall. Their strong preference is to retain the central, accessible location. In support of this aspiration and in recognition of the importance of the village hall site as a key accessible location for the provision of community facilities generally, this plan sets out an overall concept statement regarding the site's future use and development.

The village hall is also highlighted in Section 6 as a potential recipient of Community Infrastructure Levy (CIL) funding from the Parish Council.

## POLICY CF3: ABERFORD VILLAGE HALL SITE

In the event of the village hall facility relocating to another site within the central village core, the Aberford Village Hall Site, as shown on The Neighbourhood Plan Map, should be developed for alternative community use or for mixed community and housing uses, which could include health facilities, village shop, post office, nursery, affordable housing or public car parking.

### Coal Staithes Site

The Coal Staithes site (sometimes referred to as the Aberford Motors site), as identified on the Neighbourhood Plan Map, comprises the now overgrown site of Aberford Motors, previously the coal yard and terminus of the Aberford Railway, together with some surrounding rough pasture and scrub.

The site is of historic interest, being the point at which coal wagons from the Garforth Mines would discharge their loads into the depot yard at the end of the fly-line. The extensive walls of the staithes still remain but little else from that era is to be seen. The station manager's house (Depot House) just outside the site boundary, remains standing, and the weigh office and ticket window are reported to remain essentially intact. It is identified as a positive building in the Aberford CAAMP.

The site has excited past development interest with the owners, M&G Real Estate, proposing a possible housing scheme on the site in 2011, as part of the consultation on the 2011 Aberford Masterplan.

Despite the site being brownfield in nature, the majority lies in Green Belt with only the north-east projection of the site, nearest Main Street, not so designated. The Parish Council is keen that the site be utilised for community purposes and that the Neighbourhood Plan makes a policy statement in this regard. Neighbourhood Plans however have no remit in respect of proposals for Green Belt land and as such, the council's planning aspirations for the site can relate only to the non-Green Belt portion to the north-east (see Neighbourhood Plan Map). These are set out in Policy CF4 below. The hope, however, is that any proposed community uses development would cover the whole site, and be reflective of the stated policy. This is set out more fully under Community Actions below.

#### **POLICY CF4: COAL STAITHES**

The Coal Staithes Site, as shown on The Neighbourhood Plan Map, should be developed for community uses, which could include any of a new village hall, village shop, health facilities and public car parking.

The protection and enhancement of the staithes walls and the setting of the adjacent Depot House should be important considerations in the determination of any planning application affecting this site.

#### Community Actions

In addition to the plan's core provisions regarding the protection and enhancement of facilities, the provision of new facilities through new development and the future of key sites such as the village hall and Coal Staithes, the following complementary actions and aspirations, to be pursued either locally or via outside agencies, have been identified. These originate variously from the VDS and Masterplan, as reviewed by the Neighbourhood Plan Management Group, and from suggestions made by the Aberford community in Neighbourhood Plan consultations.

#### Better Existing Facilities

- Support the opening of new shops in the village.
- Support the permanent expansion of the school, either within its existing site or on a new site in the village.
- Liaise with the community and bus operators re improvements to bus services in respect of routes (eg to Garforth Station, Micklefield), service frequencies, service reliability and improvements to and/or introduction of bus infrastructure such as shelters, raised kerbs and real time bus information.

- Register all community facilities and other qualifying assets of value as 'Assets of Community Value' with LCC - list to include:-
  - Land to north of Markham Cottages
  - Field by Becksides Play Area (Becksides Farm/Simpson's Field)
  - Aberford Albion FC
  - Aberford Bowling Green

### **Village Hall**

- Support the Village Hall Committee re refurbishment or rebuild plans.
- Investigate possibility of creating small meeting rooms within the hall.

### **Coal Staithes**

- Work with the owners re the development of a whole site scheme to include community uses such as a new village hall, village shop, health facilities, primary school and public car parking

### New Facilities

- Investigate the possibility of new off-street parking areas, eg in conjunction with any redevelopment of the village hall and Coal Staithes sites.
- Investigate the feasibility of installing electric vehicle charge points in the village at a suitable off-road location.

### Village Life

- Review and make recommendations regarding young people's facilities and activities in the village, specifically addressing pre-school, pre-teen and teen/young adult provision.
- Review and make recommendations regarding older people's facilities and activities in the village, specifically addressing the separate needs of men and women.
- Support village-based groups.
- Support village-based sports clubs.
- Coordinate and promote a programme of village events, eg farmers' market.
- Make best use of community buildings in terms of community space needs, activities and the tailoring of costs to group means.

### Local Business Needs

- Promote local employment opportunities where potential buildings or sites become available, eg Whitehouse Farm.

## Tourism

- Tourism 'Strategy' to develop the village's tourism potential, including its links to Lotherton Hall.
- Improve visitor signage.
- Develop tourist information for visitors – in conjunction with key service providers – detailing items of interest such as rights of way, historical monuments, services and, in particular, Lotherton Hall.
- Work with the owners of heritage assets, eg The Gascoigne Almshouses, to organise more open days for public viewings and to publish them widely within the community.

These and other actions/approaches are pulled together into an overall action plan for implementation in Chapter 6.

