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# **Rawdon NDP**

## **Planning Policy Assessment and Review of Evidence Base**

**January 2022**

# Kirkwells

**The Planning People**

## Contents

Document Overview .....	3
1.0 Introduction.....	4
2.0 National Planning Policy .....	6
2.1 National Planning Policy Framework (NPPF).....	6
2.2 National Planning Practice Guidance (NPPG) .....	15
3.0 Leeds City Council Planning Policy .....	21
3.1 Core Strategy (as amended by the Core Strategy Selective Review 2019) Leeds Local Plan .....	24
3.2 Site Allocations Plan .....	53
3.3 Supplementary Planning Documents .....	56
4.0 Built Heritage .....	57
4.1 Conservation Areas in Rawdon.....	57
4.2 Listed Buildings .....	63
5.0 Natural Environment.....	69
5.1 Landscape Character .....	69
5.2 Biodiversity and Wildlife .....	74
5.3 Flood Risk .....	75
6.0 Conclusions.....	76

## Document Overview

- Rawdon neighbourhood area and parish is located with the local authority area of Leeds City Council. It lies about 8 miles northwest of Leeds and 6 miles northeast of Bradford city centres. Leeds - Bradford Airport is located about 2 miles to the northeast of Rawdon.
- Parts of the Rawdon neighbourhood area fall within the Major Settlement category (being identified as part of Guiseley/Rawdon/Yeadon).
- The parish has an electorate of 5721.
- The key planning policy document which is relevant to the area is the Leeds Core Strategy (as amended by the Core Strategy Selective Review 2019). The Site Allocations Plan is being reviewed.
- The Parish includes a large area protected by Green Belt.
- There are 4 conservation areas and numerous listed buildings.
- Rawdon has several areas of important open space and ancient woodland.
- The area includes several watercourses and some areas are at risk of flooding.

## 1.0 Introduction

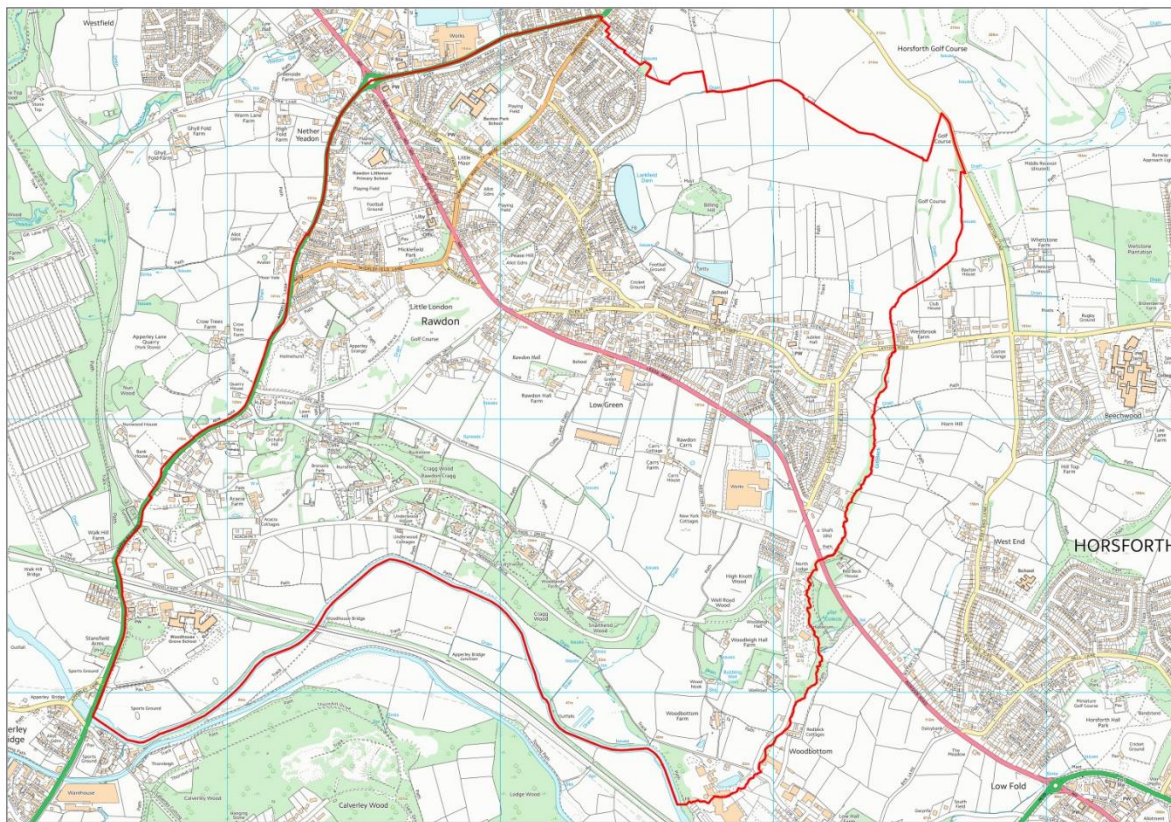
Neighbourhood Plans are required to have regard to national planning policies, and to be in general conformity with local planning policies.

This document summarises the national and local planning policies that will have to be taken into account during the preparation of the proposed Rawdon Neighbourhood Plan. It forms an important background document to the Neighbourhood Plan and should be used as a key point of reference for members of the Neighbourhood Plan Steering Group.

The Planning Policy Assessment has been prepared as a “live” working document and will continue to be reviewed and updated throughout the preparation of the Neighbourhood Plan.

This document includes extracts from the NPPF, Leeds Local Plan and various other technical and background documents which may be useful as part of the NDP evidence base.

## Rawdon Neighbourhood Area



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## 2.0 National Planning Policy

### 2.1 National Planning Policy Framework (NPPF)<sup>1</sup>

The NPPF sets out the government's planning policy for England. One of the basic conditions for neighbourhood plans is that they must have appropriate regard to national planning policy and guidance.

The main sections of the NPPF affecting neighbourhood plans are set out in the remainder of this section of the PPA.

The NPPF does not change the status of the development plan, that includes "made" neighbourhood plans:

Paragraph 2. Planning law requires that applications for planning permission be determined in accordance with the development plan<sup>2</sup>, unless material considerations indicate otherwise<sup>3</sup>. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

Footnote 2: This includes local and neighbourhood plans that have been brought into force and any spatial development strategies produced by combined authorities or elected Mayors (see Glossary).

#### **There is a presumption in favour of sustainable development:**

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection<sup>5</sup>.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible

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<sup>1</sup> <sup>2</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

11. Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

For **decision-taking** this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>8</sup>, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>7</sup>; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

13. The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.

**Additional provisions apply where the provision of housing conflicts with a neighbourhood plan:**

14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply<sup>9</sup>:

a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;

- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
- c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and
- d) the local planning authority's housing delivery was at least 45% of that required<sup>10</sup> over the previous three years.

**Most neighbourhood plan policies are considered to deal with non-strategic matters and the NPPF sets out how these should be dealt with:**

18. Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.

28. Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.

29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies<sup>18</sup>.

30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

37. Neighbourhood plans must meet certain 'basic conditions' and other legal requirements<sup>23</sup> before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.

**The issue of "prematurity" where a proposal comes forward for decision before a plan is completed is dealt with in paragraph 50:**

50. Refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination; or – in the case of a neighbourhood plan – before the end of the local planning authority publicity period on the draft plan. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how granting permission for the development concerned would prejudice the outcome of the plan-making process.

**Communities can also use special types of neighbourhood plan, "orders", to grant planning permission:**

52. Communities can use Neighbourhood Development Orders and Community Right to Build Orders to grant planning permission. These require the support of the local community through a referendum. Local planning authorities should take a proactive and positive approach to such proposals, working collaboratively with community organisations to resolve any issues before draft orders are submitted for examination.



63. Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required<sup>29</sup>, and expect it to be met on-site unless:

- a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and
- b) the agreed approach contributes to the objective of creating mixed and balanced communities.

64. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.

**(Major developments are 10 or more houses).**

**The NPPF section on housing sets out the relationship between strategic planning policy and neighbourhood plans:**

66. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations<sup>32</sup>. Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.

67. Where it is not possible to provide a requirement figure for a neighbourhood area<sup>33</sup>, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.

**Specific guidance is offered neighbourhood planning groups in terms of allocating small sites:**

69. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
- c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and
- d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

70. Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 69a) suitable for housing in their area.

### **Rural housing**

78. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

79. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

### **Supporting a prosperous rural economy**

84. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

### **8. Promoting healthy and safe communities**

92. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

93. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

99. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

**The NPPF sets out the specific conditions when the Local Green Space designation can be used:**

101. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

102. The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

103. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

## **9. Promoting Sustainable Transport**

104. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

- a) the potential impacts of development on transport networks can be addressed;

- b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;
- c) opportunities to promote walking, cycling and public transport use are identified and pursued;
- d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
- e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

**Neighbourhood plans should also consider setting local design policy and design codes:**

126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

127. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.

129. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents.

131. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined<sup>50</sup>, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.

**Where relevant, the revised NPPF, introduces the ability for neighbourhood plans under certain conditions to alter Green Belt boundaries:**

140. Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.

**Under a Community Right to Build Order development may not be inappropriate in the Green Belt.**

150. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

**Planning for Climate Change**

153. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures<sup>53</sup>. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

**Guidance is provided on community-led renewable energy initiatives:**

156. Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.

**15. Conserving and enhancing the natural environment**

174. Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

**Habitats and biodiversity**

179. To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity<sup>61</sup>; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation<sup>62</sup>; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

## **16. Conserving and enhancing the historic environment**

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value<sup>66</sup>. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations<sup>67</sup>.

### **Non designated heritage assets**

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

## 2.2 National Planning Practice Guidance (NPPG)<sup>2</sup>

National Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning. It is important to note that the guidance is exactly that, guidance, and should not be seen as representing Government policy. To view the NPPG please visit the dedicated website.

### Contents

1. [What is neighbourhood planning?](#)
2. [Who leads neighbourhood planning in an area?](#)
3. [The role of the local planning authority in neighbourhood planning](#)
4. [Designating a neighbourhood area](#)
5. [Preparing a neighbourhood plan or Order](#)
6. [Consulting on, and publicising, a neighbourhood plan or Order](#)
7. [Submitting a neighbourhood plan or Order to a local planning authority](#)
8. [The independent examination](#)
9. [The neighbourhood planning referendum](#)
10. [A summary of the key stages in neighbourhood planning](#)
11. [The basic conditions that a draft neighbourhood plan or Order must meet if it is to proceed to referendum](#)
12. [Updating a neighbourhood plan](#)
13. [Decision-taking](#)

### What is neighbourhood planning?

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community's needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

Paragraph: 001 Reference ID: 41-001-20190509

Revision date: 09 05 2019

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<sup>2</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2#what-is-neighbourhood-planning>

### **What can communities use neighbourhood planning for?**

Local communities can choose to:

- set planning policies through a neighbourhood plan that forms part of the development plan used in [determining planning applications](#).
- grant planning permission through [Neighbourhood Development Orders](#) and Community Right to Build Orders for specific development which complies with the order.

Neighbourhood planning is not a legal requirement but a right which communities in England can choose to use. Communities may decide that they could achieve the outcomes they want to see through other planning routes, such as incorporating their proposals for the neighbourhood into the [local plan](#), or through other planning mechanisms such as [Local Development Orders](#) and [supplementary planning documents](#) or through pre-application consultation on development proposals. Communities and local planning authorities should discuss the different choices communities have to achieving their ambitions for their neighbourhood.

Paragraph: 002 Reference ID: 41-002-20190509

Revision date: 09 05 2019

### **What should a neighbourhood plan address?**

A neighbourhood plan should support the delivery of strategic policies set out in the local plan or spatial development strategy and should shape and direct development that is outside of those strategic policies (as outlined in [paragraph 13](#) of the revised National Planning Policy Framework). Within this broad context, the specific planning topics that a neighbourhood plan covers is for the local community to determine.

A neighbourhood plan should, however, contain policies for the development and use of land. This is because, if successful at examination and referendum (or where the neighbourhood plan is updated by way of making a material modification to the plan and completes the relevant process), the neighbourhood plan becomes part of the statutory development plan. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise (see [section 38\(6\) of the Planning and Compulsory Purchase Act 2004](#)).

Wider community aspirations than those relating to the development and use of land, if set out as part of the plan, would need to be clearly identifiable (for example, set out in a companion document or annex), and it should be made clear in the document that they will not form part of the statutory development plan.

Paragraph: 004 Reference ID: 41-004-20190509

Revision date: 09 05 2019

### **How can neighbourhood plans support the provision of affordable homes for sale?**

Neighbourhood plans can support the provision of affordable homes for sale that meet the needs of local people by including relevant policies and site allocations. Depending on the



content of relevant strategic policies in the local plan or spatial development strategy, neighbourhood plans may be able to vary the types of affordable housing that will be expected, or to allocate additional sites that will provide affordable housing, where this will better meet the needs of the neighbourhood area.

Paragraph: 100 Reference ID: 41-100-20190509

Revision date: 09 05 2019

### **What is the role of a parish or town council in neighbourhood planning?**

In a designated neighbourhood area which contains all or part of the administrative area of a town or parish council, the town or parish council is responsible for neighbourhood planning.

Where a parish or town council chooses to produce a neighbourhood plan or Order it should work with other members of the community who are interested in, or affected by, the neighbourhood planning proposals to allow them to play an active role in preparing a neighbourhood plan or Order.

Paragraph: 015 Reference ID: 41-015-20160211

Revision date: 11 02 2016

### **How should a housing requirement figure be set for designated neighbourhood areas?**

The National Planning Policy Framework expects most strategic policy-making authorities to set housing requirement figures for designated neighbourhood areas as part of their strategic policies. While there is no set method for doing this, the general policy making process already undertaken by local authorities can continue to be used to direct development requirements and balance needs and protections by taking into consideration relevant policies such as the spatial strategy, evidence such as the [Housing and economic land availability assessment](#), and the characteristics of the neighbourhood area, including its population and role in providing services. In setting requirements for housing in designated neighbourhood areas, plan-making authorities should consider the areas or assets of particular importance (as set out in [paragraph 11, footnote 6](#)), which may restrict the scale, type or distribution of development in a neighbourhood plan area.

Paragraph: 101 Reference ID: 41-101-20190509

Revision date: 09 05 2019

### **How should local planning authorities identify indicative housing requirement figures for designated neighbourhood areas, when these are needed?**

Where an indicative housing requirement figure is requested by a neighbourhood planning body, the local planning authority can follow a similar process to that for providing a housing requirement figure. They can use the authority's local housing need as a starting point, taking into consideration relevant policies such as an existing or emerging spatial strategy, alongside the characteristics of the neighbourhood plan area.

Proactive engagement with neighbourhood plan-making bodies is important as part of this process, in order for them to understand how the figures are reached. This is important to avoid disagreements at neighbourhood plan or local plan examinations, and minimise the risk of neighbourhood plan figures being superseded when new strategic policies are adopted.

Paragraph: 102 Reference ID: 41-102-20190509

Revision date: 09 05 2019

### **Preparing a neighbourhood plan or Order**

#### **What evidence is needed to support a neighbourhood plan or Order?**

While there are prescribed documents that must be submitted with a neighbourhood plan or Order there is no 'tick box' list of evidence required for neighbourhood planning. Proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft neighbourhood plan or the proposals in an Order.

A local planning authority should share relevant evidence, including that gathered to support its own plan-making, with a qualifying body. Further details are set out in [guidance of the type of evidence useful in supporting a local plan](#).

Neighbourhood plans are not obliged to contain policies addressing all types of development. However, where they do contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need.

In particular, where a qualifying body is attempting to identify and meet housing need, a local planning authority should share relevant evidence on housing need gathered to support its own plan-making.

Paragraph: 040 Reference ID: 41-040-20160211

Revision date: 11 02 2016

#### **How should the policies in a neighbourhood plan be drafted?**

A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.

Paragraph: 041 Reference ID: 41-041-20140306

Revision date: 06 03 2014

#### **Can a neighbourhood plan allocate sites for development?**

A neighbourhood plan can allocate sites for development, including housing. A qualifying body should carry out an appraisal of options and an assessment of individual sites against clearly identified criteria. Guidance on [assessing sites](#) and on [viability](#) is available.

Paragraph: 042 Reference ID: 41-042-20170728

Revision date: 28 07 2017

### **Consulting on, and publicising, a neighbourhood plan or Order**

#### **What is the role of the wider community in neighbourhood planning?**

A qualifying body should be inclusive and open in the preparation of its neighbourhood plan or Order and ensure that the wider community:

- is kept fully informed of what is being proposed
- is able to make their views known throughout the process
- has opportunities to be actively involved in shaping the emerging neighbourhood plan or Order
- is made aware of how their views have informed the draft neighbourhood plan or Order.

Paragraph: 047 Reference ID: 41-047-20140306

Revision date: 06 03 2014

**Should other public bodies, landowners and the development industry be involved in preparing a draft neighbourhood plan or Order?**

A qualifying body must consult any of the consultation bodies whose interest it considers may be affected by the draft neighbourhood plan or Order proposal. The consultation bodies are set out in [Schedule 1 to the Neighbourhood Planning \(General\) Regulations 2012 \(as amended\)](#). Other public bodies, landowners and the development industry should, as necessary and appropriate be involved in preparing a draft neighbourhood plan or Order. By doing this qualifying bodies will be better placed to produce plans that provide for sustainable development which benefits the local community whilst avoiding placing unrealistic pressures on the cost and deliverability of that development.

