



Bardsey cum Rigton Neighbourhood Plan

Bardsey Parish Council

**October 2017 to
October 2032**



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Foreword

Welcome to the Bardsey cum Rigton Neighbourhood Plan!

The Neighbourhood Plan is not, of course, the first initiative we have taken to shape the future of our Village and our community. Indeed many of you will remember the Village Design Statement and the Parish Plan, which were published during the course of the last decade or so. Both sought to reflect the qualities of the Village, and to further the aspirations of its residents. Both have been instrumental in guiding Parish Council policy and funding.

This Neighbourhood Plan is a much more exciting and significant event, however. With the introduction of the Localism Act in 2011, we the residents have the opportunity to exert a much more profound influence over our own future. Yes the Neighbourhood Plan follows on from those earlier documents, but it is a very different entity.

Firstly it must achieve a democratic mandate to be adopted at all, established by a majority of residents voting in favour of it in a village referendum. Secondly, once adopted (and unlike earlier documents) it has statutory authority. It becomes part of the framework of legal regulation shaping many aspects of the development of Bardsey-cum-Rigton, and cannot be simply ignored or circumvented. These essential differences afford the community greatly increased input to key aspects such as housing development.

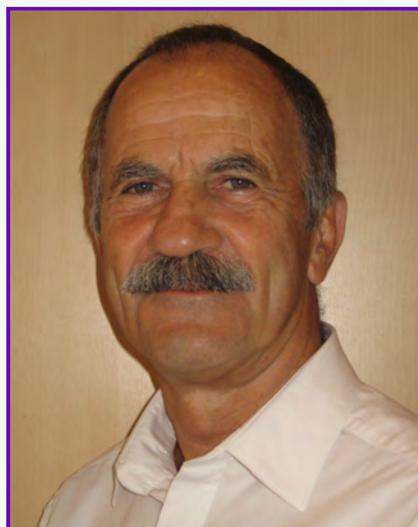
The Government's intention is that the Neighbourhood Plan should be a key factor in Bardsey's development for the next 15 years. As you will see it therefore includes policies covering a wide range of issues from healthy lifestyles to preserving the essential character of both the built and natural environments. Because of its relative importance and complexity, much of the work which has gone into its production has related to housing development, however.

Although at the time of submission Leeds City Council's Strategic Housing Land Availability Assessment (SHLAA) is fortunately not seeking large scale housing development in Bardsey, our own Housing Needs Survey (HNS) identifies a clear need for some new housing in the Parish. The Neighbourhood Plan therefore includes strong planning policies designed to facilitate these smaller developments in appropriate locations, subject to the high design and quality standards desired by us all.

Finally I would like to say a heartfelt thank you to all our residents on behalf of Bardsey cum Rigton Parish Council, the Neighbourhood Plan Steering Committee and myself for your unfailing support and enormous contribution during the extended period over which our Neighbourhood Plan has been in preparation. We quite literally could not have delivered it without you. The reward is a Neighbourhood Plan which sets the course for our community for years to come, and will ensure the vitality and essential character of our very special Village is preserved for future generations.

Ed Stentiford

Ed Stentiford,
Chairman, Bardsey cum Rigton Parish Council



Introduction

The opportunity to draw up a Neighbourhood Plan (NP) is a new privilege afforded to local communities under a new Act of Parliament, the Localism Act, which was given Royal Assent on 15th November 2011. The Localism Act introduced major reforms intended to give local communities much more influence over their own affairs, and a much greater say in their own future development.

The decision to draw up such a Plan is optional, but not to do so would forego this unique opportunity for setting out our proposals for the growth of our community for the next 15 years.

Bardsey cum Rigton Parish Council therefore took the decision early in 2012 to draw up this Neighbourhood Plan. This document is a result of the efforts of a number of individuals and a series of consultations with residents and other stakeholders. The NP sets out our strategy for seeing our community continue to flourish in the years ahead.



Annual Parish Meeting April 2013

1.1 Background to the Neighbourhood Plan

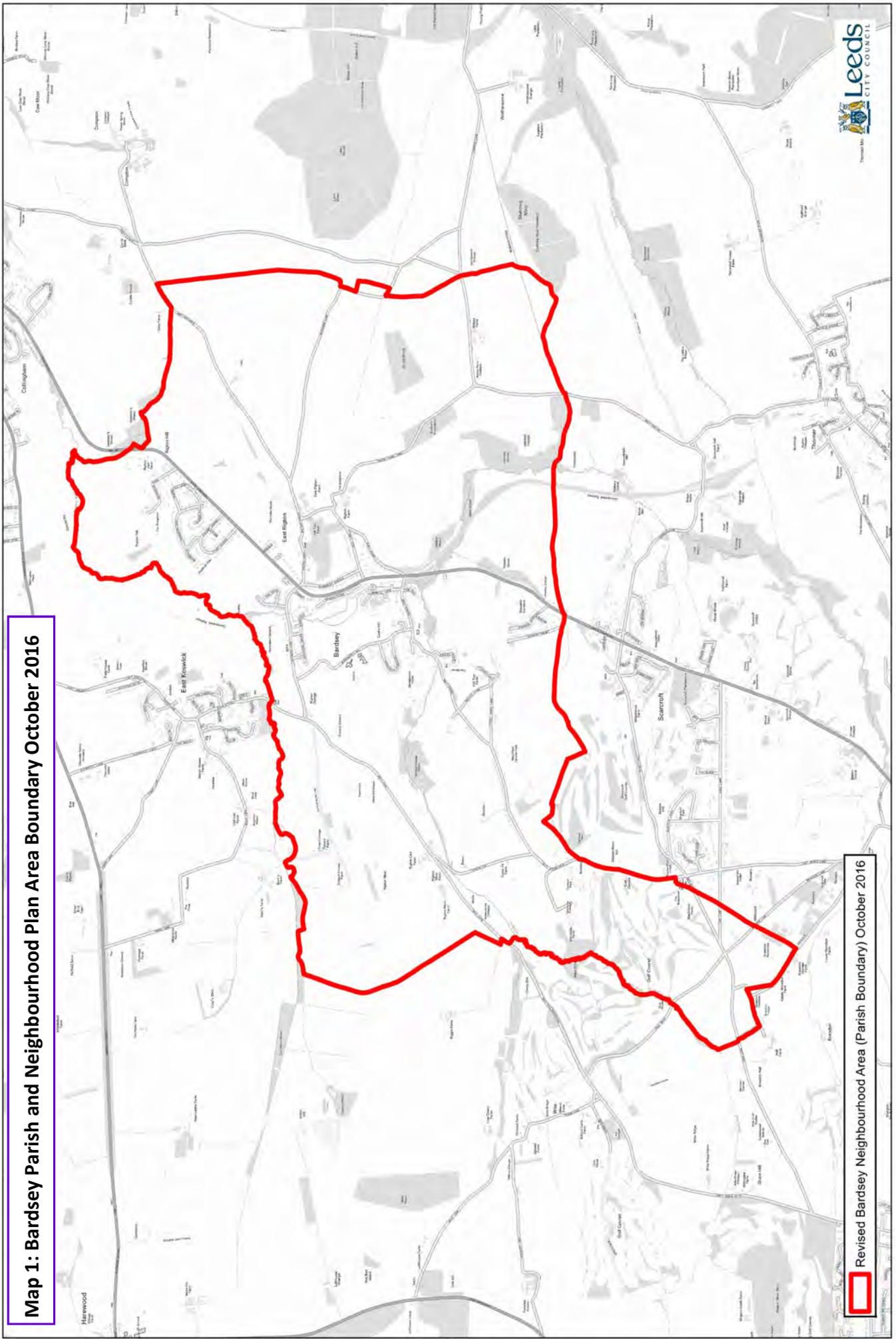
A NP is a community-led framework for guiding the future development and growth of a locality, such as a Parish, having defined boundaries and a qualifying authority such as a Parish Council.

At the outset of the process, the qualifying body, in our case Bardsey cum Rigton Parish Council, was required to define the area that the Plan will apply to and have that approved by Leeds City Council. For parished areas such as ours it is normal for the established Parish boundary to be the limits of this 'Neighbourhood Area', although that is not always the case. The Parish Council applied to the City Council for the whole of our Parish to be defined thus on 14th April 2012 and this decision was endorsed by Leeds City Council on 25th September 2012. Since that time, however, there has been a small but significant alteration in our Parish boundary with neighbouring Scarcroft and both Parish Councils requested that their Neighbourhood Area boundaries be brought into line with this change. The current Neighbourhood Area and Parish boundaries are illustrated in **Map 1** overleaf.

There is considerable flexibility as to what is included in a NP. The principal objective is to define policies for the use and development of land, and to address the social, environmental and economic consequences of such development. Ideally the NP becomes a broader statement of the vision which a local community has for its own future.

It is equally important to understand what a NP is not. It cannot be used to impede proposed developments which have already gained planning consent. It should also fit into the Local Authority's core strategy for development, not conflict with it.

The Neighbourhood Plan cannot be couched in terms designed to stop all development (indeed it should be in favour of appropriate development), but it can and should define the nature and extent of development acceptable to, and required by, the local community.



Map 1: Bardsey Parish and Neighbourhood Plan Area Boundary October 2016

 Revised Bardsey Neighbourhood Area (Parish Boundary) October 2016

Preparation of a Neighbourhood Plan requires adherence to certain procedures and basic conditions, including extensive public consultation. Before it can be made, the Neighbourhood Plan and its supporting material must meet the legislative requirements and pass examination by an Independent Examiner. Most importantly of all, it must then have been put before the community in a local referendum, and gain a share of the vote in excess of 50% of those who cast their vote.

Once made the Neighbourhood Plan gains legal status as part of the Leeds Local Development Plan and the Local Authority is under a statutory responsibility to afford full material weight to the Policies of the made Neighbourhood Plan when considering planning applications.

Bardsey Parish Council take the view that although the Neighbourhood Plan is intended to represent a longer term view of the development of the Village, circumstances may change. It has therefore decided to conduct a regular assessment of the Plan, and of progress towards the achievement of its objectives and projects, every 5 years.

1.2 Why Bardsey needs a Neighbourhood Plan

Some years ago the Parish Council took the opportunity of drawing up a Village Design Statement and a Parish Plan, both useful documents that have helped shape the growth of our Parish since they were produced. However, neither document holds the statutory importance of a Neighbourhood Plan. Since the announcement by Leeds City Council of the projected numbers of new homes required for the City over the next 15 years and the associated processes of identifying sites for these new homes, it has become clear to us and many other Parishes in the City that a NP is the only way for us to be actively engaged in planning how our community contributes to this growth plan.

But the Neighbourhood Plan does not stop there. Housing development is a key issue, but other equally important aspects of Bardsey's future are also included: for example a long term aspiration for Bardsey School, for health provision, for sport and leisure facilities, and for the natural environment – including our footpaths, bridleways, cycle ways, nature reserves, and green spaces.