## **5.4 Design and Development**

### **Introduction**

In common with 'Built Heritage' (Section 5.2), this section addresses that portion of the vision statement which aspires to growth 'in keeping with' existing buildings and spaces and their special attributes, both within and outside the conservation area, in so doing contributing to the wider vision of maintaining an attractive environment.

The section's provisions contribute directly to the delivery of the following plan aims:-

- To identify and adequately protect Aberford's local built heritage assets, seeking enhancement wherever feasible;
- To conserve Aberford village's characteristic built form, while accepting new sustainable development of an appropriate scale, design and quality.

### **The Conservation Area**

Public opinion has very much driven the plan's policies in respect of new development and design reflective of the village's current historic, architectural and spatial qualities. In the 2013 consultation, issues such as 'the village look', 'loss of views' ("development must leave them unaffected" – 107 respondents), 'atmosphere' and 'the look of new developments' were very much to the fore. The intention to address these issues via plan policy attracted 92% support in the 2015 plan consultation.

The conservation area is the village's major distinctive asset in terms of its special architectural and historic character. Any development within or impinging upon it must maintain and enhance the qualities for which it was designated. The conservation area covers the majority of the built-up area of the village (see Map 4).

The key characteristics of the conservation area are set out in Leeds City Council's 2011 Conservation Area Appraisal and Management Plan (CAAMP). The appraisal describes it as being of "very special architectural and historic interest". Its characteristics include:-

- Linear 'ribbon' appearance, due to its key location on the historically important north-south running "Great North Road", itself characterised by immense width and deep verges;
- High status developments, usually reserved for towns and country parks, reflecting past prosperity and the close proximity of landed estates;
- Variety of architectural character, with former estate workers cottages, historic farm complexes and ecclesiastical buildings sitting adjacent to high status buildings, exemplifying Aberford's historic development;
- Green spaces and mature trees.

The CAAMP details the key features that are essential to fully appreciate the special character and historical context of the conservation area. Based on these key features, Neighbourhood Plan Policy DD1 sets out the criteria which proposals for development should meet in order to bring about successful new development within the conservation area. This policy adds detail to the provisions of UDP saved policies (N18A-20) and Core Strategy Policy P11.

#### POLICY DD1: DESIGN AND DEVELOPMENT IN ABERFORD CONSERVATION AREA

Development within or adjacent to Aberford Conservation Area, as defined on The Neighbourhood Plan Map, should:-

- relate well to the geography and history of the area and the lie of the land;
- sit happily in the pattern of existing development and routes through and around it;
- generally keep the domestic two to two and half storey scale and massing of buildings;
- generally seek to retain spaces between buildings;
- be built to a layout which is sympathetic to listed buildings, 'positive buildings' and Potential Non-Statutory Heritage Assets in the area (see Appendix 6);
- retain and where possible enhance distinctive features such as flagstones, metal fencing, old walls, raised footpaths, former stables and coach houses and wells;
- reflect the scale of adjacent properties, match them in terms of colour and materials, including types of courses, bonding and pointing (particularly in terraced blocks) and employ regular fenestration;
- retain key views towards, away from and within the conservation area, including towards open green space and high status buildings (see Appendix 8);
- where possible create new views and juxtapositions in order to add to the variety and texture of the area's setting;
- use magnesian limestone in the construction of new buildings and boundary walls, except in exceptional cases where use of such materials would be in conflict with that used in the locality;
- use traditional roofing materials (eg blue slate) with chimney stack and pots to articulate the roof scape, except in exceptional cases where use of such materials would be in conflict with that used in the locality;
- avoid dormers on main/principle frontages, ie facing streets or public spaces unless they match those existing on neighbouring properties. Any dormer or roof extension should match the original roof in pitch, eaves and materials. Flat roofed extensions will not normally be appropriate;
- use materials and building methods as high in quality as those used in existing buildings;
- generally seek to orientate new buildings to face the street;
- retain and where possible enhance green spaces;
- retain mature trees and include new tree and/or hedgerow planting where appropriate;
- retain permeability and accessibility to green spaces within and adjacent to the area;
- where it involves below-ground excavation have full regard to the potential for archaeological finds – in areas of high sensitivity archaeological surveys may be required;
- where it involves the installation of any microgeneration equipment on a building not negatively impact on the area's special character and appearance.

Particular attention should be paid to existing or potential landmark sites, such as corner sites or focal points opposite junctions, where there is an opportunity to design notable features in any new buildings to reflect their key position.

#### Outside The Conservation Area

Very little of the built-up area of the village (as defined in the Unitary Development Plan, to be carried forward into the Leeds Site Allocations Plan – see Map 7) lies outside the conservation area, while in the more rural areas, development is characterised by attractive groups of farm buildings (eg Windsor Park Farm) or sizable private properties such as Becca Hall and Cufforth House, with associated outbuildings.

The northern end of the village comprises small residential developments, many constructed in the late 1960s, and ends at the converted Toll Bar Café and Roman Ridge office development, both in the style of the historic core of the village – a precedent which the local community would like to see followed in future developments.