Paragraph: 048 Reference ID: 41-048-20140306

Revision date: 06 03 2014

**What are the pre-submission publicity and consultation requirements for neighbourhood planning?**

A qualifying body must publicise the draft neighbourhood plan or Order for at least 6 weeks and consult any of the consultation bodies whose interests it considers may be affected by the draft plan or order proposal (see [regulation 14](#) and [regulation 21](#) of the Neighbourhood Planning (General) Regulations 2012) [\(as amended\)](#). The consultation bodies are set out in [Schedule 1](#) to the Regulations.

Paragraph: 050 Reference ID: 41-050-20140306

Revision date: 06 03 2014

**Is additional publicity or consultation required where European directives might apply?**

European directives, incorporated into UK law, may apply to a draft neighbourhood plan or Order. Where they do apply a qualifying body must make sure that it also complies with any specific publicity and consultation requirements set out in the relevant legislation. The local planning authority should provide advice on this. The legislation that may be of particular relevance to neighbourhood planning is:

- the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended)
- the Conservation of Habitats and Species Regulations 2017 (as amended)

- the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended))

It may be appropriate, and in some cases a requirement, that the statutory environmental bodies [Historic England](#), the [Environment Agency](#) and [Natural England](#) be consulted. For example, a draft neighbourhood plan proposal must be assessed to determine whether it is likely to have significant environmental effects. The environmental assessment consultation bodies must be consulted as part of this process (see also guidance on [Strategic environmental assessment](#)).

Paragraph: 051 Reference ID: 41-051-20150209

Revision date: 09 02 2015

### **Submitting a neighbourhood plan or Order to a local planning authority**

#### **What must a local planning authority consider when a neighbourhood plan or Order is submitted to it?**

A local planning authority must satisfy itself that a draft neighbourhood plan or Order submitted to it for independent examination complies with all the relevant statutory requirements.

Paragraph: 052 Reference ID: 41-052-20140306

Revision date: 06 03 2014

### **The independent examination**

#### **What is the independent examiner's role?**

When considering the content of a neighbourhood plan or Order proposal, an independent examiner's role is limited to testing whether or not a draft neighbourhood plan or Order meets the [basic conditions](#), and other matters set out in [paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 \(as amended\)](#). The independent examiner is not testing the soundness of a neighbourhood plan or examining other material considerations.

When considering a proposal for the modification of a neighbourhood plan that is already in force, an independent examiner must first decide whether the proposed modifications are so significant or substantial as to [change the nature of the plan](#).

Paragraph: 055 Reference ID: 41-055-20180222

Revision date: 22 02 2018

### 3.0 Leeds City Council Planning Policy

The Adopted Local Plan<sup>3</sup> forms part of the statutory development plan for the Leeds district. It sets out the council's vision and strategy for the area until 2033, and provides the basis for decisions on planning applications.

It comprises a long-term spatial vision and strategic objectives, a spatial strategy, thematic policies and a monitoring and implementation framework.

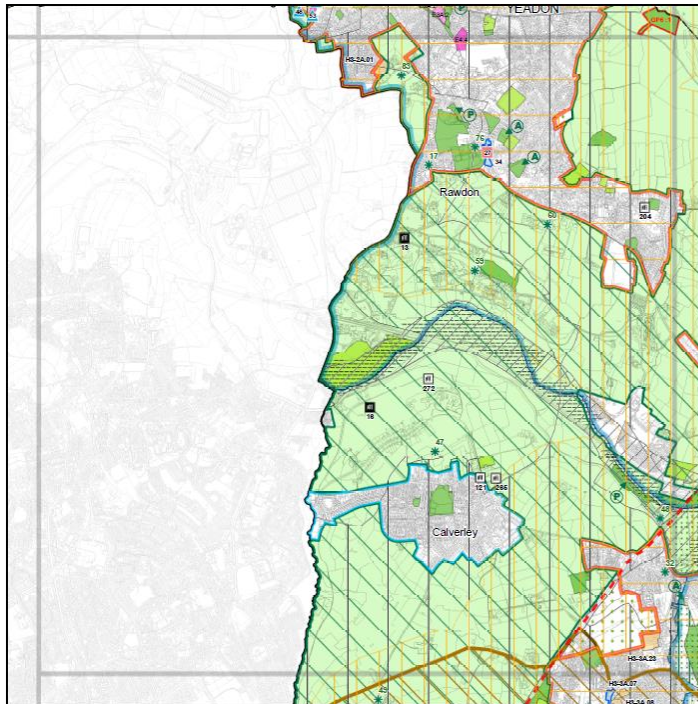
The following extracts from Leeds planning policy documents may be of relevance to the Rawdon NDP:

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<sup>3</sup> <https://www.leeds.gov.uk/planning/planning-policy/adopted-local-plan>



## Policies Maps for Rawdon area<sup>4</sup>

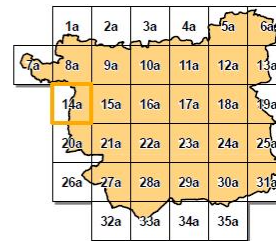


Leeds Local Plan  
Policies Map (Nov 2018)  
Incorporating saved UDP Review  
Policies, Core Strategy, Natural  
Resources & Waste Local Plan,  
Aire Valley Leeds Area Action Plan  
& Made Neighbourhood Plans  
**POLICY SET A**

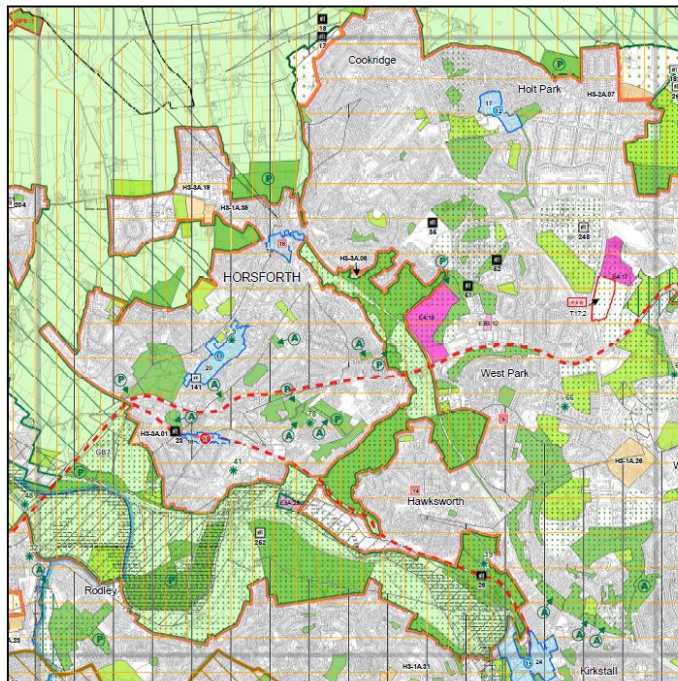
**MAP 14a**



Scale: 1/20000



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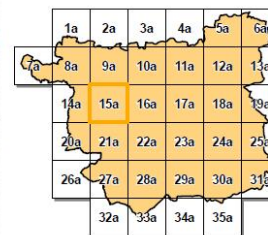


Leeds Local Plan  
Policies Map (Nov 2018)  
Incorporating saved UDP Review  
Policies, Core Strategy, Natural  
Resources & Waste Local Plan,  
Aire Valley Leeds Area Action Plan  
& Made Neighbourhood Plans  
**POLICY SET A**

**MAP 15a**



Scale: 1/20000



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<sup>4</sup> [https://www.leeds.gov.uk/Local%20Plans/Policies%20Maps/Set\\_A/PoliciesMap14a.pdf](https://www.leeds.gov.uk/Local%20Plans/Policies%20Maps/Set_A/PoliciesMap14a.pdf)  
[https://www.leeds.gov.uk/Local%20Plans/Policies%20Maps/Set\\_A/PoliciesMap15a.pdf](https://www.leeds.gov.uk/Local%20Plans/Policies%20Maps/Set_A/PoliciesMap15a.pdf)

# Rawdon NDP Planning Policy Assessment and Review of Evidence Base, January 2022

## Leeds Local Plan Policies Map (Nov 2018) Incorporating saved UDP Review Policies, Core Strategy, Natural Resources & Waste Local Plan, Aire Valley Leeds Area Action Plan & Made Neighbourhood Plans POLICY SET A PLAN Policy text in colours for different Plans: Black = UDP, Blue = Core Strategy, Green = NR&WLP, Violet = Aire Valley Leeds Area Action Plan, Turquoise = Made Neighbourhood Plan

<b>NATURAL RESOURCES AND WASTE</b>	<b>ENVIRONMENT</b>	<b>T20</b>	<b>LCC road schemes (part of SHN)</b>	<b>P1</b>	<b>Lower order local centre</b>	<b>1</b>
Minerals 2 MSA sand and gravel	N1 Green space	T21	LCC road schemes (not part of SHN)	P1	Town centre	1
Minerals 3 MSA coal	N1A Allotments	T30	Leeds and Bradford airport operational land boundary		<b>LEISURE AND TOURISM</b>	
Minerals 4 Safeguarded mineral extraction sites	N3 Priority area for improving green space provision	T30B	Airport public safety zone	LT5A	Regional/national leisure and tourism facilities	▲
Minerals 5 (1) Area of search for sand and gravel extraction	N5 Proposed open space	T30C	Aerodrome safeguarding area	LT5B	Leisure and tourism facilities	▲
Minerals 5 (2) Allocation for sand and gravel extraction	Open space associated with major housing proposals	<b>HOUSING</b>		LT6A	Waterways related leisure facilities	▲
Minerals 7 Preferred areas for stone and clay extraction	N6 Protected playing pitch	H3 -1A	Phase 1 sites (2003 - 08)	H3-1A	<b>URBAN REGENERATION</b>	
Minerals 12 Safeguarded mineral processing sites	N8 Urban green corridor	H3 -2A	Phase 2 sites (2008 - 12)	H3-2A	Regeneration priority area	▲
Minerals 13 (1) Safeguarded railway sidings and canal wharves	N11 Other protected open land	H3 -3A	Phase 3 sites (2012 - 16)	H3-3A	AVL regeneration priority area/ Urban eco settlement	▲
Minerals 13 (5) Intermodal freight area	N18-22 Conservation areas	H3 Density Zones:		R2	Wyke Beck Valley policy initiative area	▲
Minerals 13 (6) Skelton grange rail spur	<b>ARCHAEOLOGY</b>	City centre and fringe			<b>CITY CENTRE</b>	
Waste 5 Industrial estates suitable for waste management uses	N29 Scheduled monuments class I	Other urban areas		CC2	City Centre inset area	▲
Waste 2 Safeguarded aggregate recycling sites	Areas of special archaeological value class II	Fringe urban areas			<b>AIRE VALLEY LEEDS AAP</b>	
Waste 2 Safeguarded existing landfill sites; operational	N32 Green belt	Smaller settlements		AVLAAP	Aire Valley Leeds Area Action Plan inset area	▲
Waste 2 Safeguarded general waste sites	GB7 Major developed sites in the green belt	H4 Main and smaller urban areas			<b>NEIGHBOURHOOD PLANS</b>	
Waste 2 Safeguarded municipal waste sites	RL1 Rural land	<b>LOCAL ECONOMY</b>		MNP	Made Neighbourhood Plan	▲
Waste 2 Safeguarded permitted landfill sites; non operational	N34 Protected areas of search for long term development	E3 Existing supply			Leeds MD boundary	▲
Water 3 Functional floodplain	N37 Special landscape area	E4 New proposals				
<b>GENERAL</b>	<b>TRANSPORT</b>	EC3 Employment shortfall area				
GP6 Unimplemented local plan proposals (see Vol 2: Appendices 14 - 24)	T10A Safeguarded cycleway/ walkway	<b>SHOPPING</b>				
	T17 Park and ride parking	S2_S4 Inset area				
		P1 Higher order local centre				

Please Note: Policy Map set A and B form the Leeds Local Plan Policies Map and should be read as together. The Designations on the Policies Map reflect the position when the map was last updated at November 2018 and maybe subject to future change. The updates made at November 2018 reflect the following:

- Adoption of the Aire Valley Leeds Area Action Plan on 8th November 2017.
- A review of the latest Scheduled Monuments Class I and Areas of Special Archaeological Value Class II. The description of the N29 designations have been updated to accord with recent legislation.
- A review of the latest O8 Designations and description to take account of the 2008 Delta Local Sites Guidance. For updates, please refer to the "Policy O8 Species and Habitat Schedule".
- Policy O8 is based on updated work by West Yorkshire Ecology Service, 2014 and updates Map 18 in the Core Strategy.
- A review of the latest Conservation Areas.
- Made Neighbourhood Plans

(Link to Natural Resources and Waste  
Insert Policies Map)

Key produced 8th November 2018

## Leeds Local Plan Policies Map (Nov 2018) Incorporating saved UDP Review Policies, Core Strategy, Natural Resources & Waste Local Plan, Aire Valley Leeds Area Action Plan & Made Neighbourhood Plans POLICY SET B PLAN Policy text in colours for different Plans: Blue = Core Strategy

H6 Article 4 direction area		G9	Leeds habitat network	
<b>G8 NATURE CONSERVATION DESIGNATIONS</b>		SP13	Strategic green infrastructure	
SPA/SAC (South pennine moors - part of) (Special protection areas/Special areas of conservation)	SPA/SAC 01	H5	Affordable housing market zone 1	
SSSI (Sites of special scientific interest)	SSSI 06	H5	Affordable housing market zone 2	
LNR (Local nature reserve)	LNR 06	H5	Affordable housing market zone 3	
LWS (Local wildlife site)	LWS 08	H5	Affordable housing market zone 4	
LGS (Local geology site)	LGS 07			
LNA (Leeds nature area)	LNA 101			
SEGI (Sites of ecological or geological importance)	SEGI 01			
				Leeds MD boundary

Please Note: Policy Map set A and B form the Leeds Local Plan Policies Map and should be read as together. The Designations on the Policies Map reflect the position when the map was last updated at November 2018 and maybe subject to future change. The updates made at November 2018 reflect the following:

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- A review of the latest Conservation Areas.
- Made Neighbourhood Plans

(Link to Natural Resources and Waste  
Insert Policies Map)

Key produced 8th November 2018

### **3.1 Core Strategy (as amended by the Core Strategy Selective Review 2019) Leeds Local Plan**

#### UPDATING THE CORE STRATEGY

- i. The Core Strategy was originally adopted in November 2014
- ii. An update of the Core Strategy was adopted in 2019, which focussed on the following selected areas of policy:
  - Reviewing the housing requirement in Policy SP6, with a Plan period of 2017 – 2033
  - Consequential changes to Policy SP7 concerning housing distribution
  - Introducing new minimum space standards for new housing in Policy H9 and new accessibility standards in Policy H10
  - Updating policy requirements for affordable housing by amending Policy H5
  - Reviewing the requirement for green space in new housing developments by amending Policy G4 and making minor amendments to Policies G5 and G6
  - Incorporating new national policy regarding Code for Sustainable Homes by updating the wording of Policy EN2
  - Introducing a new Policy for Electric Vehicle Charging Infrastructure EN8
- iii. The updated policies and text have been incorporated into this single updated Core Strategy Document
- iv. It should be noted that the Plan period of 2017 - 2033 applies to Policy SP6. The percentages relating to the distribution of housing land and allocations contained in Policy SP7 apply to the period 2012 to 2033. Other Policies of the plan adopted in 2014 continue to work to the original plan period of 2012 - 2028. These include policies SP9 and EC2 which set out the required quantities of general employment and office space; policy H7 which sets the quantity of accommodation required for Gypsy and Travellers and Travelling Showpeople and policy EN6 which sets out quantities of waste to be planned for.

#### 4. SPATIAL DEVELOPMENT STRATEGY

Rawdon is identified as a Major Settlement jointly with Guiseley and Yeadon.



Table 1 – Identification of Settlement Types

Settlement Type	Location
Main Urban Area	Leeds City Centre and the surrounding communities and neighbourhoods forming the main urban and suburban areas of the City
Major Settlements	Garforth Guiseley/Yeadon/Rawdon Morley Otley Rothwell Wetherby
Smaller Settlements	Allerton Bywater Bardsey Barwick-in-Elmet Boston Spa Bramham Bramhope Calverley Collingham Drighlington East Ardsley Gildersome Kippax Lofthouse/Robin Hood Micklefield Mickletown Methley Pool-in-Wharfedale Scholes Swillington Tingley/West Ardsley
Villages	All other settlements

4.1.12 Development of Major Settlements will help to reinforce their role as a provider of services to residents and those immediately surrounding the settlement. These settlements will offer the ability to phase growth, providing new development opportunities and services to complement existing. Development in and extensions of these settlements will contribute to approximately a fifth of all housing development but must occur so as to continue to preserve the distinctiveness of the settlements. Local employment and services will be developed and located alongside housing. The development of Major Settlements is also key to the strategy, offering a variety of housing opportunities spread across the District in the most sustainable locations.