The outcome of the City Council's Strategic Housing Land Availability Assessment (SHLAA)¹ process has not removed the potential for ad hoc planning applications by developers. Without a NP in place the Village remains vulnerable to inappropriate development. With a NP in place, the wishes of the community will become part of the very process of planning in Bardsey cum Rigton.

¹SHLAA is a process undertaken by LCC to identify potential development sites by working with landowners and others who would like to propose land as available for housing development. Inclusion of a site in the SHLAA does not prejudice any future decision making with regard to a site being granted or refused planning permission.

1.3 How we have consulted on the Plan

The Neighbourhood Plan Steering Committee has been keen to ensure progress has been communicated to parishioners at every step in our journey, and will continue to do so. The key actions are set out in **Table 1**.

Key consultation activities have included the Housing Needs Survey (HNS) which took place in May 2013, the Village Consultation in April/May 2014, the Informal Consultation in June/July 2015 and the Formal Consultation in May/June 2016. Regular updates have also been posted in Bardsey News, with a total of 26 appearing in the period represented by Table 1.



Table 1 – Key actions in developing the Neighbourhood Plan

DATE	EVENT / ACTION
2012	
15 th March	Public meeting in Village Hall attended by almost 150 residents.
17 th April	First meeting of Bardsey Neighbourhood Plan Steering Committee.
1 st June	i) Questionnaire sent to all homes in Bardsey. ii) Half page progress report printed in Bardsey News.
27 th June	Project Board meeting with Leeds City Council and neighbouring villages
4 th July	Project Board meeting with Leeds City Council and neighbouring villages
6 th September	Project Board meeting with Leeds City Council and neighbouring villages
1 st October	i) Results of June questionnaire reported in Bardsey News. ii) Announcement of NP drop-in session to be held in village hall on 10 November.
1 st November	Invitation letter to drop-in day sent to all homes in Bardsey.
10 th November	Drop-in / open day in village hall attended by 233 residents.
5 th December	Project Board meeting with Leeds City Council and neighbouring villages
2013	
1 st March	Colour leaflet describing progress and future plans sent to all homes in Bardsey.
11 th March	Project Board meeting with Leeds City Council and neighbouring villages
25 th April	Update report delivered to the Annual Parish Meeting.
17 th May	Housing Needs Survey (HNS) questionnaire mailed to all homes in Bardsey.
1 st July	Two page update on progress including LCC conclusions and proposed decisions on all 14 SHLAA sites in Bardsey – reported in Bardsey News.
17 th July	Special meeting of Steering Committee attended by over 100 residents at which three SHLAA site owners / agents presented proposals for site development.
28 th July	Bardsey response to SHLAA site consultation process – sent to LCC.
31 st October	Steering Committee meeting with Leeds City Council Planning Department
1 st November	Report in Bardsey News advises residents that the HNS is now available
2014	
1 st January	Colour leaflet describing progress and future plans – sent to all homes in Bardsey.
3 th March	Steering Committee meeting with Leeds City Council Planning Department
23 th April	Village consultation pack delivered to all homes in Bardsey.
24 th April	Update report delivered to the Annual Parish Meeting
24 th July	Steering Committee meeting with Leeds City Council Planning Department
31 st May	Final date for responses to the Village Consultation
4 th December	Project Board meeting with Leeds City Council and neighbouring villages
2015	
16 th April	Presentation to the Parish Meeting by Bardsey Parish Council's professional advisor
25 th to 31 st May	Consultation pack on first draft NP delivered to all homes in Bardsey
2 nd July	Steering Committee meeting with Leeds City Council Planning Department
24 th July	Final date for responses to the Informal Consultation
15 th October	Project Board meeting with Leeds City Council and neighbouring villages
2016	
29 th January	Steering Committee meeting with Leeds City Council Planning Department
Late April	Formal consultation letter delivered to all homes in Bardsey

1.4 How the Neighbourhood Plan is organised

The Neighbourhood Plan is set out as follows:

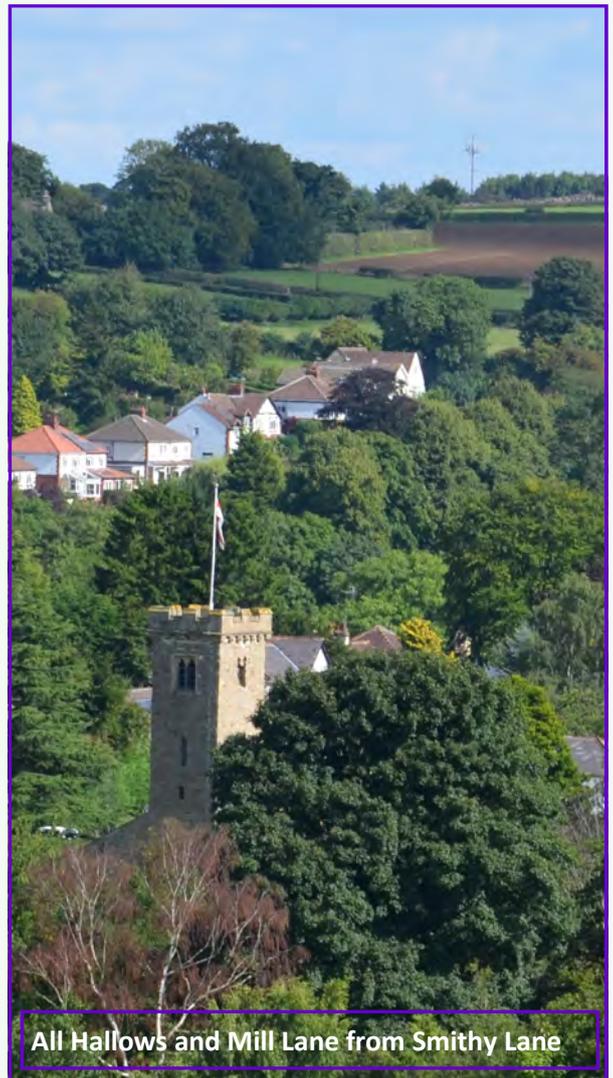
Chapter 2 sets out information about our Parish, its Village and surrounding countryside, as context and as part of the evidence base supporting our vision, objectives and policies.

Chapter 3 provides our vision for the future of our Parish and a set of objectives that will enable us to see that vision realised.

Chapter 4 sets out our policies for achieving our objectives.

Appendices: which set out key materials referred to in the NP.

Annexes: which provide additional information and which are accessible on the Neighbourhood Plan web-page of the Parish Council web site: (www.bardseyvillage.org.uk/neighbourhood-plan).



2. About our Parish

2.1 Historical development

Bardsey–cum Rigton is situated in attractive undulating countryside along the A58, some 8 miles north-east of Leeds and 4 miles south-west of Wetherby. Administratively, it is in the ward of Harewood. It is primarily residential, with a population of approximately 2500 and almost 1,000 homes.

The Village originated as a small farming community and is listed in the Domesday Book of 1086 as belonging to William, King of England. The oldest buildings, including All Hallows' Church, parts of which are of Saxon origin, and the Bingley Arms Public House dating from 953AD, are situated in the historic core of the village, designated as a Conservation Area.

The village developed with the creation of a road between Leeds and Wetherby in the early 1820's, later to become a turnpike and then a free highway, the forerunner of the A58. Following the arrival of the railway in 1877, and later the growth in car ownership, people chose to live in rural surroundings and commute to Leeds, and the Village grew dramatically from the 1920's onwards. Closed in 1964, much of the railway route remains undeveloped and may yet become part of the national cycle network. Today the busy A58, which runs through the Parish from north to south, and the A1M motorway, which passes 3 miles to the east, provide excellent road links north and south.

Bardsey is located on the bus routes from Leeds to Wetherby, providing access to public transport. One of these routes is a direct service along the A58, and the other routes via Bardsey Village (Keswick Lane), East Keswick and Collingham. Improving the frequency and accessibility of public transport links, thereby reducing dependency on cars, remains an aspiration.

There has been a primary school in the Village since 1726, originally located in the building which now serves the community as Callister Hall. It was replaced by a modern school in 1951 and is located on Woodacre Lane.

Unlike many villages, Bardsey is not one single tightly located community, but a series of loosely linked and geographically separate settlements, each being of different character. This has some attractions, but it also provides a number of challenges which were recognized in the Village Design Statement of 2002 and the Parish Plan of 2003.

The six principal residential areas are identified by different colours on **Map 2** opposite:

i) Village core: comprising Church Lane, Woodacre Lane & Crescent, the Cornmills, The Dell, Tithe Barn and Smithy Lanes, and the Village Pond (blue).

ii) East side of A58: centered on East Rigton and including Rigton Bank, Mill Lane and Margaret Avenue (yellow).

iii) North: including Keswick Lane, the Drive, Woodacre Green and Grange Close (pink).