Many of the rural development clusters are listed or have been designated, in whole or part, by this plan as Potential Non-Statutory Heritage Assets. As such they will be covered by relevant legislation and Neighbourhood Plan policy elsewhere. They also lie within Green Belt. In this particular respect, Policy HDG3 of LCC's Householder Design Guide Supplementary Planning Document sets out guidance restricting development of properties to no more than 30% of the original property volume.

Clusters within the boundaries of the proposed Parlington New Settlement will in turn be covered by Neighbourhood Plan provisions set out in Section 5.6.

In order to complement and strengthen the above, together with Core Strategy Policy P11, Plan Policy DD2 below sets out a series of broad development and design principles which it is expected new developments outside the conservation area will follow, in order to conserve and enhance historical and architectural quality elsewhere within the Neighbourhood Area.

#### **POLICY DD2: DESIGN AND DEVELOPMENT OUTSIDE THE CONSERVATION AREA**

##### **Outside the conservation area:-**

- **Proposals in the built-up area of Aberford Village should seek to complement the predominant style of that part of the conservation area in closest proximity to the development site;**
- **Proposals affecting properties in existing rural built clusters within Green Belt should not normally exceed a 30% increase over original property volume;**

- Proposals within such clusters should be in keeping with the special historical and/or architectural qualities of existing buildings and structures within and adjacent to the development site.

### Community Actions

In addition to the plan's core requirement to work through the development and planning process in order to secure development which respects and reflects the area's special architectural and historic character, both inside and outside the conservation area, the following complementary actions and aspirations to be pursued either locally or via outside agencies have been identified. These originate from the Aberford Conservation Area Appraisal and Management Plan and from suggestions made by the Aberford community in Neighbourhood Plan consultations.

### Conservation Area Management

This section highlights opportunities to enhance the character and setting of the Aberford Conservation Area. Not all opportunities for enhancement involve the reworking of an inappropriate structure, rather they can apply to street furniture, open spaces and highways issues. The following list is by no means exhaustive, as conservation areas can always be improved upon.

- Undertaking of a streetscape audit and development of a strategy for public realm enhancements.
- Promotion and encouragement regarding:-
  - Replacement of inappropriate fixtures and fittings on historic structures and sympathetic repair of original features;
  - Traditional boundary treatments, eg of walls;
  - Retention and maintenance of flagstones, footpaths and railings
  - Re-use of existing building stock.
- In support of the above, there is scope for:-
  - A homeowner leaflet to raise awareness of the importance of conservation features and what may be done to preserve and enhance them;
  - A local campaign, backed up by a local homeowner grant scheme should funding become available.

### Green Spaces within the Conservation Area

The Conservation Area has a multitude of green spaces. Many of these are accessible and visible to the public and so have a large impact on the conservation area. The green spaces, many privately owned, along with important elements such as mature trees and historic boundaries, should be preserved and well maintained where appropriate. The footpaths in and around these areas should similarly be maintained to improve access and movement through the conservation area.

Ensure that any future proposals respect the importance of green space in and around the

conservation area by ensuring key views and access are not compromised.

### The Great North Road

Aberford developed as a linear settlement along the Great North Road, one of the primary north-south routes in the country. This road is still incredibly conspicuous within the village, and the conservation area, due to its great width, deep grass verges to the northern and southern extremities of the village, and historic street surfacing. This road played an important role in the history of Aberford, and has a major impact on its character today. Any developments to the road should respect the character and appearance of the road. Where possible the wide grass verges and historic street surfacing will be enhanced through increased maintenance and sympathetic treatments. Street surfacing and highways works will be undertaken sympathetically to ensure that the road retains its importance and special character.

- Work with LCC Highways and other departments as appropriate regarding sympathetic management and treatments.

These and other actions/approaches are pulled together into an overall action plan for implementation in Chapter 6.

## **5.5 Housing**

### Introduction

This section responds to the vision statement's aspiration to provide new homes for young and old. It specifically addresses the following plan aims:-

- To conserve Aberford village's characteristic built form, while accepting new sustainable development of an appropriate scale, design and quality;
- To secure new housing which meets evidenced local needs, as part of any new residential development, wherever feasible.

It is evident from public consultation that local people have an appreciation of the need for Aberford to contribute to required new housing development across the Leeds area (roughly a third of respondents in the initial consultation supported between 50-100 new homes, with a further third in favour of 20-50), but certainly not at the level envisaged by Leeds City Council, ie some 1,850 new homes on the Parlington Estate up to 2028.

It is however the adopted Leeds Core Strategy and Site Allocations Plan (part of the Leeds Local Plan) which will together determine the level of development and the sites which will accommodate it in the Outer North East Leeds sector of which Aberford is a part and this Neighbourhood Plan cannot vary from that.

This plan can however have a significant say in how allocated sites will actually be developed on the ground, what criteria should govern whether or not additional sites are developed and the mix of new housing which will be provided.

In the event of the Parlington development being confirmed, the Neighbourhood Plan represents a crucially important opportunity to set out parameters and requirements in respect of the way this new settlement will be developed. This is addressed separately, in detail, in Section 5.6.

### Development on Non-Allocated Sites

The allocation of particular sites for future housing development cannot of course preclude developer applications on additional sites within Aberford. In the first instance, the response to such applications is governed by Core Strategy Policy H2 (New Housing Development on Non Allocated Sites). This states that infrastructure capacity (transport, education, health), accessibility standards, intrinsic amenity, recreation or nature conservation value and visual/historic/spatial character are all key factors in determining acceptability. Policy H1 below together with policies in the Design and Development section of this plan address these issues from a local Aberford perspective.