## SPATIAL POLICY 1: LOCATION OF DEVELOPMENT

To deliver the spatial development strategy based on the Leeds settlement hierarchy and to concentrate the majority of new development within and adjacent to urban areas, taking advantage of existing services, high levels of accessibility, priorities for urban regeneration and an appropriate balance of brownfield and greenfield land, the distribution and scale of development will be in accordance with the following principles:

- (i) The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will contribute to development needs, with the scale of growth having regard to the settlement's size, function and sustainability,

(ii) In applying (i) above, the priority for identifying land for development will be as follows:

a. Previously developed land and buildings within the Main Urban Area / relevant settlement,

b. Other suitable infill sites within the Main Urban Area / relevant settlement,

c. Key locations identified as sustainable extensions to the Main Urban Area / relevant settlement,

(iii) For development to respect and enhance the local character and identity of places and neighbourhoods,

(iv) To prioritise new office, retail, service, leisure and cultural facilities in Leeds City Centre and the town centres across the District, maximising the opportunities that the existing services and high levels of accessibility and sustainability to new development,

(v) To promote economic prosperity, job retention and opportunities for growth:

a. In existing established locations for industry and warehousing land and premises,

b. In key strategic\* locations for job growth including the City Centre and Aire Valley Urban Eco-Settlement (as shown in the Key Diagram),

c. By retaining and identifying a portfolio of employment land in locations primarily within the urban area, maximising the opportunities that the existing services and high levels of accessibility provide to attract new development,

(vi) To recognise the key role of new and existing infrastructure (including green, social and physical) in delivering future development to support communities and economic activity,

(vii) In meeting the needs of housing and economic development (and in reflecting the conclusions of the Appropriate Assessment Screening), to seek to meet development requirements, without adverse nature conservation impacts upon Special Protection Areas and Special Areas of Conservation, in particular the South Pennine Moors (including Hawksworth Moor),

(viii) To undertake a review of the Green Belt (as set out in Spatial Policy 10) to direct development consistent with the overall strategy,

(ix) To encourage potential users of rail or water for freight movements to locate at suitable sites.

\* (Strategic is defined as sites which are essential to the delivery of the Core Strategy's Vision, by the number of jobs – threshold set at 1 000+ and the size/area of land 15ha+)

## **SPATIAL POLICY 2: HIERARCHY OF CENTRES AND SPATIAL APPROACH TO RETAILING, OFFICES, INTENSIVE LEISURE AND CULTURE**



Delivery of 500 dwellings per annum (8,000 over the plan period) is anticipated on small and unidentified sites.

Guided by the Settlement Hierarchy, the Council will identify 46,352 dwellings (gross) to support the distribution in Spatial Policy 7, using the following considerations:

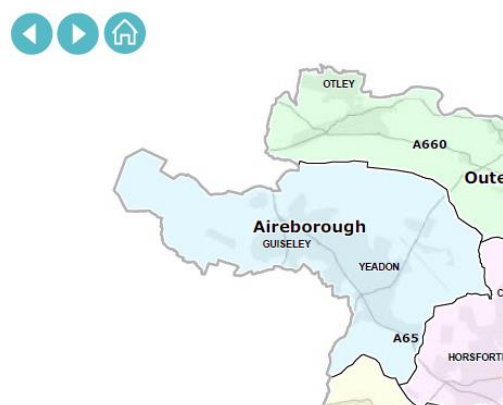
- i. Sustainable locations (which meet standards of public transport accessibility – see the Well Connected City chapter), supported by existing or access to new local facilities and services, (including Educational and Health Infrastructure),
- ii. Preference for brownfield and regeneration sites,
- iii. The least impact on Green Belt purposes,
- iv. Opportunities to reinforce or enhance the distinctiveness of existing neighbourhoods and quality of life of local communities through the design and standard of new homes,
- v. The need for realistic lead-in-times and build-out-rates for housing construction,
- vi. The least negative and most positive impacts on green infrastructure, green corridors, green space and nature conservation,
- vii. Avoiding areas of flood risk and only where this is not possible, then mitigating flood risk.

## SPATIAL POLICY 7: DISTRIBUTION OF HOUSING LAND AND ALLOCATIONS

The distribution of housing land (excluding windfall) will be planned based on Housing Market Characteristic Areas as follows:

Housing Market Characteristic Area	Percentage
Aireborough	3%
City Centre	15.5%
East Leeds	17%
Inner Area	15%
North Leeds	9%
Outer North East	8%
Outer North West	3%
Outer South	4%
Outer South East	7%
Outer South West	11%
Outer West	7%

Map 7 Housing Market Characteristic Areas



Rawdon is in Aireborough.

## SPATIAL POLICY 8: ECONOMIC DEVELOPMENT PRIORITIES

A competitive local economy will be supported through:

- (i) The provision and safeguarding of a sufficient supply of land and buildings, as part of a wide portfolio of sites to match employment needs and opportunities for B class uses,
- (ii) Promoting the development of a strong local economy through enterprise and innovation, in facilitating existing strengths in financial and business services and manufacturing and to continue to grow opportunities in health and medical, low carbon manufacturing, digital and creative, retail, housing and construction, social enterprise, leisure and tourism and the voluntary sector,
- (iii) Job retention and creation, promoting the need for a skilled workforce, educational attainment and reducing barriers to employment opportunities,
- (iv) Seeking to improve accessibility to employment opportunities by public transport, walking and cycling across the District and especially in relation to job opportunities in the City Centre and Aire Valley Leeds (Urban Eco Settlement and Enterprise Zone),
- (v) Supporting the growth and diversification of the rural economy, consistent with the Settlement Hierarchy and the protection and enhancement of a high quality rural environment. Outside the Main Urban Area, Major Settlements and Small Settlements, the following proposals should be supported, where appropriate,
  - conversion of existing buildings,
  - promote the development and diversification of agricultural and other land-based rural businesses,
  - support provision and expansion of tourist and cultural facilities in appropriate locations ,
  - retention and development of local services and community facilities.
- (vi) Supporting training/skills and job creation initiatives via planning agreements linked to the implementation of appropriate developments given planning permission,
- (vii) Developing the City Centre and the Town/Local Centres as the core location for new retail, office employment and other main town centre uses,
- (viii) Supporting development in existing locations/sites for general industry and warehousing, particularly in locations which take full advantage of existing services, high levels of accessibility and infrastructure (including locations and sites accessible by rail and/or waterway),
- (ix) Support the advancement of high quality communications infrastructure to foster sustainable economic growth and to enhance business links subject to landscape, townscape and amenity considerations,
- (x) Support the retention and provision of new business start-up units including small workshops, where appropriate.

## **SPATIAL POLICY 10: GREEN BELT**

A review of the Green Belt will need to be carried out to accommodate the scale of housing and employment growth identified in Spatial Policy 6 and Spatial Policy 9, as well as an additional contingency to create new Protected Areas of Search (to replace those in the UDP which will be allocated for future development). The review will generally consider Green Belt release around:

- (i) the Main Urban Area (Leeds City Centre and surrounding areas forming the main urban and suburban areas of the City),
- (ii) Major Settlements of Garforth, Guiseley/Yeadon/Rawdon, Morley, Otley, Rothwell and Wetherby,
- (iii) Smaller Settlements (listed in Table 1: Settlement Hierarchy),

Exceptionally, sites unrelated to the Main Urban Area, Major Settlements and Smaller Settlements, could be considered, where they will be in sustainable locations and are able to provide a full range of local facilities and services and within the context of their Housing Market Characteristic Area, are more appropriate in meeting the spatial objectives of the plan than the alternatives within the Settlement Hierarchy. Otherwise review of the Green Belt will not be considered to ensure that its general extent is maintained.

In assessing whether sites in the Green Belt review should be allocated for development, the following criteria will be applied:

(iv) Sites will be assessed against the purposes of including land in Green Belts identified in national guidance (National Planning Policy Framework). These purposes are:

- o to check the unrestricted sprawl of large built up areas,
- o to prevent neighbouring towns from merging,
- o to assist in safeguarding the countryside from encroachment,
- o to preserve the setting and special character of historic towns and
- o to assist in urban regeneration.

### **SPATIAL POLICY 13: STRATEGIC GREEN INFRASTRUCTURE**

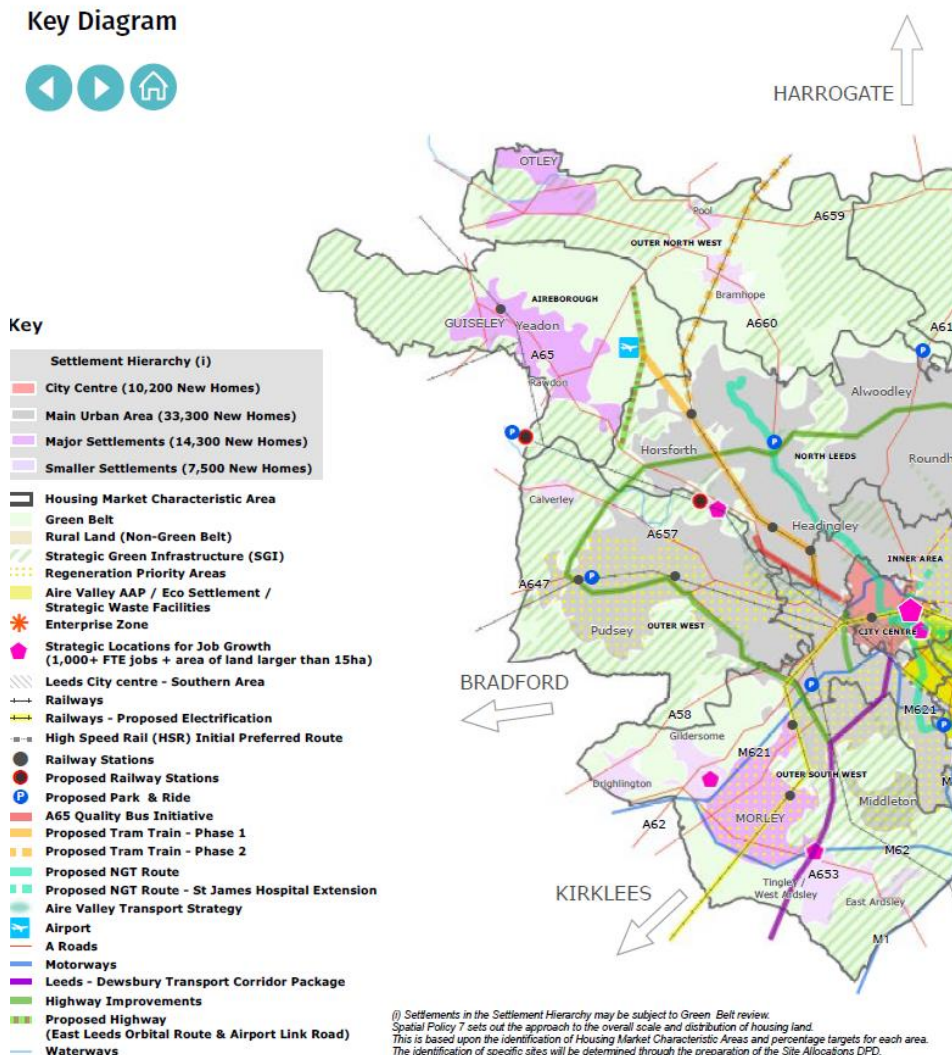
The Strategic Green Infrastructure for the Leeds District is indicated on the Key Diagram.

This infrastructure performs many important functions and provides for opportunities for recreation. Within these areas the Council will maintain and, in partnership with others, enhance the following key corridors:

- (i) The Aire Valley, along the river and canal corridors and including; West Leeds Country Park and Kirkstall Valley Park to the north; Fairburn Ings; St Aidans and Aire Valley Leeds to the South, incorporating the proposed Urban Eco-Settlement (which has particular aims to strengthen green links to Leeds City Centre, the lower Aire Valley, Temple Newsam, and Rothwell Country Park),

- (ii) South Leeds (including the Morley-Middleton-Holbeck corridor),
- (iii) The Limestone Ridge (which runs North-South at the Eastern edge of the District),
- (iv) The Wharfe Valley and Chevin Ridge,
- (v) Wyke Beck Valley,
- (vi) Woodhouse Ridge,
- (vii) Meanwood Valley,
- (viii) Tong Cockersdale,
- (ix) Gledhow Valley.

### Key Diagram



## POLICY H1: MANAGED RELEASE OF SITES

LDF Allocation Documents will phase1 the release of allocations according to the following criteria in order to ensure sufficiency of supply, geographical distribution in

accordance with Spatial Policy 7, and achievement of a previously developed land target of 65% for the first 5 years and 55% thereafter. Subject to these considerations, phases with the earliest release should be made up of sites which best address the following criteria:

- (i) Location in regeneration areas,
- (ii) Locations which have the best public transport accessibility,
- (iii) Locations with the best accessibility to local services,
- (iv) Locations with least impact on Green Belt objectives,
- (v) Sites with least negative and most positive impacts on existing and proposed green infrastructure, green corridors, green space and nature conservation,

Consideration will be given to bringing forward large sites, of more than 750 dwellings, to facilitate early delivery in the Plan period.

In special circumstances, allocated sites may be permitted to be released in advance of their phasing outlined above, so long as the permitted site delivers infrastructure and housing investment that is needed within Regeneration Priority Programme Areas. In such cases, suitable mechanisms will be agreed to ensure that delivery within the Regeneration Priority Programme Area occurs either before, or in conjunction with the delivery of the permitted site.

The Council will maintain a five year supply (plus appropriate NPPF buffer) of deliverable housing sites through considering release of the subsequent phase or phases of sites to help address the shortfall.

## **POLICY H2: NEW HOUSING DEVELOPMENT ON NON ALLOCATED SITES**

New housing development will be acceptable in principle on non-allocated land, providing that:

- (i) The number of dwellings does not exceed the capacity of transport, educational and health infrastructure, as existing or provided as a condition of development,
- (ii) For developments of 5 or more dwellings the location should accord with the Accessibility Standards in Table 2 of Appendix 3,
- (iii) Green Belt Policy is satisfied for sites in the Green Belt.

In addition, greenfield land:

- a) Should not be developed if it has intrinsic value as amenity space or for recreation or for nature conservation, or makes a valuable contribution to the visual, historic and/or spatial character of an area, or
- b) May be developed if it concerns a piece of designated green space found to be surplus to requirements by the Open Space, Sport and Recreation Assessment.

## **POLICY H3: DENSITY OF RESIDENTIAL DEVELOPMENT**



Housing development in Leeds should meet or exceed the following net densities unless there are overriding reasons concerning townscape, character, design or highway capacity:

- (i) City Centre and fringe\* - 65 dwellings per hectare
- (ii) Other urban areas - 40 dwellings per hectare
- (iii) Fringe urban areas - 35 dwellings per hectare
- (iv) Smaller Settlements - 30 dwellings per hectare

Special consideration will be given to the prevailing character and appearance in Conservation Areas.

\* fringe is defined as up to 500m from the boundary

**Table H4: Preferred Housing Mix (2012 – 2028)**

Type*	Max %	Min %	Target %
Houses	90	50	75
Flats	50	10	25
Size*	Max %	Min %	Target %
1 bed	50	0	10
2 bed	80	30	50
3 bed	70	20	30
4 bed+	50	0	10

\*Type is applicable outside of City Centre and town centres; Size is applicable in all parts of Leeds

#### **POLICY H4: HOUSING MIX**

Developments should include an appropriate mix of dwelling types and sizes to address needs measured over the long term taking into account the nature of the development and character of the location. This should include the need to make provision for Independent Living (see Policy H8)

For developments over 250 units, in or adjoining the Main Urban Area and Major Settlements or for developments over 50 units in or adjoining Smaller Settlements, developers should submit a Housing Needs Assessment addressing all tenures so that the needs of the locality can be taken into account at the time of development.

#### **POLICY H5: AFFORDABLE HOUSING**

On major\* housing developments, affordable housing provision should be provided on-site at the target levels specified in the following zones:

#### Zone Minimum Target

1 35%

2 15%

3 7%

4 7%

The mix of affordable housing should be designed to meet the identified needs of households as follows:

- 40% affordable housing for Intermediate or equivalent affordable tenures
- 60% affordable housing for Social Rented or equivalent affordable tenures

The affordable units should be a pro-rata mix in terms of sizes and house types of the total housing provision, unless there are specific needs which indicate otherwise, and they should be suitably integrated throughout a development site.

Affordable housing provision should be on site, unless off site provision or a financial contribution can be robustly justified.

Build-to-rent developments shall provide either:

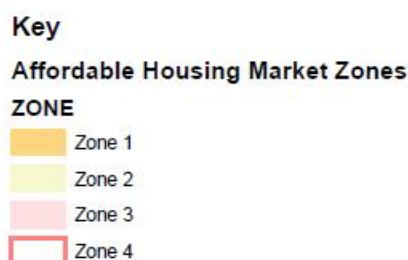
- i) on-site, according to national policy advice, currently 20% Affordable Private Rent dwellings at 80% of local market rents administered by a management company with appropriate arrangements for identifying households in need, including city council nomination rights, which apply in perpetuity, or
- ii) on-site, the percentage of affordable housing specified for zones 1-4 and mix of Intermediate and Social Rented types of affordable housing set out in the first paragraphs of this Policy at affordable housing benchmark rents administered by either a registered provider or a management company with appropriate arrangements for identifying households in need, including City Council nomination rights, which apply in perpetuity, or
- iii) a commuted sum in lieu of on-site provision of affordable housing of option ii).

