

28 August 2015

Ms Julie Sou  
Clerk to Aberford Parish Council  
3 Beech Walk  
Adel  
Leeds  
LS16 8NY

By post and email to: [jsou.aberford@outlook.com](mailto:jsou.aberford@outlook.com)

Our Ref: 47066003

Your Ref:

Dear Ms Sou,

### **Supplementary response to the Aberford Neighbourhood Plan Policy Intentions Document**

I write following our written response dated 26 June 2015 to the above document and subsequent invitation to speak to Mike Dando of Planning Aid on 14 August 2015, the planning advisor to the Neighbourhood Development Plan Management Group (NDPMG).

My conversation with Mr Dando clarified that I represent the planning interests of the Parlington Estate (noting that my previous contact with the Parish Council may have been misinterpreted as offering services to prepare the Neighbourhood Plan). Whilst it was not my understanding at the time, Mr Dando stated that recent consultation on the Policy Intentions Document was undertaken on an informal basis. He also confirmed that the formal 6 week consultation period (in accordance with regulation 14 of the Neighbourhood Planning (General) Regulations 2012) will follow and invited me to put forward sites on behalf of the Estate for consideration as part of the preparation of the Neighbourhood Plan.

This letter is submitted in respect Mr Dando's invitation to allow initial consideration at the 03 September 2015 NDPMG Steering Group meeting.

#### Site 1: New Village Hall and Housing

We are aware of Leeds City Council's refusal of planning permission for a new village hall and five detached houses under reference 12/05434/FU and the Planning Inspectorate subsequently upholding that decision on 13 July 2015. Now that the improvement of the village hall is no longer available through that planning application, it would appear that alternative means of securing a new or improved village hall is required.

A previously proposed site for a new village hall on land to the rear of Beech View as part of a mixed housing scheme (including market and affordable) was tabled some while ago. The proposal is provided as a part of Appendix A for consideration by the NDPMG.

#### Site 2: Aberford Motors Site

AECOM (under its predecessor names of Scott Wilson and URS Scott Wilson) submitted a response to the document titled "A Master Plan for Aberford" in January 2011. The response outlined a long term phased proposal that could accommodate a range of housing and community facilities of which the former Aberford Motors site formed part. An illustration of the proposal is included as part of Appendix A, with the former Aberford Motors site edged with brown spots. It is highlighted that the proposal was illustrative.

#### Site 3: Redevelopment of Park House Farm

Park House Farm is located on Aberford Road close to the M1 junction 47 and comprises a complex of various agricultural buildings ranging from traditional outbuildings to more recent Dutch barns and

portal frame buildings. The Estate has long identified Park House Farm for redevelopment and it was included in the Aberford Masterplan 2011 as a potential centre for renewable technologies or similar business use. This envisaged utilisation of existing buildings with new development to complement the Farm House that would provide economic activity with live/work, research and rural businesses. It was noted that its proximity to the motorway would make it very accessible and it could link to development of forestry on Parlington Estate.

The Estate explored a potential office based scheme during 2006. The scheme involved the conversion of the existing farm buildings to office use, in addition to the redevelopment of an existing bungalow on the site to a residential unit and a small reception to serve the offices. An illustration of this scheme is provided in Appendix A. The scheme was not progressed owing to concerns of commercial viability; however, given improving economic conditions, the Estate is keen to explore this and other redevelopment options for the site.

#### Site 4: Redevelopment of Home Farm

Home Farm is located centrally within the Estate and comprises a complex of numerous good quality brick buildings, supplemented with some modern agricultural buildings.

The redevelopment of Home Farm was envisaged in the Aberford Masterplan 2011 with opportunities identified for live/work space, agriculture, forestry, energy generation and leisure.

Redevelopment options have also been considered by the Estate. Appendix A includes an illustration showing an indicative proposal for residential development which utilises existing building footprints as the starting point for creating a new community of properties. Whilst a residential development is shown, the buildings are such that a variety of other uses could be provided at the site, such as a hotel, that could provide the focus for leisure development of the wider Parlington Estate.

#### Site 5: Leisure opportunity

The majority of the Parlington Estate is positively allocated under Policy LT5B of the Leeds Unitary Development Plan for major leisure and tourism facilities, including cultural and sporting activities of different scales. Leeds City Council has confirmed that this allocation will remain in force for the foreseeable future. It is recommended that this allocation be acknowledged in the Neighbourhood Plan and, given the prominence of Home Farm located centrally within the Estate and the proximity of Park House Farm to the M1 junction, both farm complexes offer potential hub locations for a future development of the wider Estate.

#### Concluding comments

I and the Estate reaffirm our support for the Neighbourhood Plan and welcome the opportunity to be involved in its preparation. As you are aware, the Estate is a major landowner and is therefore well placed to assist the local community in realising its aspirations for the area. We hope that this letter provides a useful summary of the land that the Estate could offer to allow those aspirations to be fully explored and would welcome further discussion at the 03<sup>rd</sup> September 2015 NDPMG Steering Group meeting.