The residents of Aberford have confirmed, both in their responses to initial and policy intentions consultations that while there is some recognition of the need for new housing development they would like to see appropriate development, integrated into existing housing and fitting the existing linear form of the village.

## POLICY H1: DEVELOPMENT ON NON-ALLOCATED SITES

Housing development within or adjacent to the built-up area of Aberford should seek to:-

- Avoid adverse impacts on Aberford's special environmental and built heritage features as detailed and covered in sections 5.1 and 5.2 of this plan;
- Avoid adverse impacts on local road safety and traffic congestion;
- Provide easy access to/from the local road network;
- Provide easy access to/from footpath/cycle routes; bus stops; and local facilities;
- Provide in-curtilage, off-street parking as part of the development, at a level which does not add to any existing local parking problems in the immediate vicinity of the development site;
- Be consistent with the existing linear form of the village;
- Avoid adverse effects on neighbour amenities through excessive overshadowing, over-dominance or overlooking.

### Housing Mix

In the 2013 Neighbourhood Plan consultation, respondents clearly indicated two main areas of local housing need, namely the elderly and first time buyers, with over a hundred responses in each case. The consultation on policy intentions in 2015 provided over 80% support for a policy addressing a mix of housing sizes, types and tenures to meet local housing needs, with mention again made of the needs of younger residents and young families for smaller properties.

While no housing needs assessment has been carried out for Aberford, assessments have been completed for the comparable nearby parishes of Barwick and Scholes (a direct neighbour to the west) and Clifford, both within the Outer North East Housing Characteristic Area. Key conclusions of each in respect of the characteristics of housing needed may also reasonably be drawn for Aberford:-

- Younger households seeking to upgrade, with smaller households likely to need and/or afford smaller dwellings;
- An aging population living in larger homes seeking to downsize, coupled with increasing numbers of older people suggesting housing for independent living for older people likely to be in demand;
- Likely lesser demand for the very largest properties (4+ bedrooms);
- Higher demand for homes up to and including 3 bedrooms;
- A need for policies that address imbalances in the local household and dwelling profile and predicted demographic change.

Core Strategy policy on housing mix (Policy H4) states that development should include an appropriate mix of dwelling types and sizes to address needs measured over the long term, taking into account the character of the location. It further states that for developments over 250 units, in or adjoining the Main Urban Area and Major Settlements and for developments over 50 units in or adjoining 'Smaller Settlements', developers are required to submit a Housing Needs Assessment

(HNA) addressing all tenures so that the needs of the locality can be taken into account at the time of development. While neither circumstance fits the proposed Parlington Estate development, it is reasonable to assume that the scale of development proposed at Parlington will trigger the HNA requirement. This should ensure that local needs are objectively assessed, with the expectation that any particular elderly and first time buyer needs will be established and provided for. Plan policy re Parlington New Settlement will highlight this need.

On smaller sites, however, there is no such HNA requirement and therefore no guarantee that locally evidenced needs would be met. Plan policy will address this situation.

Core Strategy Policy H8 addresses 'Housing for Independent Living' and states that developments of over 50 dwellings are expected to make a contribution to supporting needs for independent living, with very large developments having the potential to provide sheltered schemes and smaller developments contributing in other ways, such as bungalows or level access flats. Policy goes on to set more detailed locational requirements such as walking distances to town or local centres or access to community facilities. This policy should ensure that any development at Parlington will provide for elderly people's needs and that new development will be located in close proximity to the proposed new centre.

The above does not however cover the needs of elderly people wishing to downsize in order to remain within Aberford village. Neighbourhood Plan policy will address this by reducing the dwelling threshold trigger.

#### **POLICY H2: HOUSING MIX**

**Any housing development proposal of 5 or more dwellings, within or immediately adjacent to the built-up area of Aberford, must provide a mix of dwelling types to include particular provision for smaller households and the needs of the older community.**

#### Community Actions

In addition to the plan's core requirement to shape any future housing development on non-allocated sites and to secure a mix of new housing to meet local needs, the community has identified the following complementary action to be pursued either locally or via outside agencies.

#### Housing Needs Survey

- Commission a local housing needs survey in the event of the Parlington New Settlement development not going ahead

## **5.6 The Parlington New Sustainable Settlement**

### Introduction

This section speaks to that part of the vision statement which would reconcile itself to a 'much-changed' Neighbourhood Area in the event of a new Parlington Settlement, but in so doing paints an optimistic picture of separate/'invisible' villages within a parkland landscape and of limited impacts with positive and tangible benefits in terms of access to new community facilities and jobs. It specifically addresses the following plan aim:-

- To help shape and guide the development of any new settlement at Parlington, in the best interests of existing Aberford residents and the area's existing character and assets, securing associated benefits wherever possible.