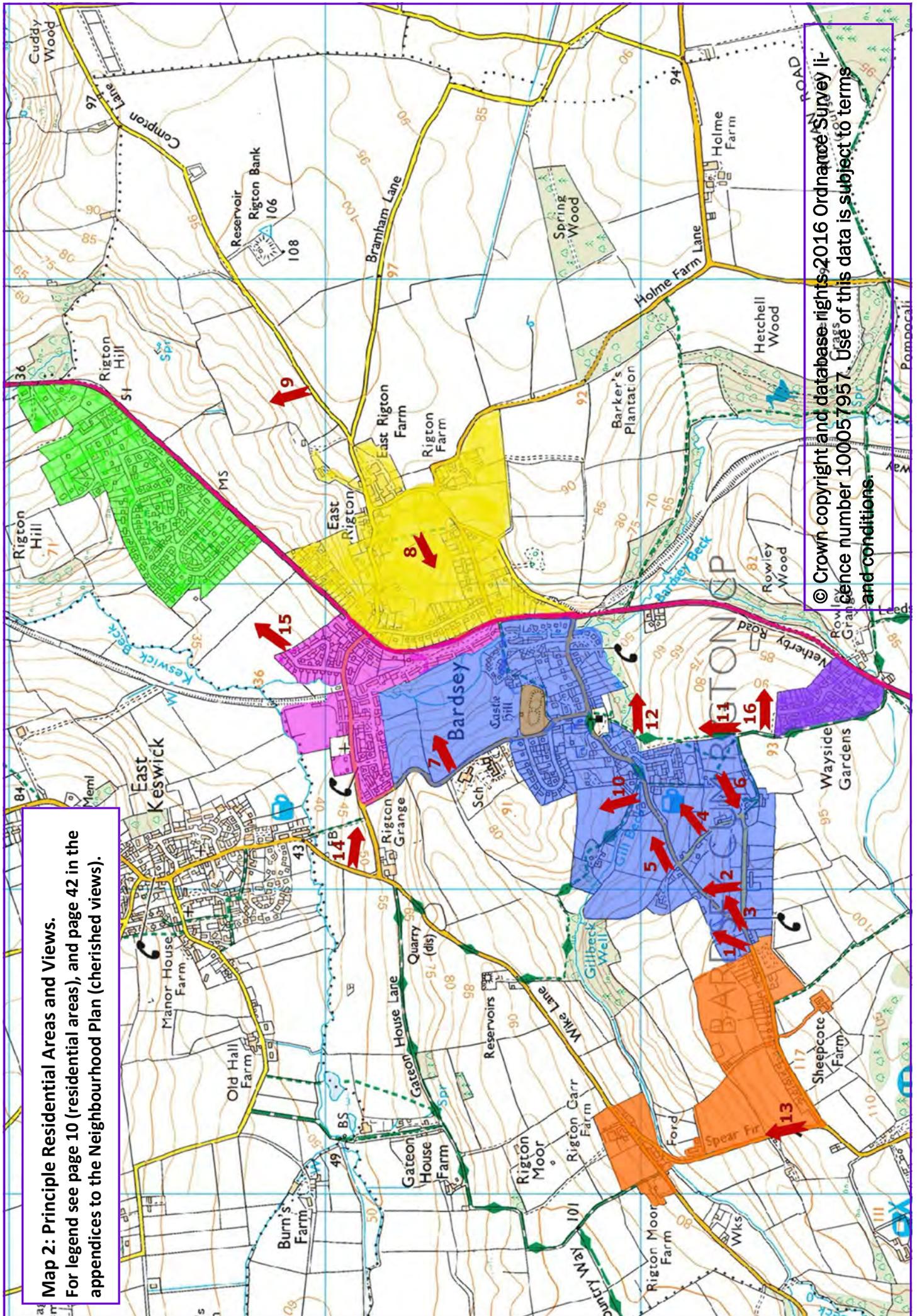
iv) North East: The Congreves, First Avenue, Second Avenue and Scarsdale Ridge (green).

v) South: The Waysides and isolated developments adjacent to Scarcroft Parish boundary (purple).

vi) South West: Blackmoor Lane, Spear Fir and the Ford area (orange).



A58 North, from Mill Lane



2.2 Historic assets



Bardsey has a total of 17 listed buildings and scheduled monuments, the best known being the Church of All Hallows (grade I), Castle Hill motte and bailey castle (a scheduled ancient monument) and the Bingley Arms (grade II). The other structures are important features of the Village, contributing to its history and character. The full list is given in **Appendix 2 (page 38)**.

In addition to our listed buildings the National Record of the Historic Environment shows 26 sites where formations and/or objects of historic interest have been located within our Parish, and West Yorkshire Archaeological Advisory Service (WYAAS) list a further 29 sites in their local records . In line with current requirements we have to be aware of the historic potential of any sites targeted for development within the Parish. In recent years the use of scientific archaeology has seen six sites in Bardsey of interest to WYAAS but none of those has yielded anything of historic merit.

Whilst there is national legislation to protect many of the sites of this nature it is important that the NP reinforces our awareness of our historical context.

Further information on listed buildings and the historic environmental record can be found at <http://www.heritagegateway.org.uk/gateway/> (accessed January 2016)

2.3 Our Parish today

2.3.1 Introduction

At the time of the 2011 census, there were 2525 inhabitants in the Parish, residing in a total of 1034 homes.

The majority of the houses in the Parish are owner-occupied, and the rented sector is small. Property values reflect the village's desirable location for the executive market. Homelessness is not an immediate local problem, but premium property prices cause many young people to leave the village to find affordable housing. Unemployment



is below the national and district averages, and most people work outside the Parish. However, there are a number of small businesses located within the Parish, for example building contractors, landscape gardeners, decorators and providers of financial services. The pub, hairdressers and three caravan parks also provide some jobs. Agriculture remains an important part of the Parish economy, but changing practices have resulted in much reduced levels of employment. An increasing number of residents are known to work mainly from home, taking advantage of modern technology.

The Anglican church of All Hallows, with its Saxon tower, is one of the oldest in the north of England and has a thriving congregation. Bardsey Primary School sits on two sites and is a 'good' school (OFSTED, February 2013) with 178 children on the school roll (2015). It serves the nearby village of East Keswick, as well as several other surrounding villages. The school has joined the Wharfe Valley Learning Partnership and is now a Trust School. This means that the school now holds its own Title Documents and the land belongs to the school within the Trust. The vision (aspiration) that the School Governors have held for many years is to rebuild a single site school which conforms to contemporary standards of access and amenity. Secondary education is not available in the Parish but is well provided for in the nearby towns of Wetherby and Boston Spa, as well as North Leeds.

The community is sufficiently large and varied to support many thriving voluntary groups together with a range of social, leisure and educational activities. These are mostly centred on the Village Hall and the Callister Hall located in the historic core of the village, adjacent to the tennis courts and crown bowling green.

The Sports Club, on Keswick Lane, adds to the range of facilities available to include well supported cricket and football teams. Next to the Sports Club is a well equipped children's playground, and Park Field which is an 'unstructured' park area used by children and dog walkers.

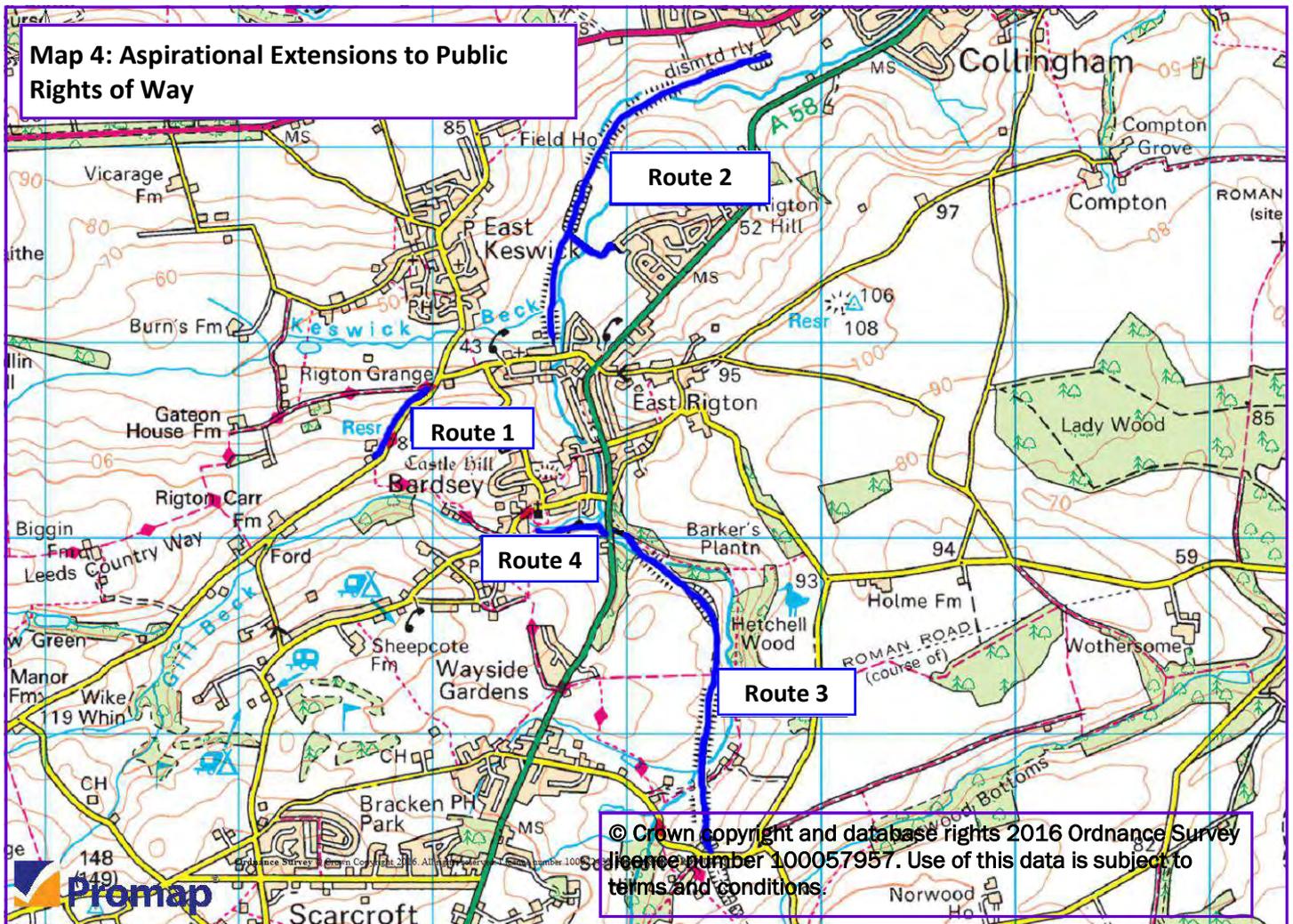


Notably absent from the Village are medical services; the nearest GP surgery and Pharmacy being in Collingham 2.5 miles distant, and the nearest Health Centre almost 5 miles away in Wetherby.

2.3.2 Our Natural Environment

Walking, horse riding, cycling and rambling are popular, with many attractive footpaths and bridle paths in the Village, including a section of the Leeds Country Way. **Map 3** shows the abundance of these routes within the

Map 4: Aspirational Extensions to Public Rights of Way



Route 1 – on Wike Lane from the service reservoir to Gateon House Lane – this is part of the Leeds Country Way but currently walkers need to walk along the road on a particularly dangerous section of Wike Lane. This route will enable walkers, cyclists and horse riders to have safe movement along this section of the Leeds country Way, without having to venture onto the carriageway.

Route 2 – A footpath and cycleway following the route of the old railway line from Park Field and connecting with a system to be developed in Collingham

Route 3 – This is a route along the old railway line from the A58 opposite Church Lane to the old bridge at Thorner Lane. This route has been used regularly by walkers, horse riders and off road cyclists for many years but it has not been officially recognized as a protected route.