Departures from this policy should be justified by evidence of viability considerations.

\* Major development means either:

- provision of 10 or more dwellings (or where the number of dwellings is not known, development is to be carried out on a site having an area of 0.5 hectares or more) or
- provision of a building or buildings where the floor space to be created would be 1,000 square metres or more;
- or development on a site having an area of 1 hectare or more;

**Map 12** Affordable Housing Market Zo



## **POLICY H8: HOUSING FOR INDEPENDENT LIVING**

Developments of 50 or more dwellings are expected to make a contribution to supporting needs for Independent Living. Very large scale development will have potential to provide sheltered schemes, as part of a wide housing mix. Smaller developments may contribute in other ways, including provision of bungalows or level access flats.

Sheltered and other housing schemes aimed at elderly or disabled people should be located within easy walking distance of town or local centres or have good access to a range of local community facilities. LDF Allocations Documents should seek to

identify land which would be particularly appropriate for sheltered or other housing aimed at elderly or disabled people.

### **POLICY H10: ACCESSIBLE HOUSING STANDARDS**

New build residential developments should include the following proportions of accessible dwellings:

- 30% of dwellings meet the requirements of M4(2) 'accessible and adaptable dwellings' of Part M Volume 1 of the Building Regulations.
- 2% of dwellings meet the requirement of M4(3) 'wheelchair user dwellings' of Part M volume 1 of the Building Regulations. Wheelchair user dwellings should meet the M4(3) wheelchair adaptable dwelling standard unless Leeds City Council is responsible for nominating a person to live in the dwelling.

Where the scale of development would generate more than one accessible dwelling, the mix of sizes, types and tenures of M4(2) and M4(3) dwellings should reflect the mix of sizes, types and tenures of the development as a whole as closely as possible (unless the applicant can demonstrate an evidenced need locally to provide accessible housing in dwellings of a particular size, type and / or tenure. Locally will normally mean the Designated Neighbourhood Area, or where this is not defined, will mean relevant settlement, or ward if the site lies within the main urban area).

The required number, mix and location of accessible dwellings should be clearly illustrated on drawings and via planning condition.

Departures from this policy should be justified by evidence of viability considerations.

### **POLICY EC1: GENERAL EMPLOYMENT LAND**

(A) General employment land will be identified, in the first instance, to meet the identified need for land to accommodate research and development, industry, warehousing and waste uses over the plan period (as identified in Spatial Policy 9) including a margin of choice for the market by:

- (i) Carrying forward existing allocations and other commitments that have been assessed to be suitable, available and deliverable for general employment use or,
- (ii) Identifying new allocations of general employment land to address deficiencies in the existing supply over the District and within local areas in the following locations, subject to the suitability, availability and deliverability of that land:
  - In accessible locations within the Main Urban Area, Major Settlements and Smaller Settlements; including sites with good access to the motorway, rail and waterways networks,
  - Within regeneration areas identified in Spatial Policy 4,
  - Within established industrial areas,

- Within urban extensions linked to new housing proposals to help deliver sustainable mixed use communities,

(iii) Phasing the release of the land consistent with the overall strategy for major regeneration and housing growth,

(iv) Identifying freight storage/distribution opportunities as part of the overall employment land requirement set out in Spatial Policy 9. The site search will be focused in the following locations:

- Along rail corridors, particularly in the Aire Valley,
- Along the Aire and Calder Navigation.

(B) Other uses (i.e. sui generis) with similar locational requirements to the employment uses set out under (A) which are generally less well suited to locating in centres, residential areas or other environmentally sensitive areas are acceptable on general employment sites.

## **POLICY EC2: OFFICE DEVELOPMENT**

Appropriate locations for allocations and windfall office development;

(i) A target of 655,000 sqm for the City Centre and 23,000 sqm of new office floorspace is set for locations in or on the edge of town centres to guide allocation documents,

(ii) The focus for most office development will be within and/or edge of the City Centre and designated Town and Local Centres,

Due to the availability of development opportunities in centre and edge of centre, out of centre proposals would normally be resisted. Exceptions would apply where either (iii) or (iv) below are applicable,

(iii) There are existing commitments for office development that can be carried forward to meet the identified floorspace requirement over the plan period, unless it would be more sustainable for the land to be re-allocated to meet identified needs for other uses, (iv) There is a need to provide flexibility for businesses, so that small scale office development (up to 500 sqm) will not be subject to sequential assessments in the following locations,

- i. Regeneration Priority Programme Areas identified under Spatial Policy 4,
- ii. Settlements within the Hierarchy which do not have designated Centres as outlined in Map 4,
- iii. Villages or rural areas that are not included in the Settlements Hierarchy as outlined in Map 3,

Map 14: shows which locations are subject to a sequential assessment.

(v) In existing major employment areas, which are already a focus for offices, some small scale office floorspace may be acceptable where this does not compromise the centres first approach.

### **POLICY EC3: SAFEGUARDING EXISTING EMPLOYMENT LAND AND INDUSTRIAL AREAS**

Part A: For all sites across the District outside of areas of shortfall

A) Proposals for a change of use on sites which were last used or allocated for employment to other economic development uses including town centre uses or to non-employment uses will only be permitted where:

(i) The proposal would not result in the loss of a deliverable employment site necessary to meet the employment needs during the plan period ('employment needs' are identified in Spatial Policy 9),

Or

(ii) Existing buildings and land are considered to be non-viable in terms of market attractiveness, business operations, age, condition and/or compatibility with adjacent uses,

Or

(iii) The proposal will deliver a mixed use development which continues to provide for a range of local employment opportunities and would not undermine the viability of the remaining employment site,

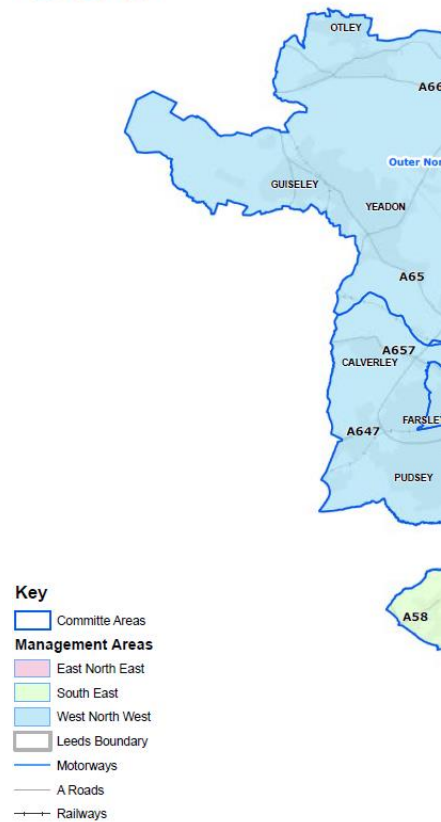
And where appropriate,

Part B: For sites in shortfall areas

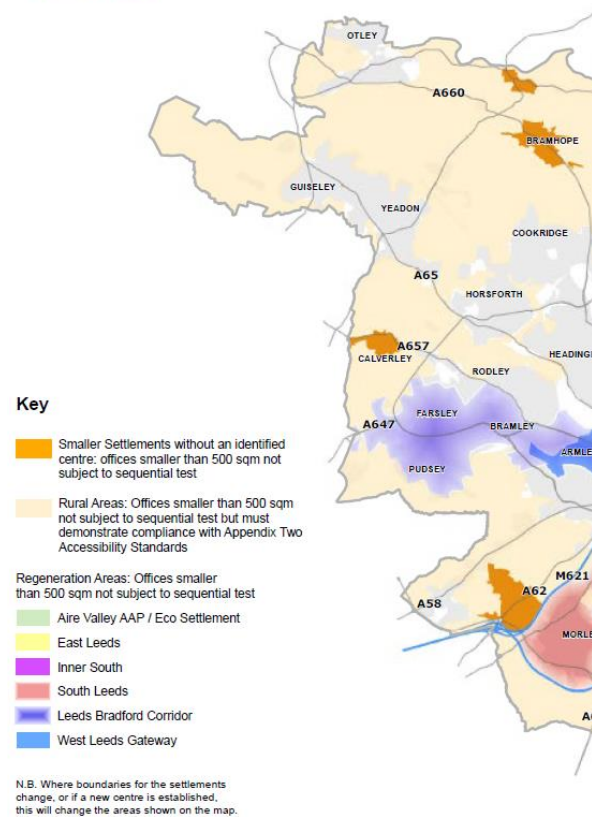
B) Where a proposal located in an area of shortfall as identified in the most recent Employment Land Review would result in the loss of a general employment allocation or an existing use within the Use Classes B1b, B1c, B2 and B8, non-employment uses will only be permitted where:

The loss of the general employment site or premises can be offset sufficiently by the availability of existing general employment land and premises in the surrounding area (including outside the areas of shortfall) which are suitable to meeting the employment needs of the area.

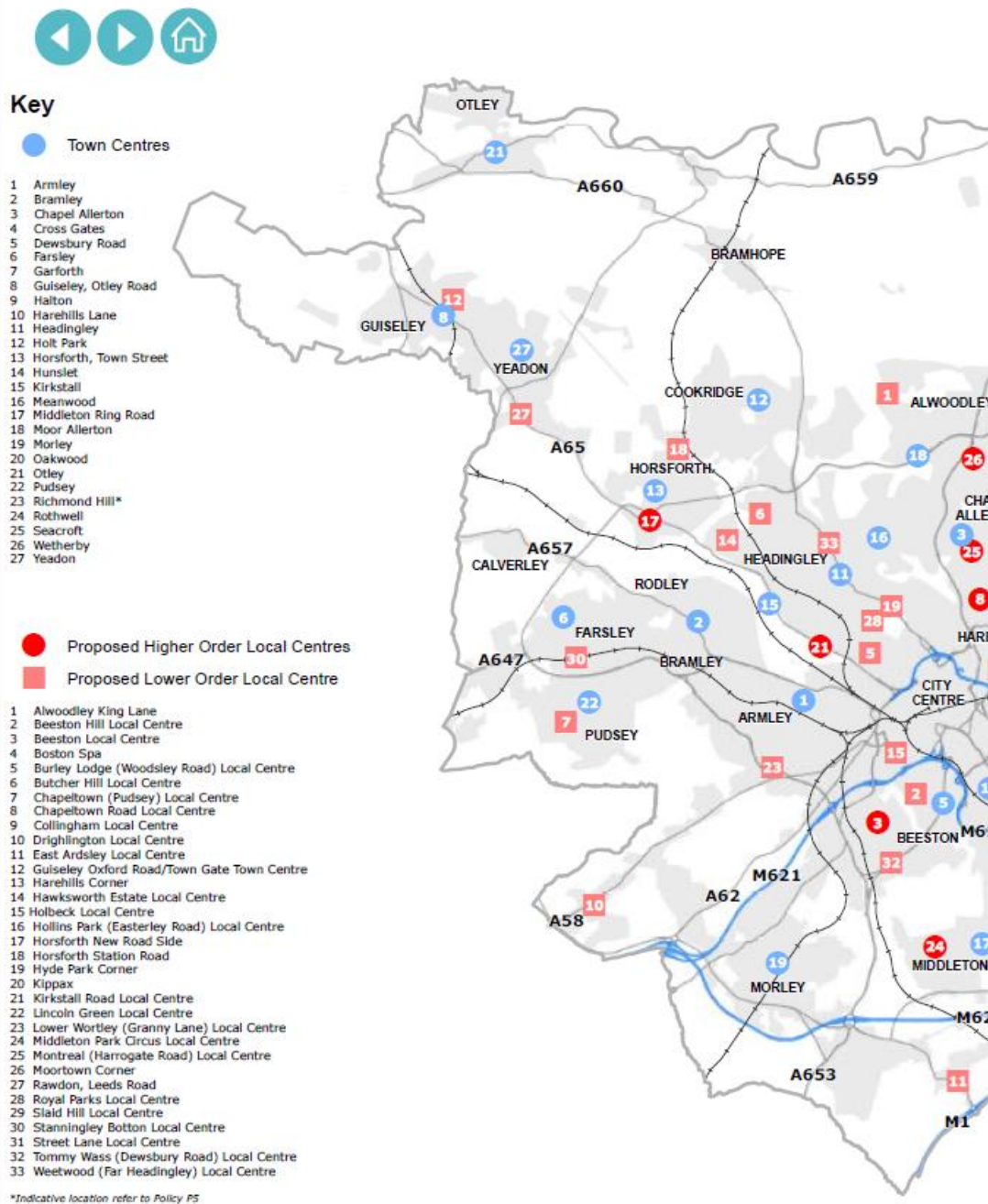
**Map 13** City of Leeds Management Area



**Map 14** Locations Subject to Sequential Assessment



**Map 15 Hierarchy of Centres – Town and Local Centre Designation**



## POLICY P1: TOWN AND LOCAL CENTRE DESIGNATIONS

Town and local centres are designated in the following locations:

Town Centres

8. Guiseley, Otley Road

27. Yeadon

Lower Order Local Centres

12. Horsforth, Station Road



27. Yeadon

**POLICY P2: ACCEPTABLE USES IN AND ON THE EDGE OF TOWN CENTRES**

Town centres offer shopping and services intended to meet weekly and day-to-day requirements. The uses set out below are acceptable in principle in and, subject to a sequential assessment, edge of centre, and will be directed towards the centres listed in Policy P1.

- Shops, supermarkets and superstores,
- Non-retail services,
- Restaurants and cafes, drinking establishments and hot food takeaways,
- Intensive leisure and cultural uses including theatres, museums, concert halls, cinemas, leisure centres, gyms and hotels,
- Health care services,
- Civic functions and community facilities,
- Offices,
- Housing is encouraged in centres above ground floor in the primary and secondary shopping frontages, or outside the shopping frontages, providing it would not compromise the function of the town centre.

**POLICY P3: ACCEPTABLE USES IN AND ON THE EDGE OF LOCAL CENTRES**

Local Centres offer shopping and services that meet day-to-day requirements. The uses set out below are acceptable in principle in and, subject to a sequential assessment, edge of centre, and will be directed towards the centres listed in Policy P1:

- Within higher order local centres small supermarkets would be acceptable in principle up to around 1,500 sqm gross internal floorspace. Within lower order local centres small food stores that are compatible with the size of the centre would be acceptable. These size thresholds are given as guidance and would be subject to local circumstances. A larger store may be appropriate if identified need cannot be met within a nearby town centre,
- A basic range of facilities including shops, banks, health care facilities, public-facing Council services and community facilities that serve a local catchment area,
- Restaurants, cafes and hot food takeaways,
- Offices,
- Housing is encouraged within local centres above ground floor or outside of the shopping frontages providing it maintains the vitality and viability of the retail area.

Within lower order local centres, proposals for the change of use of existing retail units to non-retail units (including restaurants, cafes and take-away hot food shops) will be resisted where the vitality and viability of the centre to meet day to day local

needs will be undermined and increase the need to travel, or where the proposal will lead to a concentration of non-retail uses in a locality which will detrimentally impact on the community. Proposals for such uses will be considered against the following criteria:

- (i) The cumulative impact of such development, particularly upon the amenity of the area and traffic generation, especially where concentrations of such uses already exist,
- (ii) Where a proposal involves evening opening, account will be taken of the proposal in relation to the proximity of the premises (and associated parking requirements), to nearby residential accommodation, the nature and character of the neighbourhood parade and existing noise levels,
- (iii) The availability of public transport, convenient on/off street car and cycle parking provision and impact on highway safety. Where there is insufficient car parking or where traffic movements are such as to create a traffic hazard, planning consent is likely to be refused.

#### **POLICY P4: SHOPPING PARADES AND SMALL SCALE STAND ALONE FOOD STORES SERVING LOCAL NEIGHBOURHOODS AND COMMUNITIES**

Local service facilities, including extensions to existing retail uses to improve their viability, will be supported within shopping parades in residential areas, providing that they are of a size compatible with the scale and function of the shopping parade, do not compromise the main retail function of the parade to service day-to-day shopping requirements, and comply with other relevant planning policies.

Proposals for stand alone or for small scale food stores up to 372 sqm gross within residential areas, will be acceptable in principle where there is no local centre or shopping parade within a 500 metre radius that is capable of accommodating the proposal within or adjacent to it. Consideration will also be taken of the number of existing small stores in the vicinity to avoid cumulative impact on parades and centres.

Proposals for the change of use of existing retail units to non-retail units (including restaurants, cafes and take-away hot food shops) will be resisted where the vitality and viability of the range of shops to meet day to day local needs will be undermined and increase the need to travel or where the proposal will lead to a concentration of non-retail uses in a locality which will detrimentally impact on the community. Proposals for such uses will be considered against the following criteria:

- (i) The cumulative impact of such development, particularly upon the amenity of the area and traffic generation, especially where concentrations of such uses already exist,
- (ii) Where a proposal involves evening opening, account will be taken of the proposal in relation to the proximity of the premises (and associated parking requirements), to nearby residential accommodation, the nature and character of the neighbourhood parade and existing noise levels,

(iii) The availability of public transport, convenient on/off street car and cycle parking provision and impact on highway safety. Where there is insufficient car parking or where traffic movements are such as to create a traffic hazard, planning consent is likely to be refused.