### The Parlington Estate

The Parlington Estate takes up most of the west of the Neighbourhood Plan area, with the proposed new settlement, as ultimately envisaged, covering over 260ha of the estate. The south of the settlement area comprises undulating arable land part of which was the estate deer park. It is bounded where it abuts the B1217 by a continuous two metre high stone wall, typical of the walls used on the boundaries of large estates. Elsewhere the deer park was fenced using wrought iron fencing, most of which is still in place. To the north of Parlington Lane the area is bounded to the west by Cock Beck, which also forms the plan area and parish boundary at this point. The main Parlington Park lies within this area and although Parlington Hall now only partially still exists as Parlington Hall Cottages, all the landscape features still remain, some with particular ecological value, notably Parlington Hollins.

Parlington has remained largely unchanged over the years. The lack of development has meant that the once industrial railways serving the transport of coal have become overgrown nature trails, interspersed by the occasional structure from that period, which adds to the enchanted feeling of the place. The landscape is absent of any modern influence, save for some low structural brick and concrete vehicle servicing platforms from the Second World War, which are now more of a curiosity than a blot on the landscape. Grazing of the parkland area adds a touch of nostalgia as less and less farm animals are left to graze open pasture in the present day.

The estate has to a large extent retained the features which characterized it in its heydays of the late nineteenth century. These include the Dark Arch, the Light Arch and perhaps best of all, the Triumphal Arch. There are also a number of noteworthy buildings around the perimeter of the estate, eg Gamekeepers Cottage and Wakefield Lodge, plus some large estate houses and associated buildings, such as Home Farm and the outbuildings, especially the woodman's yard buildings and Saw Pit.

## The New Sustainable Settlement Proposal

The LCC Pre-Submission Site Allocations Plan (SAP), in total indicates an area of some 260ha for the development of a sustainable new settlement at Parlington, providing for up to 5,000 new homes. Within the plan period, ie up to 2028, an area of 114ha is allocated for the first phase of the new settlement, providing for some 1,850 new homes and 5ha of general employment. The SAP states that land for subsequent phases of the settlement will remain in Green Belt unless and until a future review of the plan provides for its release.

The Pre-Submission SAP further states that Phase 1 of the new settlement should successfully combine the built and natural environment and develop a high quality of place in line with garden village principles. Provision for a school, new centre offering a range of supporting retail and commercial uses/services, new community greenspaces, enhanced public transport and footpath and cycle links are all seen as integral to Phase 1.

This is not a development which is welcomed or supported by the Parish Council, the local community or indeed by surrounding parishes such as Barwick and Scholes. The proposal has stirred extensive and vociferous opposition, spearhead by the Save Parlington Action Group, which has mobilised people in their thousands to fight the planned new settlement.

Notwithstanding this context, the Parish Council must recognise the possibility that despite wholesale opposition, including its own, the planned development may ultimately be approved and become a reality. As such, there needs to be a contingency in terms of how best to influence and shape any development in the best interests of the area's assets (built, natural and community), Aberford's resident community and the future residents of any new settlement.

It is critical that any development takes full account of the built conservation, landscape and ecological features of the Parlington Estate, as well as addressing inevitable issues and concerns around highway access, impact on the local highway network, public transport accessibility, educational provision and community greenspace, together with footpaths and cycle ways. A development of the scale of Parlington New Settlement requires careful overall master planning to ensure the best possible fit between component parts and, crucially, with the site's inherent features and its surroundings, both open and built. In advance of this, it also requires the comprehensive study of key potential impacts, notably heritage and ecology.

In the event of development, whether as proposed in the Pre-Submission SAP or at some future date in some different form, the policy below will provide an important guiding context for the preparation of a detailed masterplan cum development brief for the site.

### **POLICY P1: PARLINGTON KEY GUIDING DEVELOPMENT PRINCIPLES**

**Development at Parlington, as identified on The Neighbourhood Plan Map, should be undertaken in accordance with the following requirements:-**

## An Agreed Strategic Approach

- A comprehensive development brief and concept masterplan will be prepared and agreed prior to the submission of any planning application and shall be subject to public consultation as part of the preparation process.
- A comprehensive transport planning exercise will be carried out as part of brief/masterplan preparation in order to confirm details of the road network and public transport enhancements needed. Mitigation works should be carried out in accordance with the findings of the assessment work.
- An infrastructure delivery plan will be prepared.
- The above documents will address the key guiding principles for development identified within the remainder of this policy:-

## Heritage

- A comprehensive heritage assessment to be carried out in order to fully understand the importance of both the overall Parlington asset and its individual heritage elements, including the relationship with Aberford Conservation Area. Any assessment should cover the likely impacts upon them, the mitigation measures available and the likelihood of their success and the scope for enhancement.
- The layout of any new development to respond positively to all heritage assets and their settings.
- Mitigation to be identified that is sufficient to address any harm identified and that can realistically be delivered as part of the proposal.
- The carrying out of an appropriate level of archaeological recording and assessment prior to the commencement of any work on site. Any assessment should consider the mitigation measures available and the likelihood of their success and the scope for enhancement and in-situ preservation of key remains wherever feasible.

## Ecology and Landscape

- A full ecological assessment to be carried out to properly understand the ecological impacts of any development, the mitigation measures available and the likelihood of their success, the scope for compensation for losses incurred and the scope for enhancement.
- Conservation and enhancement of the site's prime ecological assets within the development in line with assessment findings.
- Development to be shaped by an open space and landscape framework, incorporating/respecting existing linear features, wildlife habitats, Public Rights Of Way and with the aim of maintaining/enhancing connectivity. Also providing a buffer between neighbouring uses, eg housing and employment.
- Development to be screened from all surrounding areas.