Whilst this supplementary response includes the identification of potential development sites and highlights the Estate's continued allocation for leisure uses through the Leeds UDP, it is currently unclear whether the Neighbourhood Plan will include a proposals map (or something similar) that will link a policy to the redevelopment of a site, or whether the Neighbourhood Plan will be limited to a text only version. We would suggest that boundaries of potential development sites are identified because this will make for a clearer and more robust Neighbourhood Plan and, if the NDPMG requires, we can assist the NDPMG in supplying defined boundaries for the sites identified within this letter.

We thank you for allowing us the opportunity to be involved in the preparation of the Neighbourhood Plan and look forward to receiving confirmation of whether we can present and discuss the sites summarised in this letter at the 03<sup>rd</sup> September 2015 NDPMG Steering Group meeting.

Please do not hesitate to contact the undersigned should you wish to discuss the content of this letter or any other matters that may assist in the next stages of the preparation of the Neighbourhood Plan.

Yours sincerely  
for **AECOM**

Matthew Smedley  
Principal Planner

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cc      Mike Dando, Planning Aid  
         Renshaw Watts, Revera  
         Neil Holiday, Laws and Fiennes

## Appendix A: Parlington Estate sites offered for consideration by the Neighbourhood Development Plan Management Group

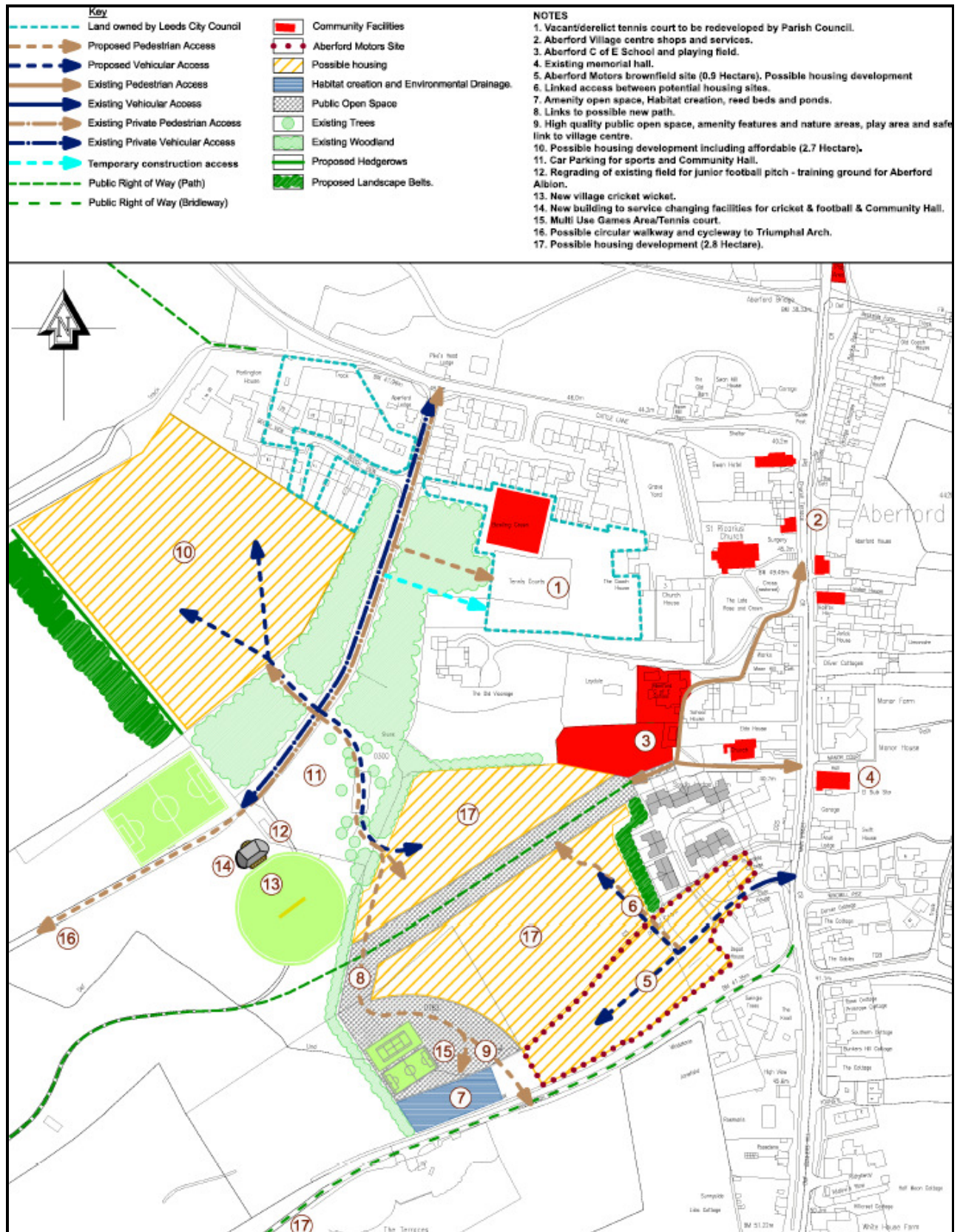




## Site 1: New Village Hall and Housing



## Site 2: Aberford Motors site





### Site 3: Redevelopment of Park House Farm





## Site 4: Redevelopment of Home Farm

