

ABERFORD NEIGHBOURHOOD PLAN
INFORMAL SITES CONSULTATION 2017 – DRAFT SUMMARY OF RESULTS

Introduction

The consultation attracted 12 separate responses, either by response form, e-mail or letter.

These related to 36 of the 77 site designations. Further comments were made in relation to 5 potential additional site designations, including the Lotherton Estate which encompassed several site-specific suggestions.

A further 5 comments were made via post-it notes at the 5th February drop-in event, included one which duplicated a response form comment.

No comments have yet been received from Leeds City Council, one of the major landowners in the Neighbourhood Area.

Local Natural Heritage Sites

Objection

Hook Moor Green Boundary (Site 12) -concerns that proposals would jeopardize anyone purchasing this area of woodland as considering putting it up for sale in the near future. Also seeks clarification re what the 'sympathetic enhancement will be supported and encouraged means' in Policy E3. (O)

Parlington Pond 1 (Site 3) – this fishing pond is already included within the Parlington Hollins LWS and forms part of the habitat assemblage for which the site is designated. Therefore questions the need for inclusion of this habitat in a separate 'third tier' designation because it is already subject to planning protection (Policy G8) in the Leeds City adopted Core Strategy. Policy G9 supports biodiversity enhancements through development, and would be similarly applicable to the LWS habitats. (O) *(NB recommend deletion from NP)*

Parlington Pond 2 (Site 4) – as Site 3

Parlington Pond 3 (Site 5) – this 'pond' was surveyed by AECOM ecologists in summer 2016 and found to have entirely dried out and reverted to woodland/ scrub, with only a shallow depression in the field marking the location of the former waterbody. It therefore has no ecological value as a wetland habitat, and we consider it unlikely that the habitat would meet any other LWS selection criteria. (O) *(NB recommend deletion from NP)*

The Lake (Site 6) – the former lake, created by widening and damming a section of Cock Beck, silted up and dried out many years ago and was subsequently planted with poplars for commercial harvest (these are currently in the process of being felled). This area of woodland habitat is already incorporated within the Parlington Hollins LWS and forms part of the habitat assemblage for which the LWS is designated. We would therefore question the need for inclusion of this habitat in a

separate 'third tier' designation, as stated above in respect of Sites no. 3 and 4. (O) *(NB recommend deletion from NP)*

Support

Vevers Bushes (Site 11) – but site not large enough to encompass interest. (R) *(NB additional areas put forward are of heritage rather than natural interest – see 'Non-Designated Heritage Assets' below. Vevers Bushes may also lie wholly/partly within registered Lotherton Park & Garden)*

Candidate Local Green Spaces

Objection

Land around Former Royal Oak Pub (Site 26) – housing aspirations and considered to be 'brown field' in view of site history. (O) *(NB Green Belt/Special Landscape Area to the north of former pub. Within built up area of village south of former pub. LGS assessment urgently required)*

Aberford C of E Primary School Playing Fields (Site 17) - would not wish any restriction to be imposed that is an obstacle to appropriate future development should the current community need change for good reasons in the future. (O) *(NB already Leeds Greenspace site)*

Parlington Pond 1 (Site 3) – no assessment process/evidence in support. No map showing boundary so not possible to identify intended extent of policy. Site let to an angling club with restricted permitted access. (O) *(NB Assessments needed & better map at Reg 14 stage)*

Support

Waterside Meadows (Site 32) (R)

Aberford Bowling Green (Site 14) (Bowling Club)

Field by Beckside Play Area (Beckside Farm/Simpson's Field) (Site 24) (O)

Other

Land End of Highfield Road – former garage site proposed as new green space. (Rx2) *(NB LGS designation not designed to cover green spaces yet to be created. Could include in NP as new green space site, with owner agreement and some indication of feasibility/deliverability)*

Land opposite North End Cottages – former garden land with stone wall unmaintained; want it not built on/returned to garden use. (R)

Land behind village hall – acknowledge Green Belt and past planning application refusals, but feel green space status would safeguard local amenity, given LCC proposals to remove other areas from Green Belt. (R) *(NB group has already considered and rejected LGS idea but could assess)*

Windmill Stud – acknowledged Green Belt but concern that as a business, development will increase and erode green land/amenity. (R) *(NB doesn't sound like a LGS candidate site)*

Non-Designated Heritage Assets

Objection

School Lane Old Wall (Site 65) - would not wish any restriction to be imposed that is an obstacle to appropriate future development should the current community need change for good reasons in the future. (O)

Toll Bar House Wall (Site 55) – wall no longer exists. (O) *(NB needs verification)*

Wall on Cattle Lane (Site 36) – national policy objections. No assessment process/evidence in support. No map showing boundary so not possible to identify intended extent of policy. Nonetheless stated that “M&G are not proposing to remove any of the ‘Non-Designated Heritage Assets’ captured by the consultation document.” *(NB policy & justification subsequently amended in light of LCC comments thereby answering policy objection. Assessments needed & better maps at Reg 14 stage)*

Barwick (Thrupenny Bit) Lodge (Site 39) – as Site 36

Dark Arch, Parlington (Site 44) – as Site 36

Game Keepers Lodge, Parlington (Site 45) – as Site 36

Home Farm, Parlington (Site 46) – as Site 36

Ice House, Parlington (Site 47) – as Site 36

Lake Cottage, Parlington (Site 48) – as Site 36

Light Arch, Parlington (Site 50) – as Site 36

Lily Pit Cottage, Parlington (Site 51) – as Site 36

Parlington Boundary Walls (Site 52) – as Site 36

The Staith Cottage/Old Staith Cottage (Site 53) – as Site 36

Throstlenest Farm (Site 54) – as Site 36

Wakefield Lodge (Site 56) – as Site 36

WW2 Structures, Parlington (Site 62) – as Site 36

Coal Staithes Walls (Site 64) – as Site 36

Support

Cattle Lane Wall 2 (Site 58) (O/R?)

Other

Lotherton Hall & Gardens: various – designated site should encompass ridge and furrow, old medieval village site, chapel, old manor house and adjacent house and old stable block. (R) *(NB Lotherton is already registered as a Historic Park and Garden. Chapel, Old House and Cottage are listed. Would need to establish if any of highlighted areas fall outside designated areas. Captains Wood also within registered area and possibly all/part of Vevers Bushes)*

Community Facilities

Objection

Jessamine Cottage Surgery (Site 71) – property would revert to residential if facility was forced to move. (O)

Aberford C of E Primary School (Site 73) - would not wish any restriction to be imposed that is an obstacle to appropriate future development should the current community need change for good reasons in the future. (O)

Aberford Albion FC Clubhouse (Site 74) – inappropriate to require equivalent provision of clubhouse to be provided in village core in the event of loss, due to distance from pitch. (O) *(NB good point! Wording of Policy CF1 to be amended to reflect the objection)*

Aberford Playing Fields & Tennis Courts (Jubilee Fields) (Site 15) – not mentioned as a ‘Community Facility’. (R) *(NB such open spaces covered as LGS)*

Support

Bowling Green Pavilion (Site 75) (O)

Coal Staithes Site

Objection

No baseline information or evidence to demonstrate that the demand for proposed facilities exists. Doubts re deliverability/viability. Doesn't discuss merits of housing as sole or partial use. (O)

Other Comments

2 comments relating to the wording of Policies CF1 and CF4 were made.

1 comment was made seeking clarification regarding the identification of Church Drive Wooden Gates as a Non-Designated Heritage Asset.