## Flood Risk/Surface Water Drainage

- A full investigation of current site drainage to be undertaken, including modelling of the impacts of development (notably on the Cock Beck and River Crow) and mitigation options.

- Resolution of all existing water management and flooding problems in Aberford Village, where the source lies within the Parlington Estate.

#### Highways

- No road access from Cattle Lane, Bunker's Hill or Main Street.
- All necessary highways improvements to be delivered upfront before any construction works commence on site.

#### Public Transport

- New bus services to be introduced to connect the site, its facilities and employment opportunities to Aberford village.

#### Cycling/Footpaths

- Existing routes to be protected.
- Creation of a series of new routes and the bridging of gaps in and making of improvements to existing routes in order to encourage people to walk and cycle, and to connect the site clearly and efficiently with Aberford Village, Garforth Rail Station and Barwick-in-Elmet.

#### Housing Mix

- A housing needs assessment to be undertaken, to include up-to-date assessment of local neighbourhood area needs.
- Housing mix to ensure needs of local Aberford Parish residents, in terms of smaller households and the needs of older people, are fully met.

#### Education Provision

- Initial provision of a primary (Phase 1) and ultimately a secondary school on site.
- School(s) to be located in order to maximise non-vehicular accessibility (ie walking/cycling) from within the new development and vehicular accessibility from the surrounding road network into the development (ie to accommodate school runs).
- Provision of adequate parking and drop-off/pick-up space.

#### Employment Provision

- Development to be undertaken in parallel with the site's housing component.
- Employment land to be located to allow easy accessibility from the surrounding road network.

#### Green space

- New provision to take full account of deficiencies already identified for Aberford and the wider Outer North East by LCC in its 2011 Open Spaces and Recreation Assessment.

## Community Actions

### **Countryside Management and Improvement**

- Prepare/update the estate Landscape Management Plan to restore the existing parkland to reflect original design intentions.
- Conserve and enhance the pastoral and wooded continuity of the narrow valleys as wildlife and recreation corridors.
- Conserve and manage the wooded linear ancient earthworks.
- Conserve and restore primary hedgerows and trees along roadsides, footpaths and boundaries.
- Enhance tree cover in the open arable areas with small scale woodland planting.
- Undertake new woodland planting, where appropriate, to screen development, motorways and prominent farm buildings.

### **Flood Risk and Surface Water Drainage**

- Investigate the potential to redevelop the former lake as a means of controlling floodwaters flowing down the Cock Beck.
- Investigate the potential for reintroducing controls on the two ponds on the upper reaches of the River Crow.
- Address poor condition of River Crow culverts and feed-in drains.

### **Public Rights of Way (PROW)**

- Identify parts of the network in need of improvement – lobby for improvements and/or carry out improvements where possible.
- Identify gaps in the network – lobby for extensions/gap-filling and/or extend/fill gaps where possible.
- Lobby for increase in use of permissive paths where appropriate.
- Signage indicating Public Rights Of Way needs to be improved.
- Investigate the potential to extend the Rights of Way network across Parlington to enable more visitors to enjoy its heritage.

### **Maintenance of Built Heritage Assets**

- Investigation of the potential to undertake improvements to and restoration of important built features across the Parlington landscape, eg the Deer Shelter which is currently in a poor state of repair.

### **Local Business Needs**

- Continue to investigate the potential for development of properties on the Parlington estate for appropriate and sustainable business use, focused on Home Farm and Park House Farm as previously identified in the Master Plan 2011 and for provision of start-up/small business units where practicable e.g. Parlington Home Farm and Park House Farm.

## 6. Monitoring, Review, Implementation

### Monitoring, Review and Strategic Delivery

The Aberford and District Neighbourhood Plan (ANDP) will be delivered and implemented over the plan period 2017-2028. It seeks to provide the focus for change within Aberford and District, but is not a rigid 'blue-print', rather a framework for change. The plan will be subject to annual monitoring by the Parish Council and to periodic review, again by the Council, certainly at the end of the plan period, but earlier if circumstances require.

The core planning policies of the ANDP will be delivered through their application by the planning officers and members of Leeds City Council (LCC), as the determining body for those applications (or by the Secretary of State in the case of Appeals) and by the actions of developers, in accordance with planning permissions granted by LCC and associated planning conditions. Section 106 Agreements will work to mitigate site development impacts in line with ANDP policies where required.

In addition, Community Infrastructure Levy (CIL), collected by LCC as a 'tax' on development, will help to pay for any infrastructure needed as a result of growth within Aberford and District, including schools, greenspace, flood defences and transport improvements. This would be particularly the case in respect of the proposed Parlington New Settlement. CIL is a relatively new levy on development introduced by Government in 2008 and implemented in Leeds by the City Council in late 2014.

### Community Infrastructure Levy in the Parish

Alongside LCC's role in relation to CIL, the Parish Council is also a potential beneficiary of the levy, currently receiving 15% of all CIL income on eligible developments within the parish to spend on local projects related to new development, rising to 25% once the Neighbourhood Plan is adopted.