#### **POLICY P6: APPROACH TO ACCOMMODATING NEW COMPARISON SHOPPING IN TOWN AND LOCAL CENTRES**

(i) In addition to the Primary Shopping Quarter of the City Centre, the town and local centres identified in Policy P1 are acceptable locations for comparison goods providing that they are of a scale compatible with the size of the centre,

(ii) Sites on the edge of town and local centres will be acceptable in principle where there are no suitable sites within centres.

#### **POLICY P9: COMMUNITY FACILITIES AND OTHER SERVICES**

Access to local community facilities and services, such as education, training, places of worship, health, sport and recreation and community centres, is important to the health and wellbeing of a neighbourhood. New community facilities and services should be accessible by foot, cycling, or by public transport in the interests of sustainability and health and wellbeing. Facilities and services should not adversely impact on residential amenity and should where possible, and appropriate, be located in centres with other community uses.

The scale of the facility or service should be considered in conjunction with the level of need within the community and its proposed location within the Settlement Hierarchy.

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.

#### **POLICY P10: DESIGN**

New development for buildings and spaces, and alterations to existing, should be based on a thorough contextual analysis and provide good design that is appropriate to its location, scale and function.

New development will be expected to deliver high quality inclusive design that has evolved, where appropriate, through community consultation and thorough analysis and understanding of an area. Developments should respect and enhance existing landscapes, waterscapes, streets, spaces and buildings according to the particular local distinctiveness and wider setting of the place with the intention of contributing positively to place making, quality of life and wellbeing.

Proposals will be supported where they accord with the following key principles;

(i) The size, scale, design and layout of the development is appropriate to its context and respects the character and quality of surrounding buildings; the streets and spaces that make up the public realm and the wider locality.

- (ii) The development protects and enhances the district's existing, historic and natural assets, in particular, historic and natural site features and locally important buildings, spaces, skylines and views,
- (iii) The development protects the visual, residential and general amenity of the area through high quality design that protects and enhances surrounding routes, useable space, privacy, air quality and satisfactory penetration of sunlight and daylight,
- (iv) Car parking, cycle, waste and recycling storage should be designed in a positive manner and be integral to the development,
- (v) The development creates a safe and secure environment that reduces the opportunities for crime without compromising community cohesion,
- (vi) The development is accessible to all users.

### **POLICY P11: CONSERVATION**

The historic environment, consisting of archaeological remains, historic buildings townscapes and landscapes, including locally significant undesignated assets and their settings, will be conserved and enhanced, particularly those elements which help to give Leeds its distinct identity:

- the Victorian and Edwardian civic and public buildings, theatres, arcades, warehouses and offices within the City Centre and the urban grain of yards and alleys,
- the nationally significant industrial heritage relating to its textile, tanning and engineering industries, including its factories, chimneys and associated housing,
- its legacy of country houses, public parks, gardens and cemeteries,
- the 19th century transport network, including the Leeds and Liverpool Canal,

Development proposals will be expected to demonstrate a full understanding of historic assets affected, including any known or potential archaeological remains. Where appropriate, heritage statements assessing the significance of assets, the impact of proposals and mitigation measures will be required to be submitted by developers to accompany development proposals,

Innovative and sustainable construction which integrates with and enhances the historic environment will be encouraged,

Conservation-led regeneration schemes will be promoted. Priorities for new schemes will be in Regeneration Priority Programme Areas, but schemes outside these areas may also be considered where the historic environment offers potential as a catalyst for the wider regeneration of the area,

The Council maintains a register of historic assets at risk to help it prioritise action and will seek to impose planning conditions or obligations for their repair and refurbishment where appropriate. Where appropriate, the City Council will use the provisions of the planning acts to secure repairs,

Enabling development may be supported in the vicinity of historic assets where linked to the refurbishment or repair of heritage assets. This will be secured by planning condition or planning obligation,

### **POLICY P12: LANDSCAPE**

The character, quality and biodiversity of Leeds' townscapes and landscapes, including their historical and cultural significance, will be conserved and enhanced to protect their distinctiveness through stewardship and the planning process.

### **POLICY T1: TRANSPORT MANAGEMENT**

To complement the provision of new infrastructure the Council will support the following management priorities:

- (i) Develop and provide tailored, interactive, readily available information and support that encourages and incentivises more sustainable travel choices on a regular basis,
- (ii) Sustainable travel proposals including travel planning measures for employers and schools. Further details are provided in the Travel Plan SPD and the Sustainable Education Travel Strategy,
- (iii) Parking policies controlling the use and supply of car parking across the City:
  - a) To ensure adequate parking for shoppers and visitors to support the health and vitality of the City and Town Centres,
  - b) Delivering strategic park and ride for the city which supports the City Centre vision and provides greater traveller choice,
  - c) To support wider transport strategy objectives for sustainable travel and to minimise congestion during peak periods,
  - d) Limiting the supply of commuter parking in areas of high public transport accessibility, such as the City Centre.

### **POLICY T2: ACCESSIBILITY REQUIREMENTS AND NEW DEVELOPMENT**

New development should be located in accessible locations that are adequately served by existing or programmed highways, by public transport and with safe and secure access for pedestrians, cyclists and people with impaired mobility.

- (i) In locations where development is otherwise considered acceptable new infrastructure may be required on/off site to ensure that there is adequate provision for access from the highway network, by public transport and for cyclists, pedestrians and people with impaired mobility, which will not create or materially add to problems of safety, environment or efficiency on the highway network,
- (ii) Developer contributions may be required for, or towards, improvements to the off site highway and the strategic road network, and to pedestrian, cycle and public transport provision. These will be secured where appropriate through Section 106 Agreements and/or the Community Infrastructure Levy, and by planning conditions,

- (iii) Significant trip generating uses will need to provide Transport Assessments/ Transport Statements in accordance with national guidance,
- (iv) Travel plans will be required to accompany planning applications in accordance with national thresholds and the Travel Plans SPD,
- (v) Parking provision will be required for cars, motorcycles and cycles in accordance with current guidelines.

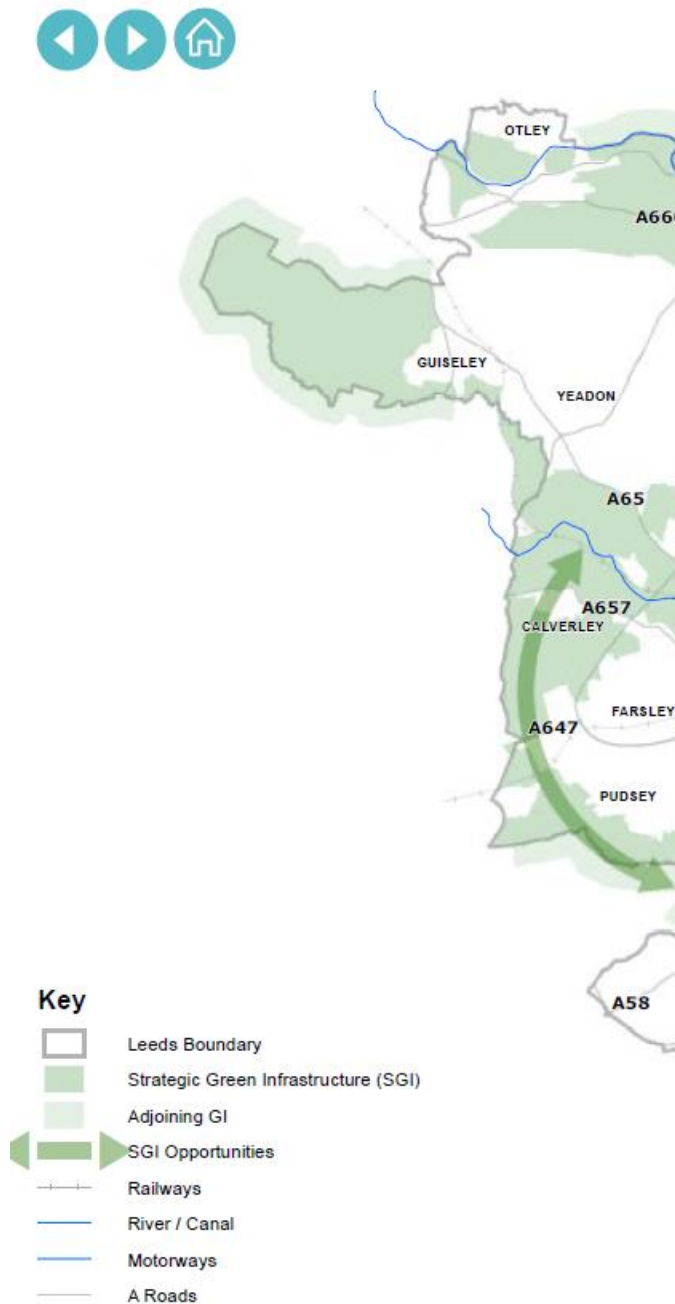
See Appendix 3 for the specific Accessibility Standards to be used across Leeds.

## **POLICY G1: ENHANCING AND EXTENDING GREEN INFRASTRUCTURE**

Where a development is considered to be acceptable within or adjoining areas defined as Green Infrastructure on Map 16 or on any future LDF Allocation Documents, development proposals should ensure that:

- (i) Green Infrastructure/corridor function of the land is retained and improved, particularly in areas of growth,
- (ii) Where appropriate, the opportunity is taken to extend Green Infrastructure by linking green spaces or by filling in gaps in Green Infrastructure corridors, including (where relevant) extending these into Leeds City Centre. Street trees and green roofs are particularly encouraged,
- (iii) A landscaping scheme is provided which deals positively with the transition between development and any adjoining open land,
- (iv) The opportunity is taken to increase appropriate species of woodland cover in the District,
- (v) Provision for and retention of biodiversity and wildlife,
- (iv) Opportunities are taken to protect and enhance the Public Rights of Way (PROW) network through avoiding unnecessary diversions and by adding new links.

**Map 16** Strategic Green Infrastructure



## POLICY G2: CREATION OF NEW TREE COVER

Development which would result in harm to, or the loss of, Ancient Woodland and Veteran Trees will be resisted.

In supporting the need and desire to increase native and appropriate tree cover, the Council will, on its own initiative and through the development process, including developer contributions, work towards increasing appropriate species of woodland cover in the District.

Delivery will involve planting in both urban and rural areas, and partnership with the Forestry Commission, Natural England and landowners. Development in the urban

area of the City, including the City Centre will include the planting of street trees in appropriately designed pits to increase the area of tree canopy cover.

### **POLICY G3: STANDARDS FOR OPEN SPACE, SPORT AND RECREATION**

The following open space standards will be used to determine the adequacy of existing supply and appropriate provision of new open space:

Type	Quantity (per thousand people)	Accessibility	Quality*
Parks and gardens	1 hectare	720 metres	Good (7)
Outdoor sports provision	1.2 hectares (excludes education provision)	Tennis court 720 metres, bowling greens and grass playing pitches 3.2 km, athletics tracks, synthetic pitches 6.4 km	Good (7)
Amenity Green Space	0.45 hectares	480 metres	Good (7)
Children and Young People's equipped play facilities	2 facilities	720 metres	Good (7)
Allotments	0.24 hectares	960 metres	Good (7)
Natural green space	0.7 hectares main urban area and major settlements, 2 hectares other areas	720 metres and 2 km from site of 20 hectares	Good (7)
City Centre open space provision all types (including civic space)	0.41 hectares	720 metres	Good (7)

### **POLICY G4: GREEN SPACE IMPROVEMENT AND NEW GREEN SPACE PROVISION**

Residential developments of 10 dwellings or more will be required to provide the following quantities of on site green space per residential unit or where this quantity of green space is unachievable or inappropriate on-site, equivalent off-site provision, financial contribution or combinations thereof should be sought<sup>1</sup>:

1 bedroom dwelling 23sqm

2 bedroom dwelling 33sqm

3 bedroom dwelling 44sqm

4 bedroom dwelling 54sqm

5 or more bedroom dwelling 66sqm

Student bedspaces 18sqm

In determining whether this quantity of provision should be delivered on-site, off-site or as a commuted sum, consideration of the circumstances set out in paragraph 5.5.14 will indicate whether green space should be provided on-site.

Where the factors of paragraph 5.5.14 require green space to be provided on site:



a) The type of green space provided should be decided taking account of the following factors:

- i) Calculations of local surplus and deficiency
  - ii) Mix of dwellings and need for play facilities
  - iii) Practicality of on-site delivery
  - iv) Policy & proposals of an applicable Neighbourhood Plan
- b) Arrangements for on-going maintenance must be agreed
- c) Green space should be accessible to members of the public
- d) Green space should positively contribute to the overall design and character of development (see paragraph 5.5.17)

If off-site financial contributions are to be accepted the core components of the calculation are as follows:

- The costs of laying out space
- Maintenance (general and play facilities) and
- A per-child factor (see paragraph 5.5.18.6 above)

Financial contributions will be used effectively to meet local needs for green space.

#### **POLICY G6: PROTECTION AND REDEVELOPMENT OF EXISTING GREEN SPACE**

Green space (including open space and pedestrian corridors in the City Centre) will be protected from development unless one of the following criteria is met:

- (i) There is an adequate supply of accessible green space/open space within the analysis area and the development site offers no potential for use as an alternative deficient open space type, as illustrated in the Leeds Open Space, Sport and Recreation Assessment, or,
- (ii) The green space/open space is replaced by an area of at least equal size, accessibility and quality in the same locality; or
- (iii) Where supported by evidence and in the delivery of wider planning benefits, redevelopment proposals demonstrate a clear relationship to improvements of existing green space quality in the same locality.

#### **POLICY G8: PROTECTION OF IMPORTANT SPECIES AND HABITATS**

Development will not be permitted which would seriously harm, either directly or indirectly, any sites designated of national, regional or local importance for biodiversity or geological importance or which would cause any harm to internationally designated sites, or would cause harm to the population or conservation status of UK or West Yorkshire Biodiversity Action Plan

(UK BAP and WY BAP) Priority species and habitats. In considering development proposals affecting any designated sites and UK or WY BAP Priority species or habitats, the needs of the development and the requirements to maintain and enhance biological and geological diversity will be examined.

Other than the above requirement particular account will be taken of:

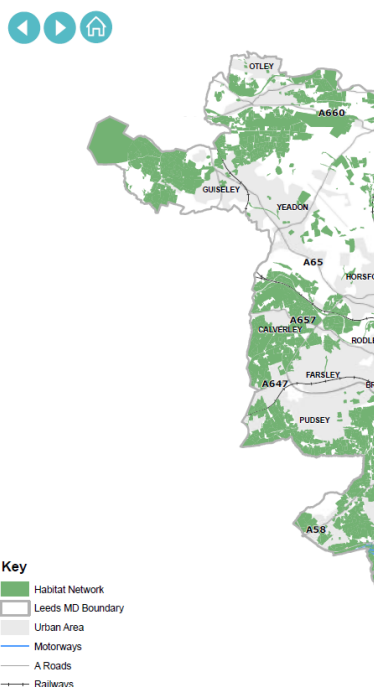
- The extent and significance of potential damage to the interest of any national, regional or local site, or UK or WY BAP Priority species or habitat, and
- Demonstration that the need for the development outweighs the importance of any national, regional or local site, or UK or WY BAP Priority species or habitat, and
- The extent that any adverse impact could be reduced and minimised through protection, mitigation, enhancement and compensatory measures imposed through planning conditions or obligations and which would be subject to appropriate monitoring arrangements.

## **POLICY G9: BIODIVERSITY IMPROVEMENTS**

Development will be required to demonstrate:

- (i) That there will be an overall net gain for biodiversity commensurate with the scale of the development, including a positive contribution to the habitat network through habitat protection, creation and enhancement, and
- (ii) The design of new development, including landscape, enhances existing wildlife habitats and provides new areas and opportunities for wildlife, and
- (iii) That there is no significant adverse impact on the integrity and connectivity of the Leeds Habitat Network.

Map 18 Leeds Habitat Network



## **POLICY EN1: CLIMATE CHANGE – CARBON DIOXIDE REDUCTION**

All developments of 10 dwellings or more, or over 1,000 square metres of floorspace, (including conversion) where feasible), will be required to:

- (i) Reduce total predicted carbon dioxide emissions to achieve 20% less than the Building Regulations Target Emission Rate until 2016 when all development should be zero carbon, and
- (ii) Provide a minimum of 10% of the predicted energy needs of the development from low carbon energy.

Carbon dioxide reductions achieved through criteria (ii) will contribute to meeting criteria (i).

Criteria (ii) will be calculated against the emissions rate predicted by criteria (i) so reducing overall energy demand by taking a fabric first approach will reduce the amount of renewable capacity required.

If it can be demonstrated that decentralised renewable or low carbon energy generation is not practical on or near the proposed development, it may be acceptable to provide a contribution equivalent to the cost of providing the 10%, which the council will use towards an off-site low carbon scheme. The opportunity to aggregate contributions to deliver larger scale low carbon projects would be implemented independent of the development. Wherever possible, the low carbon projects would be linked with local projects that would bring local benefits.