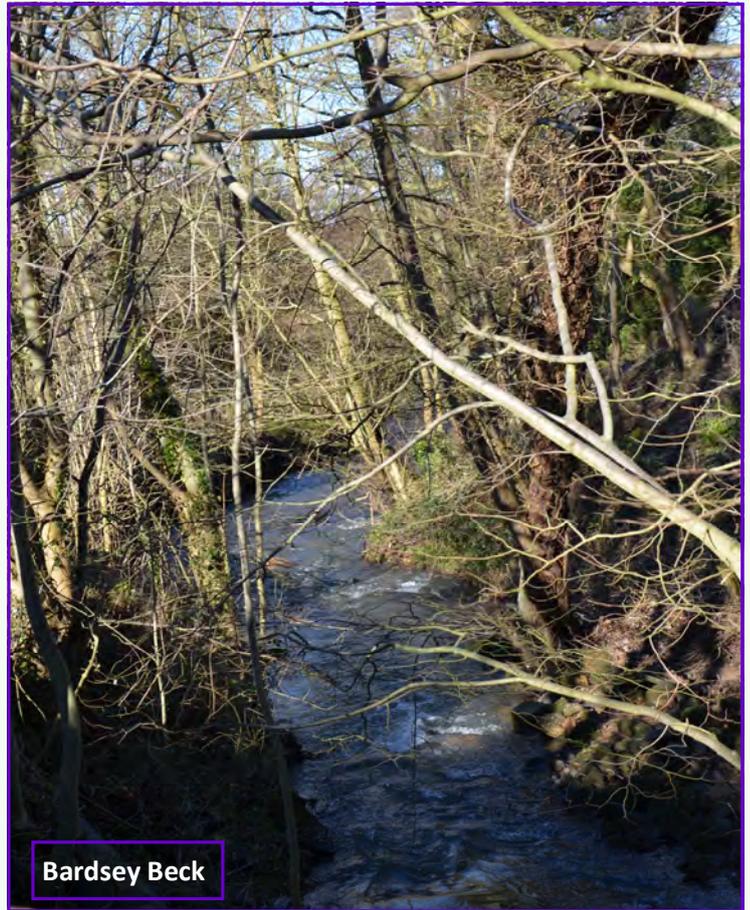
Route 4 – a footpath and bridleway from where the Leeds Country Way meets Gill Beck and follows the South side of the beck emerging on the A58 opposite the existing entrance point onto the old railway line described as Route 3.

Bardsey is essentially a ‘green’ village with extensive field systems, which are actively farmed, interspersed with some unspoilt natural habitats. Together these provide natural corridors for birds and animals across the Parish. Of particular note are Hellpot and Hetchell Woods, a Site of Special Scientific Interest (SSSI) and where there are opportunities for rock climbing.

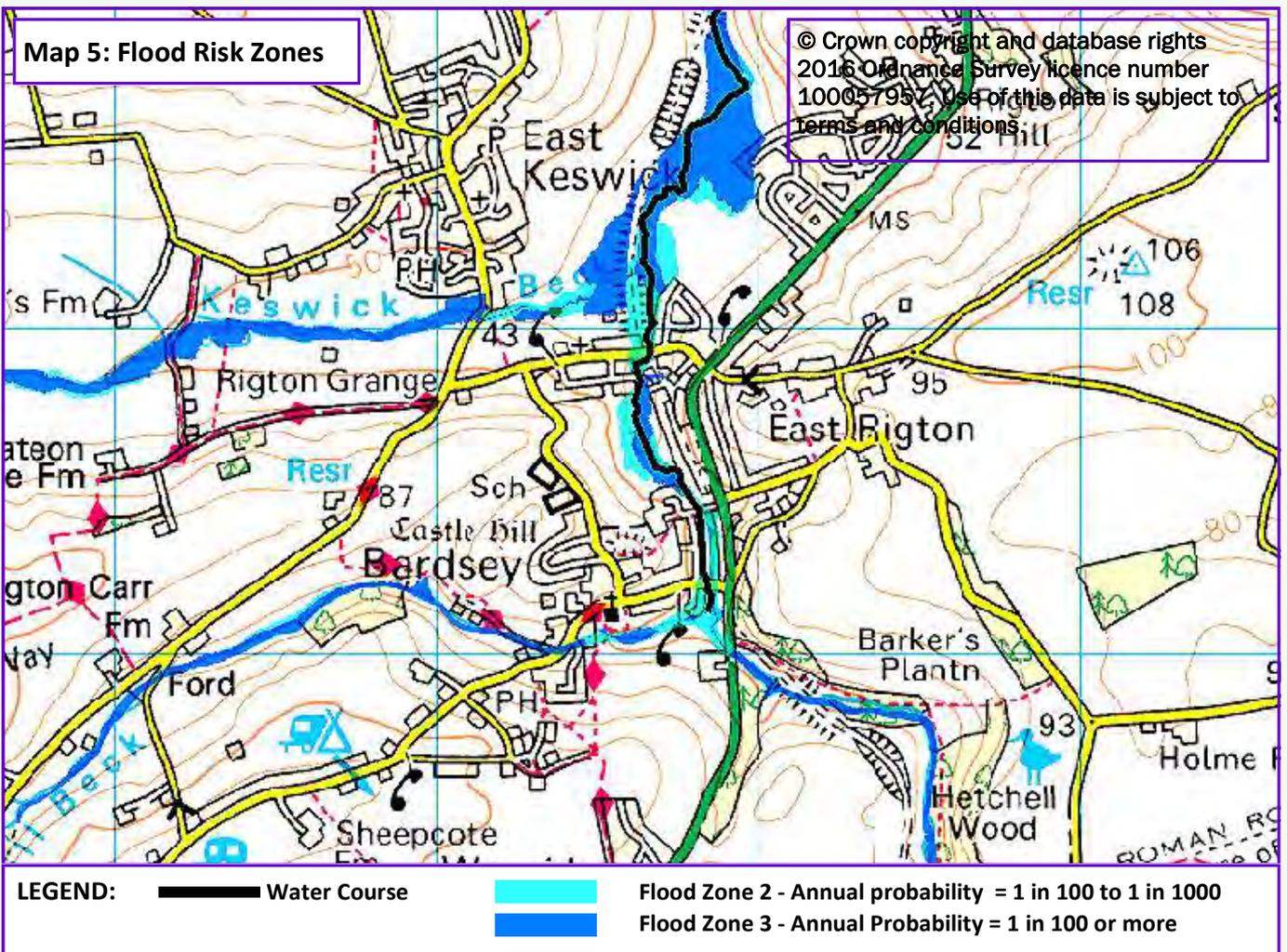
The special character of the Village is best appreciated by walking, cycling or driving, and taking in some of the unique views. **Map 2** (page 11) shows some of the views considered to be of particular note by residents, and a larger scale map is to be found in **Map 7** (Appendix 4, page 44).

Gill beck, Keswick Beck and Collingham Beck are key features of the Village and have been important in determining the shape of its development. Whilst these watercourses are vital to the wildlife in the Parish and an attraction for both adults and children, they can also at times present a threat to the Village. There have been several flooding events over the past 15 years and given the impact of climate change it is anticipated that this threat will increase.

New developments in Bardsey will be required by planning regulations to minimize their impact on any potential future flooding. It is essential that we are aware of areas of the Village which are particularly prone to flooding and avoid any development in these areas which reduces the water storage capacity of these flood attenuation zones. **Map 5**, provided by the Environment Agency, shows the areas which are most likely to flood and the land which is covered by flood water is an integral part of the system which is needed to reduce flooding downstream.



Bardsey Beck



2.3.3 Our Conservation Area

The Bardsey Conservation area was first designated in 1975. In 2009 the boundaries were modified and extended, and it was renamed the Bardsey-cum-Rigton Conservation Area. The Conservation Area identifies four distinct Character Areas within the Parish, illustrated in **Map 6** overleaf:

1. Bardsey Village Core, comprising the historic core of Bardsey centred on All Hallows Church and including Church Lane, the Bingley Arms, Woodacre Lane, Castle Hill, and extending to the Cornmills (Map 6: Purple).

2. Bardsey—Dispersed Settlement, covering the dispersed pattern of settlement on the south west edge of Bardsey Village and including Church Lane to the west of the Bingley Arms, Smithy Lane, Tithe Barn Lane and The Ginnel (Map 6: Green).

3. East Rigton, originally an agricultural village centred on a number of greens, some of which have since been encroached upon by development. The area comprises Rigton Bank, Rigton Green, The Field House, East Rigton Farm and Rigton Farm (Map 6 Blue).

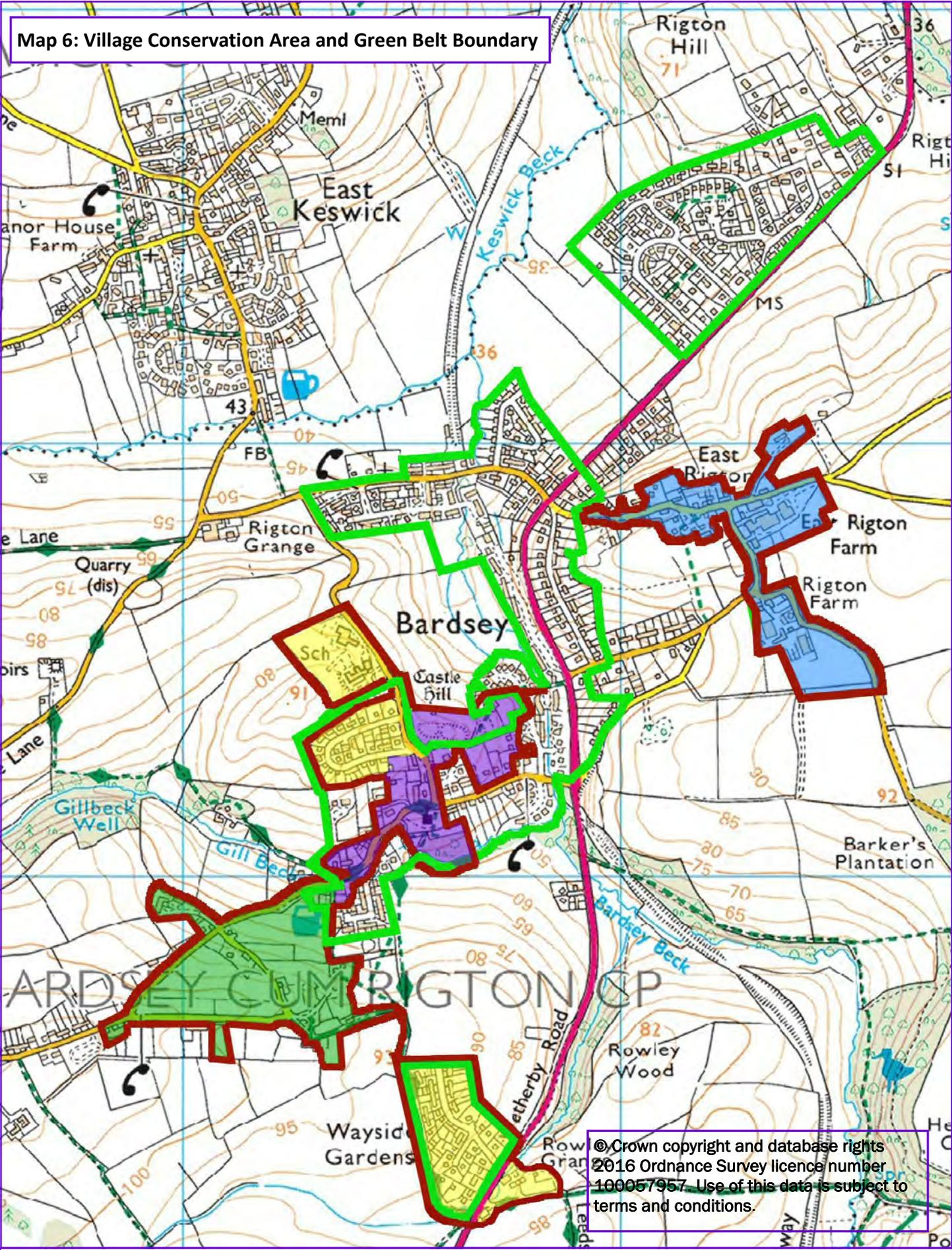
4. Woodacre Crescent and Bardsey Primary School, Wayside Gardens and Rowley Grange, an area including the remains of the historic Rowley Grange farm complex shown in the 1845 tithe map, as well as early 20th century residential developments and Bardsey Primary School which have points of architectural interest (Map 6: Yellow).