Based on consultations on the Policy Intentions Document, the following have been identified as potential priority areas where levy monies could be used to benefit Aberford and address the wishes of the community. They are listed in order of the community's expressed priorities at the time of writing:-

- Local shops
- Refurbishment/rebuilding of the village hall
- Highway network improvements
- Improvements to public transport
- Improvements to existing open space areas
- Young people's facilities
- Improvements to the public rights of way network
- Provision of new community open space areas
- Pavement upgrades
- Improvements to National Cycle Route 66 and wider network improvements

## Community Actions and Approaches

Chapter 5 of this plan identifies a large number and wide range of themed non-planning actions and approaches wished for and supported by the community.

These actions and approaches will be delivered in a variety of pro-active ways, by a range of agencies and organisations, including:-

- Leeds City Council – via public services, direct council funding, New Homes Bonus;
- Leeds City Council
  - Area Committee Well-being Fund Small Grants Programme;
  - Leeds Inspired - Large Grant;
  - Leeds Inspired - Small Grant;
  - Recreational (Non-sporting) Organisation’s Grant;
  - Members’ Investment in Community and Environment (MICE) Grant;
  - Community Committee Community Projects Grant;
  - Community Committee Youth Activities Grant;
- Lottery funding – eg Heritage Lottery, Big Lottery Fund;
- Parish Council – CIL (see above) and other funding;
- Village Hall Committee;
- Local voluntary groups.

A number of buildings are identified in the plan (5.3 Policy CF1) as community facilities to be protected against development or change of use, due to the importance they have for the daily lives and activities of members of the community. These are key ‘assets of community value’, largely in private ownership, and capable of being formally registered as such, along with other qualifying assets, with LCC under the terms of the 2011 Localism Act. Such registration requires the registering body, which could be the Parish Council, to be notified of any intention to change the use of or to sell the asset and grants them the opportunity to put together a proposal to purchase it in order to preserve its current use. A community action in respect of such assets is included in Section 5.3. The Arabian Horse Public House has already been registered as an Asset of Community Value by the Parish Council.

## Project Delivery Plan

The table below pulls together all of the identified community actions and approaches from Chapter 5 of the plan and lists them in terms of theme, title, brief description, potential funding source, responsible body and potential lead/partner organisations and priority (shown in bold text).

<b>THEME</b>	<b>TITLE</b>	<b>DESCRIPTION</b>	<b>POTENTIAL FUNDING</b>	<b>POTENTIAL LEAD/PARTNER ORGANISATION(S)</b>
ENV-Green Environment	Countryside management & improvement	Prepare/update landscape management plans for existing	Historic England/CIL	ADPC/Private Landowners

		parklands to reflect original design intentions		
ENV-Green Environment	Countryside management & improvement	Conserve, enhance, manage habitats/habitat features	Historic England/LCC/CIL	ADPC/Private Landowners/LCC
ENV-Green Environment	Countryside management & improvement	Woodland planting - small scale planting in open arable areas; screen planting	Historic England/LCC/CIL	ADPC/Private Landowners/LCC
ENV-Green Environment	Green Space Improvement	Improve village/motorway buffer zone	Highways England/CIL	ADPC/Highways England
<b>ENV-Green Environment</b>	<b>Green Space Improvement</b>	<b>Identify other green infrastructure in need of improvement</b>		<b>ADPC</b>
ENV-Green Environment	Green Space Improvement	Continued improvements to Jubilee Fields and Beckside Play Area	CIL	ADPC
ENV-Green Environment	Green Space Improvement	Investigate bringing open spaces into community ownership		ADPC
ENV-Green Environment	Trees	Preserve existing mature trees via new TPOs		ADPC/LCC
ENV-Green Environment	Trees	Develop tree management & replanting strategy	CIL/LCC	ADPC
ENV-Green Environment	Trees	Investigate locations for new tree planting		ADPC

ENV-Green Environment	Village Gateways	Develop gateway features on main village road entrances	CIL	ADPC
ENV-Green Environment	Village Gateways	Investigate adjustment of speed limit zones and road redesign at some village entrances		ADPC/LCC
ENV-Motorway Noise	Motorway Buffers	Undertake screen planting & install noise attenuation barriers	Highways England/CIL	ADPC/Highways England
ENV-Motorway Noise	Motorway Surfacing	More/better low noise surfacing	Highways England	ADPC/Highways England
ENV-Flooding	Cock Beck Culvert Maintenance	Investigate A1 culvert re de-silting	Environment Agency	ADPC/Environment Agency
ENV-Flooding	River Crow Maintenance	Maintain culverts & feed-in drains	Environment Agency	ADPC/Environment Agency
ENV-Highways	Roads & Road Traffic	Identify required network improvements		ADPC
ENV-Highways	Roads & Road Traffic	Tackle speeding	LCC/CIL	ADPC/LCC
ENV-Highways	Pavements	Upgrade poor condition pavements on Lotherton Lane & B1217	LCC/CIL	ADPC/LCC
ENV-Highways	Public Rights of Way	Continue annual review/assessment of network		ADPC
ENV-Highways	Public Rights of Way	Extend/improve network and signage, including use of permissive	CIL/LCC/Private Landowners	ADPC/LCC