It is likely that the approach of pooling off-site contributions through planning obligations will be replaced by CIL in April 2014.

Applicants will be required to submit an Energy Assessment with their application based on expected end user requirements to demonstrate compliance with this Policy. Where end user requirements change significantly, an updated EA should be submitted prior to construction.

## **POLICY EN2: SUSTAINABLE DESIGN AND CONSTRUCTION**

Non-residential developments of 1,000 or more square metres (including conversion) where feasible are required to meet the BREEAM standard of 'excellent'.

Residential developments of 10 or more dwellings (including conversion) where feasible are required to meet a water standard of 110 litres per person per day.

## **POLICY EN3: LOW CARBON ENERGY**

The Council supports appropriate opportunities to improve energy efficiency and increase the large scale (above 0.5 MW) commercial renewable energy capacity, as a basis to reduce greenhouse gas emissions. This includes wind energy, hydro power, biomass treatment, solar energy, landfill gas, and energy from waste.

Protection of internationally designated nature conservation sites will be a key consideration, including relevant Policies contained as part of the Natural Resources and Waste Local Plan.

Proposals for biomass power generation are required to supply an assessment of the potential biomass resource available (including location) and the transport implications of using that resource. Any development that may lead to an adverse effect on the integrity of a European site will not be supported.

#### **POLICY EN5: MANAGING FLOOD RISK**

The Council will manage and mitigate flood risk by:

Avoiding development in flood risk areas, where possible, by applying the sequential approach and where this is not possible by mitigating measures, in line with the NPPF, both in the allocation of sites for development and in the determination of planning applications.

- (i) Protecting areas of functional floodplain as shown on the Leeds SFRA from development (except for water compatible uses and essential infrastructure),
- (ii) Requiring flood risk to be considered for all development commensurate with the scale and impact of the proposed development and mitigated where appropriate,
- (iii) Reducing the speed and volume of surface water run-off as part of new build developments,
- (iv) Making space for flood water in high flood risk areas,
- (v) Reducing the residual risks within Areas of Rapid Inundation,
- (vi) Encouraging the removal of existing culverting where practicable and appropriate,
- (vii) The development of the Leeds Flood Alleviation Scheme.

#### **POLICY EN8: ELECTRIC VEHICLE CHARGING INFRASTRUCTURE**

All applications for new development which include provision of parking spaces will be required to meet the minimum standard of provision of electric vehicle charging points. This requires:

- i) Residential: 1 charging point per parking space and 1 charging point per 10 visitor spaces
- ii) Office/Retail/Industrial/Education: charging points for 10% of parking spaces ensuring that electricity infrastructure is sufficient to enable further points to be added at a later stage.
- iii) Motorway Service Stations: charging points for 10% of parking spaces ensuring that electricity infrastructure is sufficient to enable further points to be added at a later stage
- iv) Petrol Filling Stations: provision of fast charge facilities.

### 3.2 Site Allocations Plan<sup>5</sup>

The Site Allocations Plan (SAP) is a key document in the [Local Plan for Leeds](#). The SAP identifies sites for housing, employment, retail and greenspace to ensure that enough land is available in appropriate locations to meet the growth targets set out in the [Core Strategy](#).

This includes, as appropriate, any onsite requirements developers will be expected to provide, for example greenspace and local infrastructure (roads, schools, and flood storage). It also sets out which sites will come forward at what stage (known as phasing).

Leeds City Council [submitted 39 Proposed Main Modifications to the Remitted part of the Leeds Site Allocations](#) to the Secretary of State for Ministry of Housing, Communities and Local Government on 26 March 2021 for independent examination.

The Inspector has now considered all representations, including those made at the examination hearing sessions from 14 to 17 September and has proposed main modifications to the SAP.

[The council is now inviting comments on the Inspector's proposed main modifications](#). The consultation period for representations is from 17 December 2021 until 28 January 2022.

#### **SAP Legal Challenge - Relief Judgement**

The Site Allocations Plan (SAP) was adopted on 10 July 2019. There was a period of 6 weeks following the date of adoption of a plan for any person aggrieved with the SAP to submit a high court challenge on statutory grounds.

Aireborough Neighbourhood Development Forum submitted a challenge to the Plan on 20 August 2019, which was heard in the High Court in February 2020.

The High Court issued its decision on 8 June 2020 and ordered relief on 7 August 2020. See the judgement below.

- [SAP High Court Relief Judgement \(PDF, 234KB\)](#)

The effect of this relief is that all housing sites (including mixed use sites) that, immediately before the adoption of the SAP were in the green belt, (37 sites) will be remitted back to the Secretary of State and the Planning Inspectorate for further examination.

During this remittal process these 37 housing sites will be considered as not adopted and as such will return to the green belt until re-examined.

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<sup>5</sup> <https://www.leeds.gov.uk/planning/planning-policy/adopted-local-plan/site-allocations-plan>

The remainder of the SAP remains adopted and carries full weight. The sites are listed below.

(None of these are in Rawdon).

### **Adopted Plan**

The Site Allocations Plan (SAP) was adopted by the council on 10 July 2019. The plan now forms part of the council's Local Plan.

The Plan was found sound by the Inspectors appointed to oversee the public examination process, subject to the inclusion of the main modifications set out in the Appendix 1 to their report.

### **Site Allocations Plan Section 3: Proposals For The 11 Housing Market Characteristic Areas**

#### **1.Aireborough**

#### **Leeds Local Plan Development Plan Document Adopted July 2019**

#### **POLICY HG1: IDENTIFIED HOUSING SITES**

THE SITE ALLOCATIONS PLAN IDENTIFIES THAT THE FOLLOWING CATEGORIES OF SITES CONTRIBUTE TO OVERALL SUPPLY:

- 1) SITES THAT HAVE EXISTING PLANNING PERMISSION; AND
- 2) EXPIRED PLANNING PERMISSIONS FOR HOUSING OR MIXED USE INCLUDING HOUSING THAT ARE STILL DEEMED TO BE APPROPRIATE FOR HOUSING DELIVERY; AND
- 3) ARE ALLOCATED FOR HOUSING IN THE UNITARY DEVELOPMENT PLAN.

THESE CATEGORIES OF IDENTIFIED HOUSING SITES CONTRIBUTE TO THE TARGETS FOR THE ELEVEN HOUSING MARKET CHARACTERISTIC AREAS SET OUT IN CORE STRATEGY POLICY SP7.

THE UDP SITES ARE DETAILED WITHIN SECTION 3 FOR EACH HOUSING MARKET CHARACTERISTIC AREA, WHERE APPLICABLE.

IN AIREBOROUGH THESE SITES ARE:

Plan Ref	Saved UDP Ref	Address	Capacity
HG1-3	H3-3A.09	Netherfield Road, Guiseley	98
HG1-10	H3-2A.01	Greenlea Road, Yeadon	30
Identified housing total:			128

A LIST OF SITES WITH PLANNING PERMISSION/EXPIRED PLANNING PERMISISON

CURRENTLY INCLUDED IN THIS CATEGORY ARE LISTED IN ANNEX 1.

## POLICY HG2: HOUSING ALLOCATIONS

1) THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR HOUSING AND MIXED USE INCLUDING HOUSING, IN ACCORDANCE WITH CORE STRATEGY POLICY SP7.

2) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED IN AIREBOROUGH THE SITES ALLOCATED FOR HOUSING ARE:

Plan Ref	Address	Area ha	Capacity	Green/Brown
HG2-1	New Birks Farm, Ings Lane, Guiseley	10.8	160	Greenfield
HG2-2	Wills Gill, Guiseley	5.1	133	Greenfield
HG2-4	Hollins Hill and Hawkstone Avenue, Guiseley	3	80	Greenfield
HG2-6	Silverdale Avenue (land at), Guiseley	2	32	Greenfield
HG2-7	Swaine Hill Terrace - former Brookfield Nursing Home, Yeadon	0.4	7	Mix 20:80
HG2-8	Kirkland House, Queensway, Yeadon	0.5	17	Mix 20:80
HG2-9	Land at Victoria Avenue, Leeds	3.9	102	Greenfield
HG2-11	Larkfield Drive (off) - Ivy House (adjacent), Rawdon	0.5	6	Mix 80:20
HG2-229	The Old Mill, Miry Lane, Yeadon	0.4	15	Mix 40:60
Housing Allocation Total			552	

### ANNEX 1 – IDENTIFIED HOUSING (HG1) SITES WITH PLANNING PERMISSION/EXPIRED PLANNING PERMISSION

AIREBOROUGH		
Plan Ref	Address	Capacity
HG1-1	Bradford Road - High Royds, Menston	349
HG1-2	Netherfield Road - Cromptons, Guiseley	116
HG1-4	The Drop Inn 29 Town Street Guiseley	6
HG1-5	Parkside Works Otley Road Guiseley	7
HG1-6	Springfield Road - Springhead Mills, Guiseley	54
HG1-7	Former Dairy Crest Site, Queensway, Guiseley	14
HG1-8	107 Queensway Yeadon	9
HG1-9	Haworth Court, Chapel Lane	45
HG1-11	Station Garage, Henshaw Lane, Yeadon	5
HG1-12	Site of Units at Green Lane Dyeworks and Mill Ponds and 25 and 27 Green Lane, Yeadon, Leeds	171
HG1-13	26-28 New Road Side, Rawdon	5
HG1-14	Batter Lane, Rawdon	4
HG1- 98*	Low Hall Road -Riverside Mill, Horsforth LS19	52
Total		837

\*No further flood risk exception test would be needed for this site provided the development is carried out in accordance with the permission. If the scheme is altered or reapplication made, a further exception test will be required.

### 3.3 Supplementary Planning Documents<sup>6</sup>

Supplementary Planning Guidance provides advice on policies in the Local Plan. We use Supplementary Planning Documents (SPDs) to help make decisions on planning applications.

#### Adopted SPDs

The following SPDs have been adopted and may of relevance to the Rawdon NDP:

- [Accessible Leeds SPD\(PDF, 3MB\)](#)
- [Advertising design guide SPD\(PDF, 3.1 MB\)](#)
- [Biodiversity and waterfront development SPD\(PDF, 3 MB\)](#)
- [Building for Tomorrow Today - Sustainable Design and Construction\(PDF, 5MB\)](#)
- [Building for Tomorrow Today - Update Note June 2020\(PDF, 91KB\)](#)
- [Designing for community safety\(PDF, 2.2MB\)](#)
- [Hot Food Takeaway SPD\(PDF 493KB\)](#)
- [Hot Food Takeaway SPD - Appendices\(PDF 12.8MB\)](#)
- [Householder Design Guide\(PDF, 2.4MB\)](#)
- [Neighbourhoods for Living\(PDF, 14.3MB\)](#)
- [Neighbourhoods for Living - Memorandum August 2015 \(PDF, 14.1MB\)](#)
- [Neighbourhoods for Living - Update Note June 2020\(PDF, 92KB\)](#)
- [Parking policies and guidelines\(PDF, 5MB\)](#)
- [Public transport improvements and developer contributions\(PDF, 5MB\)](#)
- [Street design guide SPD - main report\(PDF, 4.4MB\)](#)
- [Street design guide SPD - appendices\(PDF, 6.1MB\)](#)
- [Sustainable design and construction SPD\(PDF, 4.3MB\)](#)
- [Travel plan SPD\(PDF, 491KB\)](#)

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<sup>6</sup> <https://www.leeds.gov.uk/planning/planning-policy/supplementary-planning-documents-and-guidance>

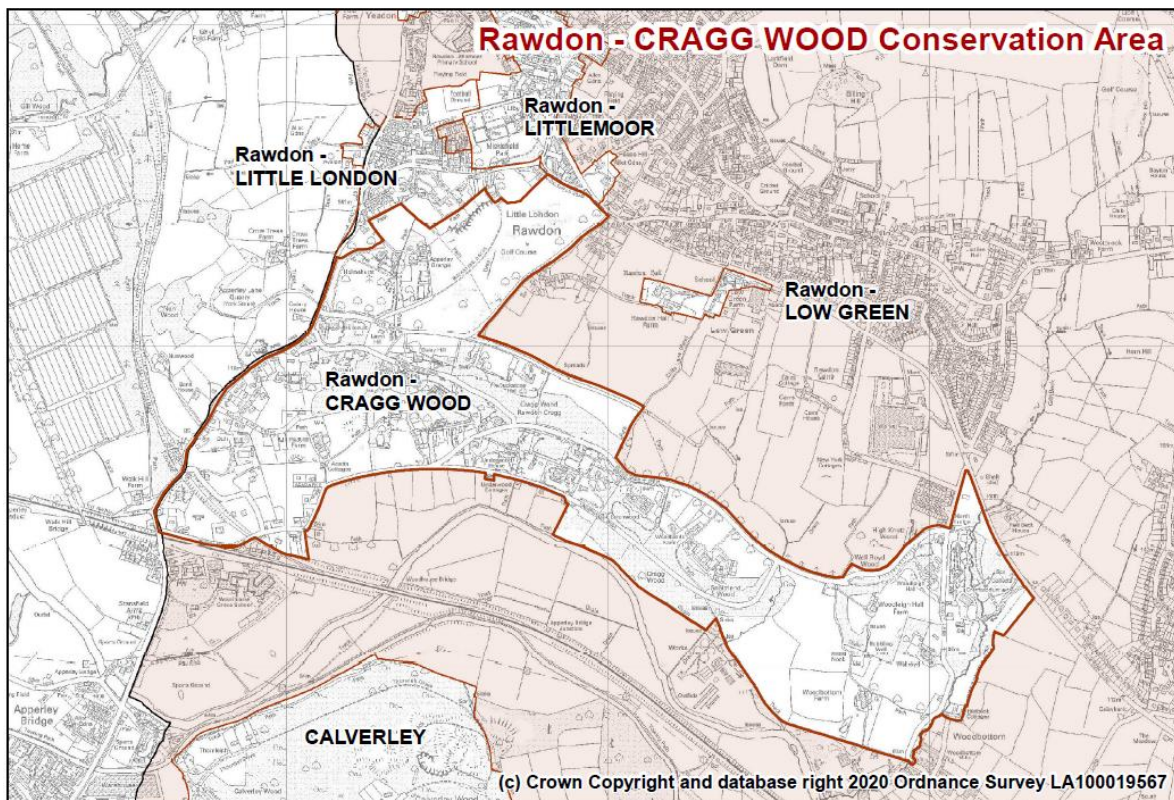


## 4.0 Built Heritage

### 4.1 Conservation Areas in Rawdon<sup>7</sup>

There are 4 conservation areas in Rawdon:

#### Rawdon Cragg Wood



### CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Approved as a material consideration in the determination of planning decisions - 8th October, 2012

Rawdon Cragg Wood is a place of special character and historic interest. This appraisal and management plan sets out the features that contribute to its distinctiveness and identifies opportunities for its protection and enhancement.

#### Summary of special interest

“The ‘old nobility’ may have gone, perhaps for ever, but in their stead has arisen a race of self-made nobles, born of trade and commerce, whose pretty villas or castellated towers stud the hillside or nestle in the wood, to the undoubted advantage of the landscape. The fortunate possessors of these abodes being almost

<sup>7</sup> <https://www.leeds.gov.uk/planning/conservation-protection-and-heritage/conservation-area>

exclusively Bradford traders, Rawdon is but an aristocratic suburb of the metropolis of the worsted trade.” Cudworth recounted in Wilcock 2000.

Rawdon Cragg Wood conservation area covers a rural suburb of Victorian villas set in spacious wooded grounds developed in the second half of the 19th century.

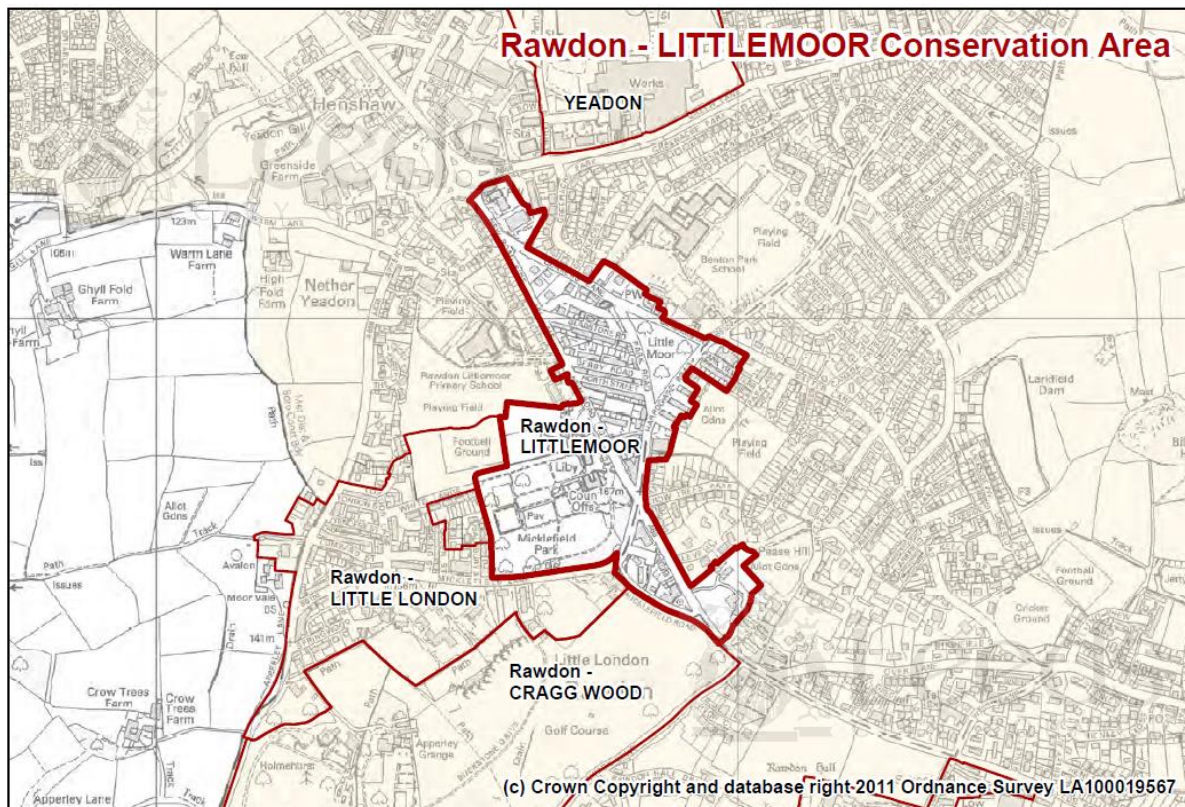
The surviving woodland of the area and vernacular buildings of farmsteads and cottage terraces recalls an earlier landscape.