An appraisal and management plan was published in March 2009 aimed at defining, preserving and enhancing the character areas of the village. In summary this requires that within the Conservation Area the planning process must respect the rural character of the areas, retain established built forms, retain original features (and wherever possible restore them should they have already been impaired), resist the loss of gardens to development and manage trees towards the achievement of these objectives.



Tithe Barn Lane

Map 6: Village Conservation Area and Green Belt Boundary



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 terms and conditions.

LEGEND

- Village Conservation Area:** Land inside the burgundy boundary lines is 'Village Conservation Area'
- Green Belt:** Land outside the green boundary lines is 'Green Belt'

N.B. Colour shading shows the four Conservation Area character zones. For descriptions please refer to Page 17

3. Our Vision and Objectives

3.1 Conforming with local and national policy

A key requirement of our Plan according to legislation is that whilst it rightly reflects local issues, concerns and priorities, it must have regard to national policy and advice and be in general conformity with strategic local policy. The full list of policy that was considered as evidence for the production of the Plan is included in the Annexes to the NP. However, there are two key policy documents that we have needed to take particular account of:

3.1.1 National Planning Policy Framework (NPPF)

The NPPF sets out the government's expectation that "a positive approach should be taken to achieving sustainable development through seeking economic, social and environmental gains jointly and simultaneously through the planning system". Published in March 2012 by the Department for Communities and Local Government (DCLG), the NPPF sets out the Government's planning policies for England and how these are to be applied. It replaces a raft of previous guidance notes and circulars, although some do remain in place for now until further detailed policy is published. The NPPF must be taken into account in the preparation of all new local plans, including this NP.

The NPPF sets out a new range of policies within the context of achieving sustainable development, outlining economic, social and environmental dimensions within which policies can be aligned. Of particular note for this Plan are the following statements:

i. The presumption in favour of sustainable development

ii. The 12 core land-use planning principles, which indicate policies should:

- a. be genuinely plan led;
- b. not be simply about scrutiny;
- c. proactively drive and support sustainable economic development;
- d. secure high quality design and a good standard of amenity;
- e. take account of the different roles and characters of different areas;
- f. support the transition to a low-carbon future;
- g. conserve and enhance the natural environment and reduce pollution;
- h. re-use previously developed (brown field) land;
- i. promote mixed use developments and encourage multi-functionality for land use;
- j. conserve heritage assets;
- k. make the fullest possible use of public transport, walking and cycling;
- l. support local strategies for health, social and cultural wellbeing for all.

iii. Delivering a wide choice of high quality homes

iv. Requiring good design

v. Promoting healthy communities

vi. Protecting Green Belt land

vii. Conserving and enhancing the natural environment

viii. Conserving and enhancing the historic environment

3.1.2 Leeds Local Development Framework (LDF) – the Local Plan

The Local Development Framework (LDF) is the name given to the new system of Development Plans introduced by the Planning and Compulsory Purchase Act 2004. The development plan for Leeds comprises a range of documents, including the Leeds Core Strategy (adopted in 2014) and the Leeds Unitary Development Plan [UDP], (reviewed in 2006).

3.2 Our vision for the future

Emerging from our extensive consultations with residents, the following statement sums up our vision for the future of Bardsey. Our vision is based on the aspirations of our community and looks towards the conclusion of the anticipated life of this Plan in 2032, although the Parish Council is committed to five yearly reviews and long term continuation of the plan. It will also establish an ongoing review process to monitor progress and ensure delivery of the NP.

VISION

“Bardsey will continue to thrive as a distinct village community, proud of its long history and its tradition of offering the advantages of rural living in the heart of the Yorkshire countryside, alongside easy access to the amenities of the city of Leeds, nearby market towns and the rich cultural heritage of West and North Yorkshire. The Neighbourhood Plan will conserve and improve its much admired and cherished character, distinctly separate from neighbouring villages both physically and socially, and secure its long term identity, sustainability and vitality.”



3.3 Our objectives

The Neighbourhood Plan will seek to achieve its Vision by delivering the following objectives:

OBJECTIVES

To see this Vision realised, we have developed the following objectives:

- 1. To encourage proportionate housing development that is appropriate to the needs and wishes of residents in terms of location, volume, size and architectural design.***
- 2. To maintain and improve the quality and character of the built environment.***
- 3. To maintain and improve the sustainability, quality and biodiversity of the rural and historic environment.***
- 4. To improve public highway safety and amenity for pedestrians and road users alike.***
- 5. To identify and conserve those assets considered to be of significant community value, including green spaces and open views , across the Parish. Whereas it is recognised that it is not within the gift of the Neighbourhood Plan to determine the status of green belt land, all stakeholders should note the strongly and repeatedly expressed views of the community in favour of preserving the green belt in and around the Parish.***
- 6. To encourage appropriate and proportionate commercial activity, including home working.***
- 7. To encourage healthy and active lifestyles, and strengthening the social fabric of the community, by developing and improving sport and leisure provision.***
- 8. To improve pedestrian, equestrian and cycle access throughout the Parish by maintaining, extending and further connecting the network of footpaths and bridleways, to enhance and secure its position as an ideal location for walking, cycling and equestrian activities.***



Mill Lane looking West towards Bardsey School

4. Key Themes and Policies for our Plan

4.1 Introduction

The Village Survey conducted in April/May 2014 established residents' priorities in key policy areas very clearly. Very high priority was evident for preserving the environment and character of the Village. Whereas residents recognised the desirability of limited development, especially of manageable homes identified by the Housing Needs Survey, this should not come at the expense of Bardsey's essential attributes:

<u>Policy Area</u>	<u>Rank</u>	<u>Priority Rating %</u>
i. Protecting the natural environment	1	93.2
ii. Preserving the Green Belt	2	91.6
iii. Quality and character of built environment	3	89.4
iv. Safety and amenity of public highways	4	78.4
v. Pedestrian, cycle and equestrian amenity	5	74.6
vi. Encouraging healthy lifestyles	6	73.1
vii. Nominating assets of community value	7	71.7
viii. Providing homes identified by the HNS	8	68.6
ix. Extending business and commercial activity	9	60.7

This section therefore sets out our policies in the following way:

Themes: policies are ordered into five themes:

4.2 Landscape and the rural environment

4.3 The built environment

4.4 Housing

4.5 The economy

4.6 Community facilities

Policies: each policy is preceded by the issues the policy is designed to address.

Objectives: each policy details which of our eight Objectives is addressed by the policy.



4.2 Landscape and the rural environment (LRE)

LRE – Landscape and the Rural Environment	LRE1 Conserving rural character
	LRE2 Enhancing the public rights of way network
	LRE3 Biodiversity conservation and enhancement

4.2.1 Rural character

4.2.1.1 Issues

Bardsey Parish maintains a distinctive character as a rural community within north east Leeds, separate from its near neighbours, with a clear and strong sense of identity. This is most clearly expressed by its landscape features and setting within high quality countryside.

4.2.1.2 Objectives addressed

Objective 2: To maintain and improve the quality and character of the built environment.

Objective 3: To maintain and improve the sustainability, quality and biodiversity of the natural environment.

Policy LRE1: Conserving rural character

Development in any part of the Parish should:

- i Reflect the character of its immediate locality in terms of design and materials.**
- ii Be sensitively designed, particularly where it is visible in open landscapes, and utilise appropriate planting and screening in order to minimise visual intrusion.**
- iii Be sensitive to cherished views identified in the NP in Map 2 (page 11) and Appendix 4 (page 42).**
- iv. Avoid development which unduly dominates the skyline.**

4.2.2 Public rights of way

4.2.2.1 Issues

The Parish enjoys an extensive network of public rights of way which requires both protection and enhancement wherever the potential for this exists, whether existing routes or facilitated by new development.

4.2.2.2 Objectives addressed

Objective 8: To improve pedestrian and cycle access throughout the Parish by maintaining, extending and further connecting the network of footpaths and bridleways, to enhance and secure its position as an ideal location for walking, cycling and equestrian activities.

Policy LRE2: Enhancing the Public Rights of Way network

- i. Improvements to our Public Rights of Way network will be supported, including improved signage, maintenance, retention and accessibility for all users, including disabled users, in line with the Leeds Rights of Way Improvement Plan.

Community action: The Parish Council will seek to deliver the new routes identified in Map 4 (page 15).

4.2.3 Biodiversity

4.2.3.1 Issues

High quality countryside is matched with habitats which provide for rich biodiversity. Protection of habitats is a high priority to continue to contribute to the special character of the Parish.

4.2.3.2 Objectives addressed

Objective 3: To maintain and improve the sustainability, quality and biodiversity of the natural environment.

Policy LRE3: Biodiversity, conservation and enhancement

- i. The protection, conservation, enhancement and/or interpretation of the Parish's rich heritage of habitats, landscapes and historic features will be supported.



Pastoral Scene to the Rear of All Hallows Church towards Hetchell View

4.3 The built environment (BE)



Hetchell Court

BE - Built Environment	BE1 High quality building design
	BE2 Maintaining dark villages
	BE3 Integrating green infrastructure

4.3.1 Building design

4.3.1.1 Issues

In the Conservation Areas, buildings are to be designed sympathetic to the current built form. Across the wider Parish, the potential for innovative design should be provided for, reflecting the historic development of new buildings.

4.3.1.2 Objectives addressed

Objective 1: To encourage proportionate housing development that is appropriate to the needs and wishes of residents in terms of volume, size and architectural design.

Objective 2: To maintain and improve the quality and character of the built environment.