		paths		
<b>ENV-Highways</b>	<b>Cycle Routes</b>	<b>Improve National Route 66 and wider network</b>	<b>Sustrans/CIL</b>	<b>Sustrans/LCC/ADPC</b>
BH-Built Heritage Assets	Restoration/Improvement of Assets	Identify assets in poor condition and potential for action to address	CIL/Private Owners/Historic England	ADPC
<b>CF-Better Existing Facilities</b>	<b>New Shops</b>	<b>Support initiatives to open new shops</b>	<b>CIL</b>	<b>ADPC</b>
CF-Better Existing Facilities	School Expansion	Support plans for school expansion	CIL	ADPC
<b>CF-Better Existing Facilities</b>	<b>Bus service improvement</b>	<b>Liaise with operators to secure improvements</b>	<b>CIL</b>	<b>ADPC</b>
CF-Better Existing Facilities	Assets of Community Value	Register further assets with LCC		ADPC/LCC
<b>CF-Better Existing Facilities</b>	<b>Village Hall</b>	<b>Support refurbishment, improvement or rebuild plans</b>	<b>CIL</b>	<b>ADPC/Village Hall Committee</b>
CF-Better Existing Facilities	Coal Staithes	Investigate possible redevelopment of site for community uses	CIL/Private Landowner	ADPC/Private Landowner
<b>CF-New Facilities</b>	<b>Off-street car parking</b>	<b>Investigate possibilities for new areas</b>	<b>CIL</b>	<b>ADPC/Private Landowners</b>
CF-New Facilities	Electric vehicle charge points	Investigate feasibility for off-road installation	CIL	ADPC
<b>CF-Village Life</b>	<b>Young People's</b>	<b>Review and propose any</b>		<b>ADPC</b>

	<b>Facilities</b>	<b>improvements</b>		
CF-Village Life	Older People's Facilities	Review and propose any improvements		ADPC
CF-Village Life	Village-based Groups & Clubs	Support groups & clubs	ADPC	ADPC
CF-Village Life	Village Events Programme	Coordinate and promote an events programme	ADPC	ADPC
CF-Village Life	Community Buildings Use	Review usage, needs and costs		ADPC/Village Hall Committee/Church of England
CF-Local Business Needs	Local Employment	Promote opportunities where potential exists		ADPC
CF-Tourism	Tourism Strategy	Develop strategy to increase tourism potential		ADPC
CF-Tourism	Visitor Signage	Improve signage	CIL	ADPC/LCC
CF-Tourism	Tourist Information	Produce leaflet	CIL/LCC/Visit Yorkshire	ADPC/LCC/Visit Yorkshire
CF-Tourism	Open Days	Develop programme of open days to local heritage assets		ADPC/Private Owners
DD-Conservation Area	Management	Undertake streetscape audit and develop strategy for public realm enhancement		ADPC/LCC
DD-Conservation Area	Management	Various enhancement activities, including promotion and	CIL	ADPC/LCC

		encouragement to land/property owners via leaflet/campaign and possible grant scheme		
DD-Conservation Area	Maintenance of Green Spaces & Footpaths	Ensure future proposals respect green spaces & footpaths	LCC/Private Owners	ADPC
DD-Conservation Area	The Great North Road	Work with LCC departments re sympathetic management & treatments	LCC	ADPC/LCC
H-New Housing Mix	Housing Needs Survey	Commission survey in event of Parlington New Settlement not going ahead	CIL	ADPC
P-Parlington	Countryside Management & Improvement	Prepare/update landscape management plan for existing parkland to reflect original design intentions	M&G Real Estate/Historic England	ADPC/Historic England/M&G Real Estate
P-Parlington	Countryside Management & Improvement	Conserve, enhance, manage habitats/habitat features	M&G Real Estate	M&G Real Estate
P-Parlington	Countryside Management & Improvement	Woodland planting - small scale planting in open arable areas; screen planting	M&G Real Estate	M&G Real Estate
P-Parlington	Cock Beck Flood Control	Investigate potential of lake to act as flood control feature	M&G Real Estate	ADPC/M&G Real Estate/LCC/Environment Agency

P-Parlington	River Crow Flood Control	Investigate potential of ponds to act as flood control features	M&G Real Estate	ADPC/M&G Real Estate/LCC/Environment Agency
P-Parlington	River Crow Maintenance	Maintain culverts & feed-in drains	M&G Real Estate	ADPC/M&G Real Estate/LCC/Environment Agency
<b>P-Parlington</b>	<b>Public Rights of Way</b>	<b>Extend/improve network and signage, including use of permissive paths</b>	<b>M&amp;G Real Estate</b>	<b>ADPC/LCC/M&amp;G Real Estate</b>
P-Parlington	Restoration/Improvement of Built Heritage Assets	Restore/improve assets in poor condition, eg Deer Shelter	M&G Real Estate	ADPC/M&G Real Estate/Historic England
P-Parlington	Local Employment	Investigate potential for business use of estate properties, eg Home Farm, Park House Farm	M&G Real Estate	M&G Real Estate/LCC/Historic England/ADPC

## Appendices