Many of the once private houses are now converted for multiple dwelling or alternative use, such as nursing homes. Despite this change of use and some peripheral residential development in former estate lands, the area retains its special character.

Key characteristics:

- The relatively steeply sloping and heavily wooded nature of the valley side defines the conservation area.
- The settlement form of the area is dominated by the mansions set within their spacious landscaped grounds and the planned carriage drives that wind across the contours of the valley.
- Views of the villas are limited from the roadside but their elaborate gateways with gate lodges act as focal points.
- Long distance open views to the countryside, River Aire and beyond is indicative of its rural character that distinguishes it from other 19th century villa developments usually found on the edge of towns.
- The substantial Victorian mansions feature high levels of architectural ornamentation in gothic revival, Tudor and Elizabethan styles. High quality materials include the common use of the local gritstone in ashlar and as squared and coursed masonry.
- Vernacular farmsteads and cottage terraces recall the earlier agricultural landscape.
- The woodland, tree lined avenues, surviving elements of the landscaped grounds of the mansions, in particular the boundary belts and mature trees form a dominant element of the special character.

## Rawdon Littlemoor



## Rawdon Little Moor CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

Approved as a material consideration in the determination of planning decisions 1st June 2011

Rawdon Little Moor is a place of special character and historic interest.

This appraisal and management plan sets out the features that contribute to its distinctiveness and identifies opportunities for its protection and enhancement.

### Overview

#### Summary of special interest

Rawdon Little Moor is a modest but unique settlement. The settlement form is characteristic of a typical West Yorkshire village which relates to a predominantly early 19th Century streetscape, in the form of highly legible terraces and cottages, within a compact and tightly built urban form.

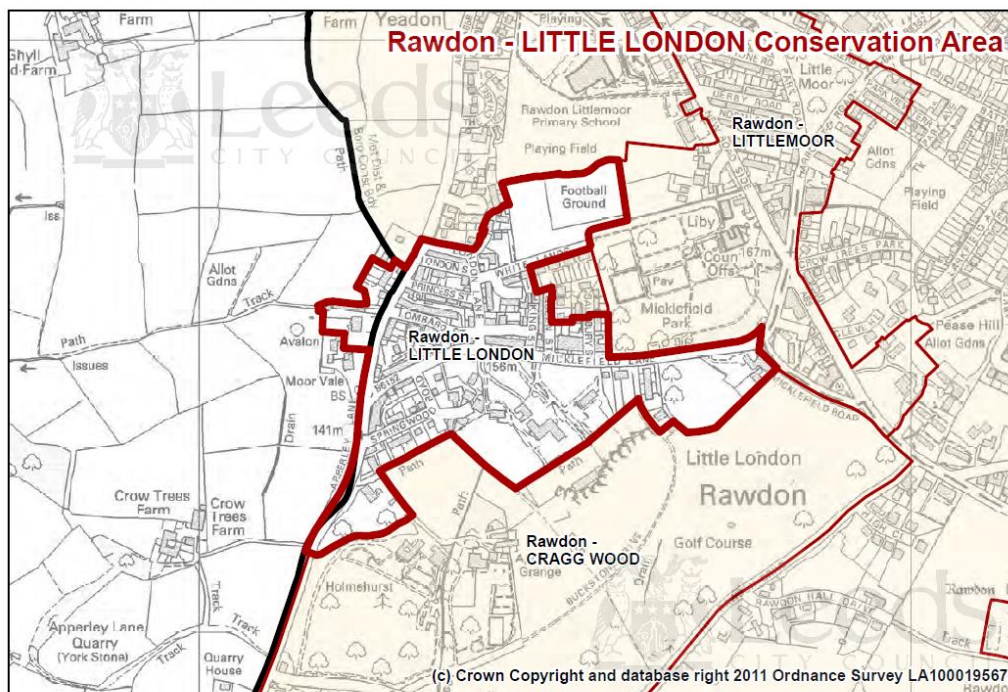
The village probably originated as a meeting place where two roads met on the edge of the moor that lead towards the medieval settlement of Rawdon proper. There were smaller farmsteads within the locality that began to form hamlets such as Low Fold, but these were subsequently integrated under the name Little Moor after the 18th Century Turnpikes modified Harrogate Road and created the post 1780s New Road Side.



The form we can see today dates largely from the mid 19th century, due to the increase in the local weaving industry. However, earlier buildings are to be found within the area and the Quaker influence was especially important. Its setting is nicely tucked beneath the higher ground of Rawdon billing and on the gentle slope before the Aire Valley continues north west towards the Dales.

The main features of the Conservation Area include the distinctive triangular Little Moor Park area. This may have been a remnant after the 18th Century Enclosure Act and has ever since been an area of common land and an important amenity. The original tight grained terrace forms dictate a special character that is possibly related to historic field boundaries and the grand Victorian villas, many of which evolved from earlier farm houses.

### Rawdon Little London



### Rawdon Little London CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

Approved as a material consideration in the determination of planning Decisions - 8th June 2011

Rawdon Little London is a place of special character and historic interest.

This appraisal and management plan sets out the features that contribute to its distinctiveness and identifies opportunities for its protection and enhancement.

## Overview

### Summary of special interest

Rawdon Little London is made up of long rows of former weavers cottages contrasting with the large former villas and open spaces to the south of Micklefield Lane. The core of the village is a well defined, tightly knit community that retains its own distinctiveness and unique character.

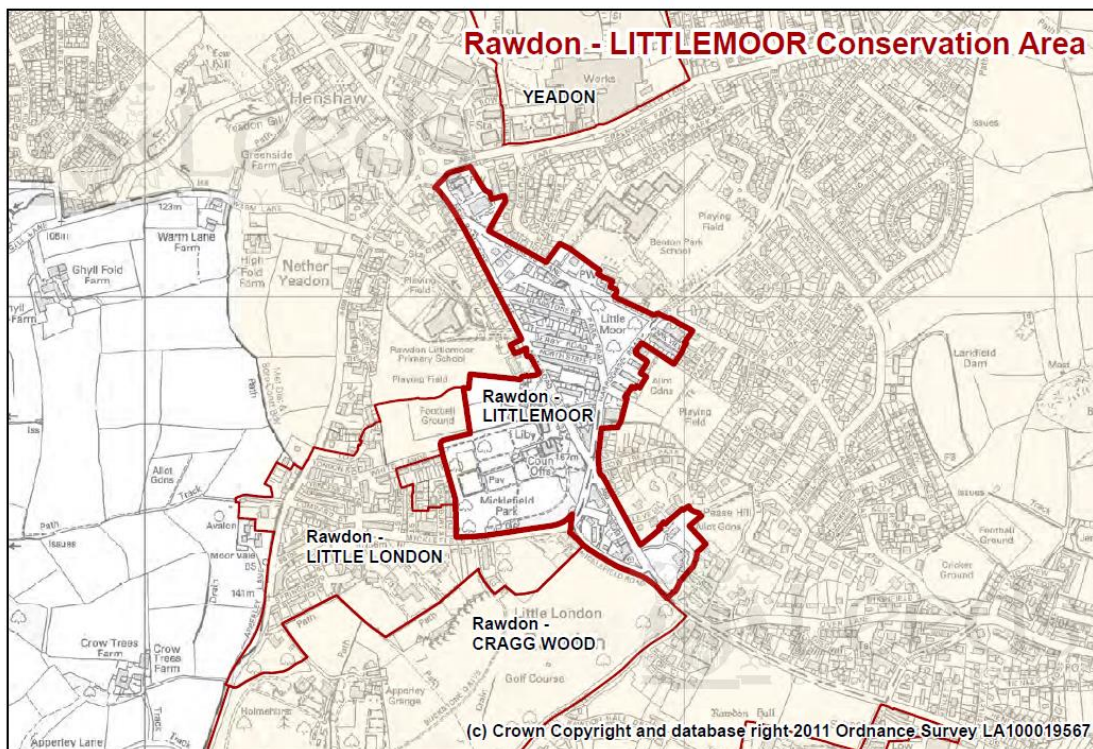
The village probably originated as a small farmstead, but quickly grew into the form we can see today during the late 18th and early 19th century, largely due to the increase in the local weaving industry. Its setting looking up the Aire Valley towards the Yorkshire Dales provides the settlement with dramatic views to the North West.

The Conservation Area is divided between Leeds and Bradford Metropolitan Council and the main A658 Apperley Lane forms the municipal boundary. The scope of this appraisal is only related to the areas of the Conservation Area that fall within Leeds, although reference is made to the Bradford area for information and context.

The original tight grained terrace form is highly characteristic and dictates a special character that is possibly related to historic field boundaries. This is contrasted by the grand villas and large houses to the south of Micklefield Lane and adjoining the neighbouring Cragg Wood Conservation Area.

Later development was more ornate with grand Victorian era terraces and townhouses with bold architectural features and details.

### Rawdon Low Green



## **Rawdon Low Green CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN**

### **Approved as a material consideration in the determination of planning decisions—30 May 2011**

Rawdon Low Green is a place of special architectural and historic interest. This appraisal and management plan sets out the features that contribute to its distinctiveness and identifies opportunities for its protection and enhancement.

#### **Summary of Special Interest**

Rawdon Low Green is a historic settlement with evidence of occupation from the 17th century to the present day. Whilst this small settlement itself is steeped in history, its modern day appearance is reliant on a few very significant characteristics;

- The area appears fundamentally unchanged in the last 150 years. The tight knit construction of the historic buildings has left very little room for development in and around the area, thereby retaining a strong element of its historic identity
- The architecture on the whole is very focussed on a period in time, with three storey weaving cottages dominating the visual character and appearance of the area.
- The conservation area remains physically detached from the suburban sprawl of Rawdon by Leeds Road. This independence ensures Low Green retains a level of independency unlike the other once detached settlements in Rawdon, such as Littlemoor.
- A consistent palette of the materials, with very few modern materials exemplifies Rawdon Low Green's historic character and appearance.

Whilst these factors are key elements in the special character and appearance of Rawdon Low Green other factors such as landscape setting, mature trees and farm buildings all play a part which establishes Low Green as a village of very special architectural and historic interest, the character and appearance of which deserves the protection which conservation area status brings.

## 4.2 Listed Buildings<sup>8</sup>

Rawdon parish - 34 results found.

### Search Results

#### TRINITY CHURCH SUNDAY SCHOOL

List Entry Number: 1135588

Heritage Category: Listing

Grade: II

Location: TRINITY CHURCH SUNDAY SCHOOL, NEW ROAD SIDE, AIREBOROUGH, YEADON AND GUISELEY, Rawdon, Leeds

#### MEETING HOUSE COTTAGE WITH ATTACHED STABLE

List Entry Number: 1135589

Heritage Category: Listing

Grade: II

Location: MEETING HOUSE COTTAGE WITH ATTACHED STABLE, QUAKERS LANE, AIREBOROUGH, YEADON AND GUISELEY, Rawdon, Leeds

#### Church of St Peter

List Entry Number: 1135590

Heritage Category: Listing

Grade: II

Location: Church of St Peter, Town Street, AIREBOROUGH, YEADON AND GUISELEY, Rawdon, Leeds

#### GROUP OF 3 HIRD MONUMENTS APPROXIMATELY 3 METRES SOUTH EAST OF CHANCEL OF CHURCH OF ST PETER

List Entry Number: 1135591

Heritage Category: Listing

Grade: II

Location: GROUP OF 3 HIRD MONUMENTS APPROXIMATELY 3 METRES SOUTH EAST OF CHANCEL OF CHURCH OF ST PETER, TOWN STREET, AIREBOROUGH, YEADON AND GUISELEY, Rawdon, Leeds

#### FOSTER MONUMENT APPROXIMATELY 1 METRE SOUTH OF EAST BAY OF CHANCEL OF CHURCH OF ST PETER

List Entry Number: 1135592

Heritage Category: Listing

Grade: II

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<sup>8</sup> <https://historicengland.org.uk/listing/the-list/>

Location: FOSTER MONUMENT APPROXIMATELY 1 METRE SOUTH OF EAST BAY OF CHANCEL OF CHURCH OF ST PETER, TOWN STREET, AIREBOROUGH, YEADON AND GUISELEY, Rawdon, Leeds

[EXLEY TOMB CHEST APPROXIMATELY 3 METRES SOUTH OF 3RD BAY OF AISLE OF CHURCH OF ST ST PETER](#)

List Entry Number: 1135593

Heritage Category: Listing

Grade: II

Location: EXLEY TOMB CHEST APPROXIMATELY 3 METRES SOUTH OF 3RD BAY OF AISLE OF CHURCH OF ST ST PETER, TOWN STREET, AIREBOROUGH, YEADON AND GUISELEY, Rawdon, Leeds

[WOODLEIGH HALL](#)

List Entry Number: 1135597

Heritage Category: Listing

Grade: II

Location: WOODLEIGH HALL, WOODLANDS DRIVE, AIREBOROUGH, YEADON AND GUISELEY, Rawdon, Leeds

[Layton Ghyll](#)

List Entry Number: 1135629

Heritage Category: Listing

Grade: II

Location: Layton Ghyll, Layton Road, RAWDON, YEADON AND GUISELEY, Rawdon, Leeds

[Crow Trees](#)

List Entry Number: 1135630

Heritage Category: Listing

Grade: II

Location: Crow Trees, Leeds Road, AIREBOROUGH, YEADON AND GUISELEY, Rawdon, Leeds

[LAYTON HALL](#)

List Entry Number: 1204164

Heritage Category: Listing

Grade: II

Location: LAYTON HALL, LAYTON ROAD, AIREBOROUGH, YEADON AND GUISELEY, Rawdon, Leeds

[IVY COTTAGE](#)

List Entry Number: 1204222

Heritage Category: Listing



Grade: II

Location: IVY COTTAGE, OVER LANE, AIREBOROUGH, YEADON AND GUISELEY, Rawdon, Leeds

[ENTRANCE GATEWAY TO FRIENDS' MEETING HOUSE, WITH ATTACHED FRONT WALL](#)

List Entry Number: 1204232

Heritage Category: Listing

Grade: II

Location: ENTRANCE GATEWAY TO FRIENDS' MEETING HOUSE, WITH ATTACHED FRONT WALL, QUAKERS LANE, RAWDON, YEADON AND GUISELEY, Rawdon, Leeds

[GROUP OF 4 HARDAKER AND BOOTH MONUMENTS APPROXIMATELY 1 METRE EAST OF EAST WALL OF CHANCEL OF CHURCH OF ST PETER](#)

List Entry Number: 1204262

Heritage Category: Listing

Grade: II

Location: GROUP OF 4 HARDAKER AND BOOTH MONUMENTS APPROXIMATELY 1 METRE EAST OF EAST WALL OF CHANCEL OF CHURCH OF ST PETER, TOWN STREET, AIREBOROUGH, YEADON AND GUISELEY, Rawdon, Leeds

[THE TOWER OF WOODHOUSE GROVE SCHOOL](#)

List Entry Number: 1240194

Heritage Category: Listing

Grade: II

Location: THE TOWER OF WOODHOUSE GROVE SCHOOL, HORSFORTH, Rawdon, Leeds

[TOWLSON MEMORIAL MUSIC ROOM, SCHOOL SHOP AND DOMESTIC OFFICES AT WOODHOUSE GROVE SCHOOL](#)

List Entry Number: 1240195

Heritage Category: Listing

Grade: II

Location: TOWLSON MEMORIAL MUSIC ROOM, SCHOOL SHOP AND DOMESTIC OFFICES AT WOODHOUSE GROVE SCHOOL, APPERLEY LANE, HORSFORTH, Rawdon, Leeds

[BRONTE HOUSE PREPARATORY SCHOOL](#)