Policy BE1: High quality building design

All new development must demonstrate high quality design, responding to and integrating with the neighbouring character, existing architecture, materials and landscape of the locality. The following set of key design principles will apply to development:

- i. **Achieve high quality design that respects the scale and character of existing buildings in the locality.**
- ii. **The use of sustainable materials¹ and/or techniques² will be supported.**

¹

Sustainable Materials can be defined as natural materials from sustainable sources, or materials manufactured with negligible environmental impact (carbon neutral), or extremely highly thermally efficient materials.

²

Examples of sustainable design techniques include rainwater harvesting, air or ground source heat pumps, solar water heating, green roofs that filter and control rain/storm water run-off, swales to control surface water run-off, etc.



4.3.2 Dark villages

4.3.2.1 Issues

The principle residential areas of the Parish are unlit by streetlights. This contributes to the character of the village and is well supported by residents.

4.3.2.2 Objectives addressed

Objective 2: To maintain and improve the quality and character of the built environment.

Policy BE2: Maintaining dark villages

i) New development in areas of the Parish which are unlit by street lighting should respect the 'dark' nature of those parts of the Neighbourhood Area.

4.3.3 Green infrastructure

4.3.3.1 Issues

Green infrastructure is defined by the NPPF as a network of multi functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Localised flooding as a consequence of heavy rain and of local watercourses breaching their banks is an issue



The Congreves

across the Parish. Where new development is planned, new green infrastructure can assist in capturing and storing water and reduce flood risk.

A positive approach to green infrastructure and biodiversity provides for the following:

- i. Opportunities for habitat corridors, linkage to the surrounding countryside and improved drainage.
- ii. Strong conservation measures in relation to existing landscape features including mature trees, historic hedgerows, rights of way and open spaces.
- iii. An integrated approach to improvements in relation to health, biodiversity, drainage, landscape and screening.

4.3.3.2 Objectives addressed

Objective 2: To maintain and improve the quality and character of the built environment.

Policy BE3: Integrating green infrastructure

- i) New development should protect and where possible enhance green infrastructure, and provide net gains in biodiversity.



Woodacre Crescent

4.4 Housing (H)

H - Housing	H1 New housing
	H2 Housing size and type
	H3 Supporting sustainable development
	H4 Scale of development

4.4.1 New housing

4.4.1.1 Issues

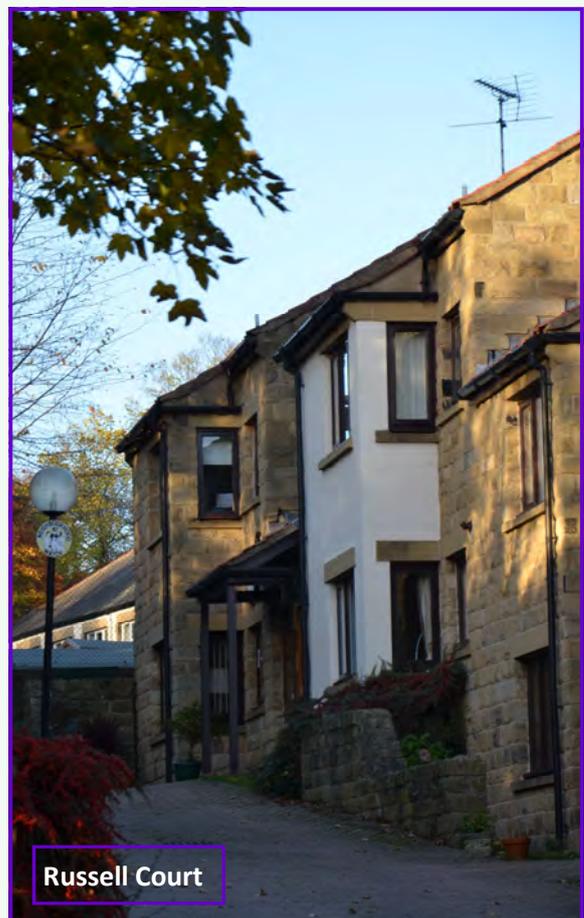
Village demographics would suggest a primary requirement for those wishing to downsize and a secondary requirement for starter homes. The Village is surrounded by green belt and this severely limits the scope for residential development. While the NP does not allocate sites for housing, it does provide policy on the shape and form of the housing that may be developed.

4.4.1.2 Objectives addressed

Objective 1: To encourage proportionate housing development that is appropriate to the needs and wishes of residents in terms of volume, size, location and architectural design. The priorities identified in our Housing Needs Survey are for provision within the village for older residents wishing to downsize, and of affordable homes for younger residents wishing to establish independent households.

Policy H1: New housing

- i. New housing development should be located within the existing built up area of Bardsey.
- ii. Where viable, new development should seek to improve the sustainable connectivity of the parish by way of roads, rights of way and/or connecting green infrastructure.
- iii. Development of back land and gardens which would harm the open aspect of the parish will not be supported.



Russell Court

4.4.2 Housing size and type

4.4.2.1 Issues

Our Housing Needs Survey identified clear demand for housing for older residents looking to downsize and for more affordable homes for younger people. New development should reflect this demand in the type and size of units provided.

4.4.2.2 Objectives addressed

Objective 1: To encourage proportionate housing development that is appropriate to the needs and wishes of residents in terms of volume, size and architectural design. The priorities identified in our Housing Needs Survey are for provision within the Village for older residents wishing to downsize, and of affordable homes for younger residents wishing to establish independent households.



Typical Attractive Mews Style Manageable Homes

Policy H2: Housing size and type

- i. The provision of smaller homes, comprising up to 2 bedrooms, will be supported.

4.4.3 Sustainable development

4.4.3.1 Issues

New development in the Parish can contribute towards sustainability by developers engaging with the community and contributing towards improvements to the Parish as identified by the NP.

4.4.3.2 Objectives addressed

Objective 1: To encourage proportionate housing development that is appropriate to the needs and wishes of residents in terms of volume, size and architectural design. The priorities identified in our Housing Needs Survey are for provision within the Village for older residents wishing to downsize, and of affordable homes for younger residents wishing to establish independent households.

Policy H3: Supporting sustainable development

- i. Developers should seek to engage with the local community before submitting applications and take into account local housing needs, as identified in the most up to date assessments.

4.4.4 Scale of development

4.4.4.1 Issues

While there is no one uniform building style that unifies the whole of the Parish, there are no 'town house' type developments and the Parish Council considers that these are out of keeping with the rural nature of the Parish. To meet the needs of older people looking to downsize, some new single storey development would be welcomed.

4.4.4.2 Objectives addressed

Objective 1: To encourage proportionate housing development that is appropriate to the needs and wishes of residents in terms of volume, size and architectural design. The priorities identified in our Housing Needs Survey are for provision within the Village for older residents wishing to downsize, and of affordable homes for younger residents wishing to establish independent households.

Policy H4: Scale of development

- i. Development should respond to and reflect its surroundings and materials. New housing development should:
 - a. Provide 1 and 2 storey housing in keeping with the rest of the built form.
 - b. Provide appropriate landscaping to soften the visual impact of development.



4.5 The economy (E)

E – Economy	E1 Small business development
	E2 Farm diversification
	E3 Redundant buildings

4.5.1 Encouraging small business

4.5.1.1 Issues

The Parish is now largely comprised of people needing to commute out for employment. This also reflects the fact there are few local businesses in the Parish now. More small business activity would be welcomed to reduce the need to travel and provide new opportunities for young people.

4.5.1.2 Objectives addressed

Objective 6: To encourage appropriate business and commercial activity. This includes not only sectors of traditional importance (notably agriculture), but also support for the increasing numbers who wish to work from home, and proportionate additional commercial and retail activity where it can add to both the economy and the social fabric of the Village.



Policy E1: Small business development

- i. The growth of existing small businesses and new start businesses will be supported subject to development proposals taking into account residential amenity and highway safety.
- ii. The conversion of or extension to existing residential space for business use will be supported where this enables people to work at home and development takes into account the residential amenity of neighbours. Any such conversions will be subject to the business use remaining subsidiary to the residential use of the property.
- iii. Proposals for change of use of existing business premises away from employment activity will not be supported unless it can be demonstrated that the existing use is no longer economically viable.

4.5.2 Farm diversification

4.5.2.1 Issues

It is important to the character of the Parish that farmland continues to be farmed and actively managed. Farms should be enabled to diversify where this provides security and sustainability.

4.5.2.2 Objectives addressed

Objective 6: To encourage appropriate business and commercial activity. This includes not only sectors of traditional importance (notably agriculture), but also support for the increasing numbers who wish to work from home, and proportionate additional commercial and retail activity where it can add to both the economy and the social fabric of the Village.

Policy E2: Farm diversification

Farm diversification should wherever possible seek to:

- i. **Enable production from the land to continue.**
- ii. **Avoid adverse impacts upon the landscape.**
- iii. **Minimise increased traffic by way of larger or heavy goods vehicles on rural roads or restricted access resulting from additional on road car parking.**
- iv. **Provide for sustained or increased local employment.**

4.5.3 Redundant buildings

4.5.3.1 Issues

Encouraging business development by providing a positive statement on building conversion for business use can encourage new enterprises to flourish.

4.5.3.2 Objectives addressed

Objective 6: To encourage appropriate business and commercial activity. This includes not only sectors of traditional importance (notably agriculture), but also support for the increasing numbers who wish to work from home, and proportionate additional commercial and retail activity where it can add to both the economy and the social fabric of the Village.

Policy E3: Redundant buildings

Proposals for the conversion of redundant buildings should seek to:

- i. **Ensure the appearance of the converted building and landscaping will be in keeping with or enhance its surroundings.**

4.6 Community Assets (CA)

Community assets(CA)

CA1 Retaining community services and assets

4.6.1 Key community services



4.6.1.1 Issues

Bardsey enjoys a vibrant community life at present with excellent sporting facilities in particular. Parish surveys have expressed strong views about maintaining such facilities, along with the other few rural services that exist, such as the Bingley Arms, reputed to be the oldest public house in England.

4.6.1.2 Objectives addressed

Objective 5: To identify and conserve those assets considered to be of significant community value, including green spaces, across the Parish, especially those which make major contributions to the character of Bardsey, with a view to ensuring their sustainability in the long term.

Objective 7: To encourage healthy and active lifestyles, and strengthening the social fabric of the community, by developing and improving sport and leisure provision.

Policy CA1: Retaining key community services and facilities

- i. The retention and improvement of the following community facilities in their current use will be supported:
- a. Community centres
 - b. Sports clubs
 - c. Village Halls
 - d. Public houses
 - e. Primary schools
 - f. Places of worship
 - g. Village shops
 - h. Heritage Assets

APPENDIX 1

GREEN SPACES

The Parish has many green spaces, formal and non formal, as well as excellent access to the surrounding countryside. All this serves to provide opportunities for informal recreation and healthy outdoor activity, as well as providing additional green infrastructure functions.

An assessment of potential areas to be designated as Local Green Spaces has been undertaken and results of this consulted upon informally. The list of sites already designated by Leeds City Council at the time of publication are shown in Table 2(a) overleaf. The additional sites proposed for designation, in accordance with Objective 5 of the Neighbourhood Plan, are shown in Table 2(b). Achievement of this is a key aspiration of the Parish Council, and forms a project within the Neighbourhood Plan.

The Parish Council intends to conduct further consultation, and develop this aspiration into a policy for inclusion in the body of the Neighbourhood Plan when it is next reviewed.



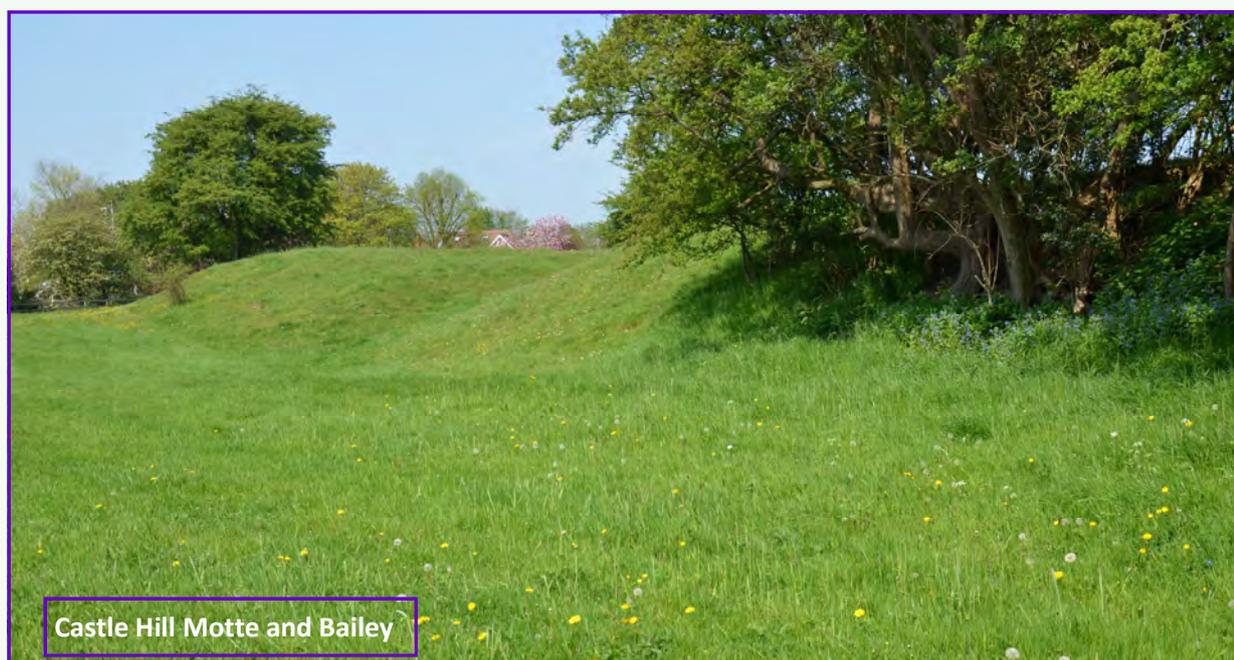
Table 2(a) – Sites already recognised in the Leeds Site Allocation Plan as protected areas

Site no	Site	Bearings near centre of site		Leeds SAP designation	Comments
		North	West		
	Wooded areas				
1	Hetchell Woods	53 32 39	01 25 45	G 1759	SAP safeguarded land - Recreational (walking) and wildlife (SSSI site)
2	Hellpot Woods	53 52 54	01 26 16	G 1760	SAP safeguarded land - Landscape and wildlife value
	Green areas				
3	Parkfield	53 53 29	01 26 37	G 1548	SAP safeguarded land - Leisure value
	Sport and Leisure				
4	Bardsey Sports Club	52 52 28	01 26 44	G 1481	SAP safeguarded land - Recreational value - football and cricket pitches
5	Bardsey Primary School	53 53 10	01 26 55	G 1588	SAP safeguarded land - Recreational value – school playing fields
6	Bowling Club	53 53 03	01 26 46	G 1482	SAP designated greenspace – open space providing recreational, leisure and landscape value within the Village core.
7	Tennis Club	53 53 02	01 26 44		SAP designated greenspace - Recreational value
	Other				
8	All Hallows Church	53 52 59	01 26 43	G 1764	SAP designated greenspace – Leisure value – area of tranquillity
9	Grange Close	53 53 12	01 26 28		SAP safeguarded land - Landscape value - piece of land between the houses and the road giving an open aspect to that part of the Village.
10	Allotments	53 53 22	01 26 56	G 554	SAP safeguarded land - Leisure value



Table 2(b) – Sites not included in the Leeds SAP designations. Their addition to the NP as protected local green spaces is now a specific project under the NP.

Site no	Site	Bearings near centre of site		Comments
		North	West	
	'Rest' areas			
11	Village Pond	53 52 44	01 26 58	Leisure and wild life value (with seating area).
12	Rigton Green	53 53 22	01 26 08	Open space with landscape value
13	West Well	53 53 21	01 26 17	Historical and leisure value (with seating area)
	Wooded areas			
14	Willans Wood	53 53 03	01 26 23	Landscape and wildlife value
15	Barkers Plantation	53 52 56	01 25 36	Landscape and wildlife value
	Green areas			
16	Castle Mound	53 53 05	01 26 41	Historical value – motte and bailey – already protected as a scheduled monument
	Sport and Leisure			
17	Children's play area	53 53 03	01 26 45	Recreational and leisure area behind the Village Hall
	Other			
18	Scout Hut	53 53 21 (53 53 21)	01 26 12 (01 26 10)	Recreational, leisure and historical value. This includes land adjacent to the Scout Hut and in front of Granger House (coordinates in brackets)



APPENDIX 2

SCHEDULE OF DESIGNATED HERITAGE ASSETS

Listed Buildings

Grade I	
Building	Listing date
Church of All Hallows	30/3/1966

Grade II	
Building or object	Listing date
Two attached barns to the rear of Hill Top Farmhouse	22/07/1986
Ghyll Cottage, Church Lane	22/07/1986
Smallfield Cottage, 28 Church Lane	22/07/1986
Oak Tree Cottage, Church Lane	22/07/1986
Bardsey Grange and Congreve Cottage – including wall attached to the rear, Cornmill Lane	05/02/1973
Cowhouse and granary to the North West of Bardsey Grange	05/02/1973
East Rigton Farmhouse	22/07/1986
Mizpah Cottage (now re-named as Old Squatters Cottage), Rigton Green	22/07/1986
Bardsey Lodge, Tithe Barn Lane	22/07/1986
Milestone approximately 50 metres North of the junction with Second Avenue (on the A58)	22/07/1986
Barn and ancillary outbuilding to the North West of Bardsey Grange, Cornmill Lane	05/02/1973
Sundial approximately 5 metres South of the porch of the Church of All Hallows	22/07/1986
Bingley Arms, Church Lane	22/07/1986
Barn approximately 20 metres West of Rigton Farmhouse, Holme Farm Lane	22/07/1986
Childs Farm Barn, 42 Church Lane	26/07/2004

Scheduled Monuments

Monument	Listing date
Castle Hill, motte and bailey castle	02/01/1937

APPENDIX 3 - DEFINITIVE PUBLIC RIGHTS OF WAY

Path No	Map Reference	Description of Route	Nature of Surface	Length		Width		General (Including Path Furniture, Limitations, Conditions)
				Metres	(Miles)	Metres	(Feet)	
1	SE 34 SE 3743	Footpath from opposite junction of Mill Lane and Wood Lane proceeds northwards and eastwards to East Rigton Green	Grassland	338	0.21	0.9	3	2 Stiles 2 Field Gates
2	SE 34 SE 3643	Footpath from Wetherby Road at a point south of Church Lane, proceeds easterly to Holme Farm Lane at Barker's Plantation	Grassland	1063	0.66	2.4	8	4 Stiles 2 Field Gates
3	SE 34 SE 3842	Bridleway from Wothersome Boundary proceeding westerly to Milner Lane (junction with Bardsey Cum Rigton Bridleway No. 4)	Arable	628	0.39	1.5	5	1 Bridle Gate
4	SE 34 SE 3742	Bridleway from Milner Lane (junction with Bardsey Cum Rigton Bridleway No. 3) proceeds westerly to Wetherby Road (A58) at Rowley Cottages	Grass and Arable	1335	0.83	2.4	8	1 Stile 1 Bridle Gate 2 Field Gates 1 Stepping Stones 1 Wicket Gate
5	SE 34 SE 3642	Footpath from Bardsey Cum Rigton Bridleway No. 4 east of Rowley Cottages proceeding south and south easterly to Scarcroft Boundary	Grassland	564	0.35	0.9	3	2 Stiles 1 Field Gate
6	SE 34 SE 3642	Bridleway from Wetherby Road (A58) at Rowley Cottages proceeding south westerly to Syke Lane near Moses Syke Farm	Unmetalled	451	0.28	2.4	8	2 Field Gates 1 Wicket Gate
7	SE 34 SE 3641	Footpath known as Sheepcote from Syke Lane opposite Moss Syke Farm proceeding in a north westerly to Blackmoor Lane	Grassland	850 120	0.53 0.07	0.9 1.8	3 6	5 Stiles 1 Cart Bridge 2 Notice Boards 1 Footbridge
8	SE 34 SE 3542 SE 34 SW	Bridleway from Wike Lane at Rigton Moor Farm proceeds in a northerly direction to near Gateon House Farm turning eastwards to Wike Lane near Rigton Grange	Green Lane Ashed	886 1014	0.55 0.63	3.3 3.3	11 11	2 Field Gates
9	SE 34 SW 3443	Bridleway from its junction with Bardsey Cum Rigton Bridleway No. 8 proceeding south westerly to Harewood Boundary	Grassland	354	0.22	2.4	8	2 Field Gates
10	SE 34 SE 3543	Bridleway known as Barney Lane. From its junction with Bardsey Cum Rigton Bridleway No. 8 near Gateon House Farm proceeds northwards to East Keswick Boundary	Green Lane Metalled and Ashed	274 48	0.17 0.03	2.4 2.4	8 8	

11	SE 34 SE 3543	Footpath from its junction with Bardsey Cum Rigton Bridleway No. 8 proceeds north easterly to East Keswick Boundary	Grassland	354	0.22	0.9	3	1 Wicket Gate
12	SE 34 SE 3643	Footpath known as Blacksmiths Field Path. From Rigton Lane near junction of Woodacre Lane proceeds in a northerly direction to East Keswick Boundary	Gravel	177	0.11	1.2	4	2 Kissing Gates 1 Footbridge 1 Wicket Gate
13	SE 34 SE 3543	Footpath known as Quarry Hill Footpath from Wike Lane near the reservoir proceeds south easterly to Church Lane opposite the Bingley Arms Inn	Grassland Metalled	564 130 222	0.35 0.08 0.12	0.9 2.0 0.9	3 6 3	2 Kissing Gates 3 Field Gates 1 Stile 2 Notice Boards
14	SE 34 SE 3642	Footpath known as The Ginnel from Church Lane at the Bingley Arms Inn proceeds southwards to Bardsey Hill Top	Gravel and Asphalt	242	0.15	1.5	5	2 Wicket Gates
15	SE 34 SE 3643	Footpath from Church Lane, near the churchyard to churchyard extension	Ashed	161	0.10	0.9	3	1 Field Gate
16	SE 34 SE 3643	Footpath and Bridleway known as The Oakes and Rowley Footpath. From Scott Lane at the churchyard proceeds southwards to its junction with Bardsey Cum Rigton Bridleway No. 18 then continues as a bridleway south east to Wetherby Road	Gravel Ashed Arable Grass Ashed Unmetalled	64 81 193 113 161 370	0.04 0.05 0.12 0.07 0.10 0.23	1.2 1.5 2.4 0.9 0.9 2.4	4 5 8 3 3 8	3 Wicket Gates 2 Stiles 1 Footbridge
17	SE 34 SE 3643	Footpath known as Castle Hill from Wetherby Road at entrance to Mill proceeds south westwards to Woodacre Lane opposite Trustee's Hall	Ashed Metalled Grass Flagged	81 129 161 32	0.05 0.08 0.10 0.02	0.9 0.9 0.9 0.9	3 3 3 3	1 Kissing Gate 1 Wicket Gate
18	SE 34 SE 3642	Bridleway from Bardsey Hill at two points proceeds north easterly to its junction with Bardsey Cum Rigton Footpath Nos. 16 and 20	Roughly Metalled	306	0.19	2.4	8	
19	SE 34 SE 3642	Footpath proceeding north eastwards connecting Bardsey Cum Rigton Footpath No. 20 to Bardsey Cum Rigton Footpath No. 16	Arable	161	0.10	0.9	3	
20	SE 34 SE 3642	Footpath from The Old Vicarage, goes south eastwards to its junction with Bardsey Cum Rigton Footpath No. 16 and Bridleway No. 18	Grass Arable	48 129	0.03 0.08	1.8 0.9	6 3	1 Stile
21	SE 34 SE 3742	Footpath commencing at its junction with Bardsey Cum Rigton Bridleway No. 4 Scarcroft Boundary and proceeding in a northerly direction through Hetchell Wood to join Bardsey Cum Rigton Footpath No. 2	Earth	564	0.35	1.2	4	1 Stile

Path No	Map Reference	Description of Route	Nature of Surface	Length		Width		General (Including Path Furniture, Limitations, Conditions)
				Metres	(Miles)	Metres	(Feet)	
22	SE 34 SE 3744	Footpath commencing off First Avenue between Bardsey Cum Rigton Bridleway Nos. 8 and 10 and proceeding north east to Second Avenue	Earth	113	0.07	1.2	4	
23	SE 34 SE 3744	Footpath commencing at a point on Congreve Way between Number 35 and 37 and proceeding in a north easterly direction until it emerges at a point between Number 9 and 13 Congreve Way	Metalled Grass	186	0.12	1 2	3.3 6.6	

APPENDIX 4

CHERISHED VIEWS

1. At the junction of Church Lane, Tithe Barn Lane and Blackmoor Lane facing North East towards Collingham.
2. From Tithe Barn Lane facing North to the White Horse at Sutton Bank
3. From the seat at the junction of Church Lane and Tithe Barn Lane facing East North East over Bardsey
4. From mid Smithy Lane facing North East to All Hallows Church and Mill Lane beyond.
5. Halfway up the hill on Church Lane west of the Bingley Arms facing North East over Leeds Country Way.
6. Over the village pond facing West South West in the direction of Tithe Barn Lane.
7. From Woodacre Lane near Bardsey School facing East North East to Grange Close and Rigton Bank.
8. From the public footpath between Mill Lane and the Scout Hut, facing West South West to Bardsey School.
9. From the seat on Compton Lane facing North North West to the Congreves.
10. From Leeds Country Way footpath at the turn in Church Lane, facing North West.
11. From the Northern edge of Waysides facing North towards All Hallows Church and the village.
12. From behind All Hallows Church facing East towards Hetchell View.
13. From the top of Spear Fir (i.e. N of farm) facing North towards East Keswick.
14. Blacksmith's Field From Wike Lane, North of the junction with Keswick Lane, facing East towards Bardsey.
15. From the North East end of The Drive facing North East towards Wetherby.
16. From Leeds Country Way at the Northern end of Waysides looking East to Rowley Wood.





View 5



View 6



View 7



View 8



View 9



View 10



View 11



View 12



View 13



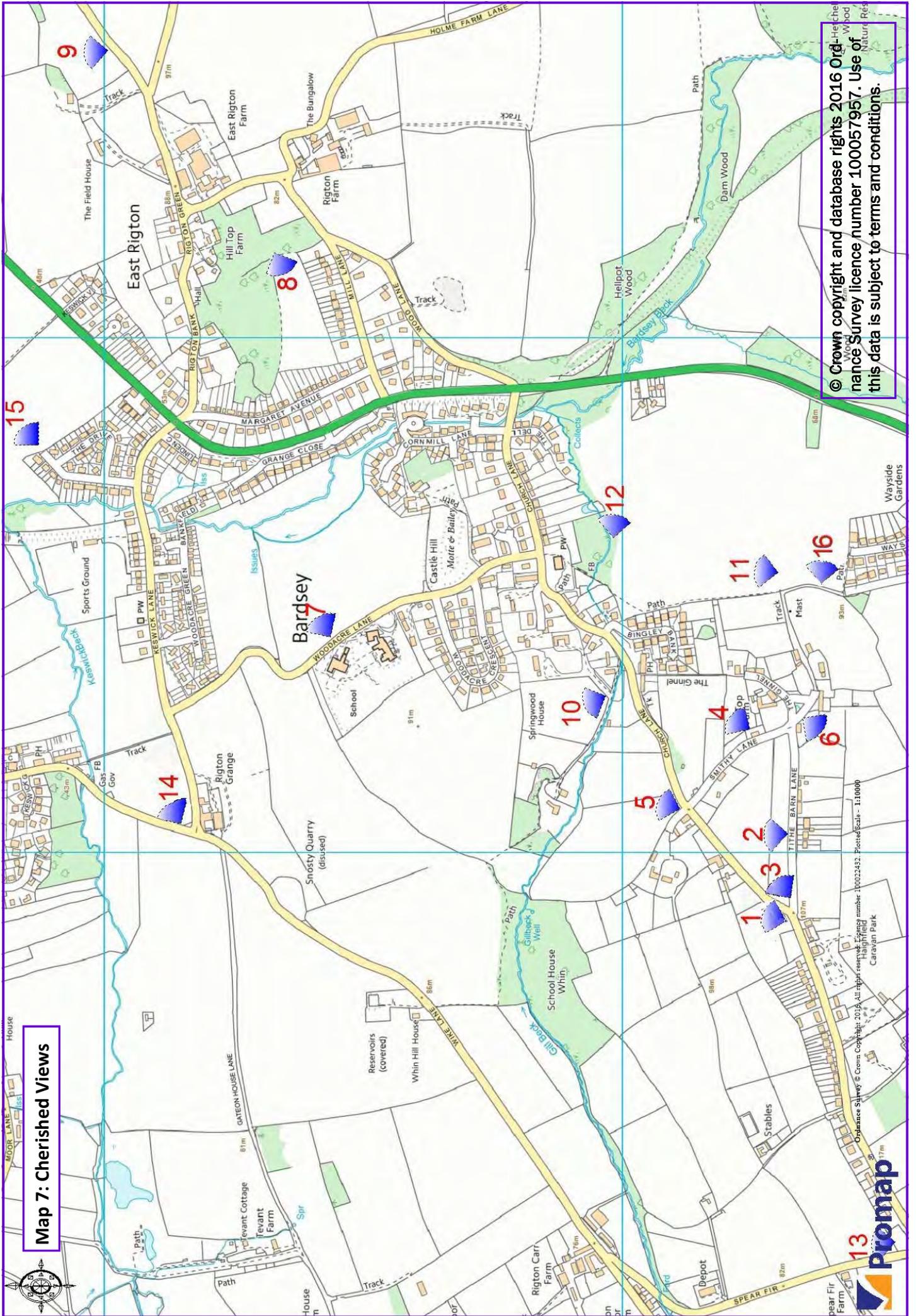
View 14



View 15



View 16



APPENDIX 5

ANNEXES TO THE NEIGHBOURHOOD PLAN

The following documents support this Neighbourhood Plan and can be found on our website:

<http://www.bardseyvillage.org.uk/neighbourhood-plan.html>.

- i. Village Design Statement 2002
- ii. Conservation Area Appraisal and Management Plan 2009
- iii. Leeds Rights of Way Improvement Plan 2009-2017
- iv. Leeds Landscape Assessment 1994
- v. Leeds Street Design Guide 2009
- vi. Housing Needs Survey 2013
- vii. Village Consultation Survey 2014
- viii. National Planning Policy Framework 2011
- ix. Leeds City Council adopted Core Strategy 2014
- x. Building for Tomorrow Today' (BFTT) Sustainable Design and Construction SPG

APPENDIX 6

LIST OF ABBREVIATIONS

BE – Built Environment

CF – Community Facilities

E – Economy

H – Housing

HNS – Housing Needs Survey

LCC – Leeds City Council

LDF – Local Development Framework

LRE – Landscape and Rural Environment

NP – Neighbourhood Plan

NPPF – National Planning Policy Framework

OFSTED – Office for Standards in Education

SAP – Site Allocation Plan

SHLAA – Strategic Housing Land Availability Assessment

SSSI – Site of Special Scientific Interest

WYAAS – West Yorkshire Archaeological Advisory Service

CIL – Community Infrastructure Levy

ACKNOWLEDGEMENTS

Bardsey Parish Council would like to thank all the many people and organisations who have contributed to the Bardsey cum Rigton Neighbourhood Plan, and especially the NP Steering Committee whose commitment and hard work have made it possible:

1) Bardsey Neighbourhood Plan Steering Committee

Ed Stentiford (chair)
Jane Ambrose
Mike Bosomworth
Lyndsay Burns
Stephen Bucknell
Ian Frankland
June Gallant
Jane Ingham
Chris Sidle
Martin Ward

2) Leeds City Council

3) David Gluck - Ruralis rural development consultancy

3) The Environment Agency

4) Historic England

5) West Yorkshire Archaeological Advisory Service

6) Locality, whose support in helping to fund our Neighbourhood Plan project has been essential.





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