List Entry Number: 1240196

Heritage Category: Listing

Grade: II

Location: BRONTE HOUSE PREPARATORY SCHOOL, APPERLEY LANE, HORSFORTH, Rawdon, Leeds

[Tombs, grave markers and boundary walls of Cragg Wood Baptist Burial Ground](#)

List Entry Number: 1242956

Heritage Category: Listing

Grade: II

Location: Tombs, grave markers and boundary walls of Cragg Wood Baptist Burial Ground, Cragg Wood Drive, LEEDS, Rawdon, Leeds

[WOODHOUSE GROVE SCHOOL \(MAIN BUILDING\)](#)

List Entry Number: 1261142

Heritage Category: Listing

Grade: II

Location: WOODHOUSE GROVE SCHOOL (MAIN BUILDING), APPERLEY LANE, HORSFORTH, Rawdon, Leeds

[WOODHOUSE GROVE METHODIST CHURCH AND SCHOOL CHAPEL](#)

List Entry Number: 1261143

Heritage Category: Listing

Grade: II

Location: WOODHOUSE GROVE METHODIST CHURCH AND SCHOOL CHAPEL, APPERLEY LANE, HORSFORTH, Rawdon, Leeds

[MONUMENTAL HIRD SLAB APPROXIMATELY 1 METRE FROM 2ND BAY OF AISLE OF CHURCH OF ST PETER](#)

List Entry Number: 1281233

Heritage Category: Listing

Grade: II

Location: MONUMENTAL HIRD SLAB APPROXIMATELY 1 METRE FROM 2ND BAY OF AISLE OF CHURCH OF ST PETER, TOWN STREET, AIREBOROUGH, YEADON AND GUISELEY, Rawdon, Leeds

[GROUP OF 5 MONUMENTS APPROXIMATELY 9 METRES SOUTH OF CHURCH OF ST PETER](#)

List Entry Number: 1281256

Heritage Category: Listing

Grade: II

Location: GROUP OF 5 MONUMENTS APPROXIMATELY 9 METRES SOUTH OF CHURCH OF ST PETER, TOWN STREET, AIREBOROUGH, YEADON AND GUISELEY, Rawdon, Leeds

[GROUP OF 4 HIRD AND LONGBOTTAM MONUMENTS FROM APPROXIMATELY 1 METRE SOUTH OF CHANCEL OF CHURCH OF ST PETER](#)

List Entry Number: 1281278

Heritage Category: Listing

Grade: II

Location: GROUP OF 4 HIRD AND LONGBOTTAM MONUMENTS FROM APPROXIMATELY 1 METRE SOUTH OF CHANCEL OF CHURCH OF ST PETER, TOWN STREET, AIREBOROUGH, YEADON AND GUISELEY, Rawdon, Leeds

#### RAWDON HALL

List Entry Number: 1281301

Heritage Category: Listing

Grade: II\*

Location: RAWDON HALL, RAWDON HALL DRIVE, AIREBOROUGH, YEADON AND GUISELEY, Rawdon, Leeds

#### RAWDON FREE SCHOOL

List Entry Number: 1281334

Heritage Category: Listing

Grade: II

Location: RAWDON FREE SCHOOL, 2, LAYTON AVENUE, RAWDON, YEADON AND GUISELEY, Rawdon, Leeds

#### SHROG PRODUCTS AND PICKWIKETT, LOW FOLD

List Entry Number: 1281350

Heritage Category: Listing

Grade: II

Location: SHROG PRODUCTS AND PICKWIKETT, LOW FOLD, NEW ROAD SIDE, AIREBOROUGH, YEADON AND GUISELEY, Rawdon, Leeds

#### NUMBERS 6 AND 7 STONEY CROFT

List Entry Number: 1281399

Heritage Category: Listing

Grade: II

Location: NUMBERS 6 AND 7 STONEY CROFT, BATTER LANE, AIREBOROUGH, YEADON AND GUISELEY, Rawdon, Leeds

#### OLD LARKFIELD AND LARKFIELD COTTAGE

List Entry Number: 1313172

Heritage Category: Listing

Grade: II

Location: OLD LARKFIELD AND LARKFIELD COTTAGE, LARKFIELD ROAD, AIREBOROUGH, YEADON AND GUISELEY, Rawdon, Leeds

#### TRINITY CHURCH

List Entry Number: 1313193

Heritage Category: Listing

Grade: II

Location: TRINITY CHURCH, NEW ROAD SIDE, AIREBOROUGH, YEADON AND GUISELEY, Rawdon, Leeds

[Rawdon Quaker Meeting House](#)

List Entry Number: 1313194

Heritage Category: Listing

Grade: II

Location: Quakers Lane, Rawdon, Leeds, LS19 6HU, Rawdon, Leeds

[DOVE COTTAGE \(NOW INCORPORATING THE FORMER BUCKSTONE COTTAGE\)](#)

List Entry Number: 1389417

Heritage Category: Listing

Grade: II

Location: DOVE COTTAGE (NOW INCORPORATING THE FORMER BUCKSTONE COTTAGE), APPERLEY LANE, LEEDS, Rawdon, Leeds

[BUCKSTONE HALL](#)

List Entry Number: 1389702

Heritage Category: Listing

Grade: II

Location: BUCKSTONE HALL, CLIFFE DRIVE, RAWDON, LEEDS, Rawdon, Leeds

[Micklefield House](#)

List Entry Number: 1424014

Heritage Category: Listing

Grade: II

Location: New Road Side, Rawdon, Leeds, LS19 6DF, Rawdon, Leeds

[Acacia Farm, including farmbuildings and farmhouse](#)

List Entry Number: 1459496

Heritage Category: Listing

Grade: II

Location: Rawdon, Leeds

[Cup and ring marked rock 40m south east of Hillcourt, Rawdon](#)

List Entry Number: 1016267

Heritage Category: Scheduling

Location: Rawdon, Leeds

## 5.0 Natural Environment

### 5.1 Landscape Character

Rawdon is in Natural England **National Character Area 38. Nottinghamshire, Derbyshire and Yorkshire Coalfield**<sup>9</sup>

#### Summary

The Nottinghamshire, Derbyshire and Yorkshire Coalfield is an area that has seen great change over the past few centuries. The impact of widespread industrialisation and development on the landscape and settlement pattern within the National Character Area (NCA) is clear, influencing the visual and ecological landscape. The geological deposits of coal and iron, along with the water supply, brought mass industrialisation to the area to exploit these resources. A generally low-lying area, with hills and escarpments above wide valleys, the landscape embraces major industrial towns and cities as well as villages and countryside.

Over half of the NCA (64 per cent) is currently designated as greenbelt land; this maintains some distinction between settlements and represents areas that are often under pressure for development and changes in land use. Very little of the NCA is designated for geology or nature conservation, but instead the landscape is dotted with many pockets and patches of habitat where species find refuge.

This is often on land that was once worked for minerals or occupied by major industry, and as these enterprises have declined the land they once dominated has opened up with opportunities to create a new landscape which will continue to provide a strong sense of place for local populations.

The large populations of the towns and cities within the NCA mean that there will be opportunities to better engage people with the natural and historical environment, creating new access and recreational openings that deliver a better quality of life while also helping people and wildlife to adapt to a changing climate.

The NCA is an important area nationally for history, especially in relation to industrialisation and the story of its impact on the landscape. Opportunities should be taken to restore and maintain historical features in the landscape and to explore how they can be interpreted and used to educate and engage people with the landscape.

Rivers and waterways are an important feature in the landscape, often linking rural and urban areas and increasingly providing green corridors and tranquil settings for both people and wildlife. The source of the water is outside the NCA, as is the case for a number of ecosystem services, and the large population means that the area is a key user of ecosystem services (such as water) that are provided by surrounding NCAs. A key challenge will be to improve links between this NCA and others in order

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<sup>9</sup> <http://publications.naturalengland.org.uk/publication/4743624?category=587130>





golf courses become more common. Extensive uninterrupted views can be gained over surrounding areas, particularly from the higher plateau tops.

### **Forces for change**

Today, parts of the open and largely undeveloped pastoral plateau farmland are under pressure from urban influences such as garden centre and golf course development, and the spread of “horseculture.” These activities are having an effect on land use, particularly along the lower slopes and around the edges of settlements and have the effect of introducing a 'suburban' nature to an otherwise predominantly rural landscape.

In addition, and as in many of the areas around Leeds, some of the walls and hedgerows are poorly maintained and suffering from neglect.

### **Management strategy and guidelines**

The overall management strategy for the pastoral plateau farmland landscape type should be a combination of conservation of the open undeveloped nature of the pastoral plateau and its characteristic features with restoration of traditional farmland features where these are in decline or suffering from neglect. The strategy should be to protect the areas from further 'suburbanisation' of the countryside, including the loss of traditional farm buildings and their replacement with inappropriate new development.

Management guidelines which are applicable for all the landscape units within the pastoral plateau farmland landscape type are described below. Detailed management strategies and guidelines for the individual landscape units are described in separate documents.

- Seek to control the adverse effects of horse grazing in inappropriate locations. In recent years, there has been an increasing demand for the use of land for horse grazing, including around the pastoral fringes of northern Leeds. In places this has had a significant impact on the landscape, particularly where visible on the open plateau, with the proliferation of temporary structures and ancillary buildings and with impoverishment of pasture due to overgrazing. Where possible, these adverse effects of horse grazing should be controlled, particularly on the open plateau tops, where it introduces a 'suburban' influence into a rural landscape.
- Conserve and enhance through small scale planting, the wooded copses and strip woodland alongside roads and becks. The priority for this landscape should be to maintain the open character of the plateau summits. However, tree cover in strip woodland alongside roads and becks is an important feature and should be conserved. Any new woodland planting should complement and strengthen this pattern of strip woodland and should be broad-leaved in character.
- Conserve and enhance tree cover along field boundaries, particularly on the lower slopes and within the shallow valleys, through regeneration and replanting of boundary trees. The priority for this landscape should be to maintain the open character of the plateau summits. However, tree cover along boundaries on the lower slopes and within the valleys is a characteristic feature. To maintain and

enhance this, natural regeneration of boundary trees should be encouraged wherever possible or replanting should be carried out using locally occurring species such as oak, ash and sycamore.

- Conserve and enhance field pattern through more appropriate wall and hedgerow management.

The general condition of hedgerows on the lower areas of the pastoral plateau is variable, although some are gappy or dying out at the base. Many hedges would benefit from more appropriate management, which would include allowing hedgerows to grow thicker and planting up individual gaps. They should not, however, be allowed to grow too tall as this would reduce the open nature of the area. Drystone walls made from the local millstone grit are also a distinctive feature of the higher parts of the plateau, contributing significantly to the local character. In places they are falling into disrepair, with some sections being replaced by wire fencing. Where possible, these walls should be restored, with priority given to restoring those along roadsides and along farm boundaries.

## **RIVER VALLEY**

### **Landscape character**

The river valley landscape type occurs in two landscape units: the Calverley Valley (LCM1 X); and the Cockersdale Valley (LCM19).

It forms an intact and distinctive river valley, defined by a prominent valley landform. The flat narrow valley floor generally contains a mix of land uses, including pastoral farmland, areas of amenity or recreational use and isolated pockets of industry or public utility works.

Woodland, mainly semi-natural, lines stretches of the river banks, forming a strong linear feature alongside communication lines such as railways, canals and roads which can also be present. Woodland is prominent on the steeper valley slopes, providing an important recreational and visual resource and surrounding pockets of intact pasture. These tend to be bordered by drystone walls or a strong pattern of hedgerows.

### **Forces for change**

The river valleys generally form intact rural corridors, in close proximity to the urban areas which dominate views along the higher ground. Due to the proximity of the urban edge, this landscape is under pressure from urban influences, including industrial development and formal recreational facilities such as golf courses. Where the countryside has remained generally intact, the main changes appear to be related to a gradual decline in the condition of field boundaries, particularly hedges which have become overgrown and gappy.

### **Management strategy and guidelines**

The overall management strategy for the river valley landscape type should be a



careful balance between conservation of the intact, rural pastoral and wooded features of the river valley, combined with restoration where these features are in decline or where urban influences are beginning to encroach.

Management guidelines which are applicable for all the landscape units within the river valley landscape type are described below. Detailed management strategies and guidelines for the individual landscape units are described elsewhere in separate documents, references as above left.

- Conserve areas of permanent pasture. Permanent pasture is a characteristic feature along the river valley and slopes. Where pasture occurs, particularly that which has remained undisturbed for many years, it should be conserved and managed as low input grassland, to increase its value for landscape and wildlife. Any tree planting should be designed to avoid the best areas of pasture.
- Identify opportunities for recreating riverside wet land habitats. Reedbeds and marshland are typically associated with river corridors. These habitats are particularly important for wildlife and give an element of naturalness to river landscapes. Any remaining wetlands should be conserved and opportunities should be sought for creating new wetlands in certain areas.
- Control the adverse effects of horse grazing in inappropriate locations. In recent years, there has been an increasing demand for the use of land for horse grazing, including around the fringes of urban areas. In places this has had a significant impact on the landscape with the proliferation of temporary structures and ancillary buildings with impoverishment of pasture due to overgrazing. Where possible, these adverse effects of horse grazing should be controlled, to avoid increasing the 'suburban' influence in the river valley landscape.
- Conserve and enhance tree cover through regeneration and replanting of field boundary trees. Scale and enclosure in this landscape are controlled by the nature of the topography, field pattern and the density of the woodland and tree cover. Hedgerow trees and trees alongside roads and lanes reinforce the impression of enclosure. To maintain and enhance this. Natural regeneration of hedgerow trees should be encouraged wherever possible, although replanting could be undertaken if necessary, using locally occurring native tree species .
- Enhance the continuity of the river channel through appropriate tree and shrub planting. Within the generally well wooded river valleys, strip woodland and waterside trees and scrub are important features, contributing to the riverside environment. To maintain this effect, natural regeneration of trees should be encouraged and planting of new trees and copses may also be appropriate, especially where they complement existing tree cover or can act as screening for industrial developments in the valley. Locally occurring native species and shrubs should be used and where possible, planting should also aim to keep one bankside clear to maintain a variety of wildlife habitats
- Where opportunities exist, consider restoring areas of former parkland. Although landscaped parks are not a particular feature within this landscape type, there are some remnant areas for example around Rawdon Hall Farm. As well as their

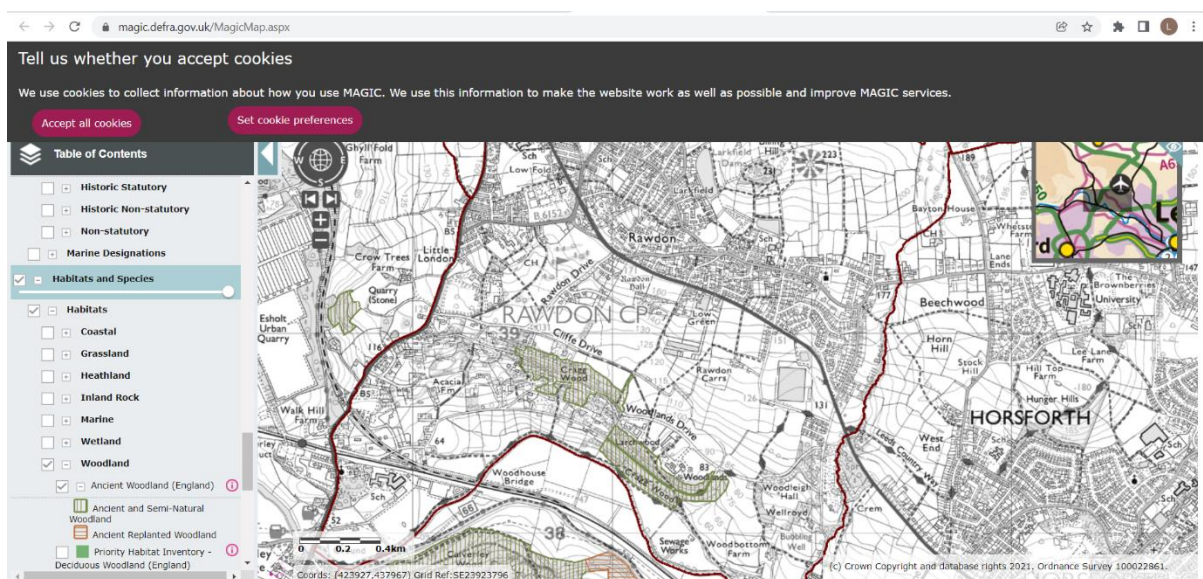
historical importance, parklands provide diversity and interest in the landscape. True parkland in permanent grassland with large scattered trees is in decline. Wherever possible, consideration should be given to reinstating areas of former park and new planting to replace old trees.

- Conserve and strengthen the characteristic pattern of small and medium sized fields. Field pattern is a dominant visual element, particularly on the valley slopes. The small and medium sized fields are typically bounded by thorn hedges or drystone walls. In places, the hedges are becoming overgrown and gappy and the walls falling into disrepair. This results in a more open neglected looking landscape. Many hedges would benefit from more appropriate management, which would include traditional management techniques such as coppicing and planting up of individual gaps. In addition, walls should be restored. With priority given to restoring those along roadsides and along farm boundaries.

## 5.2 Biodiversity and Wildlife

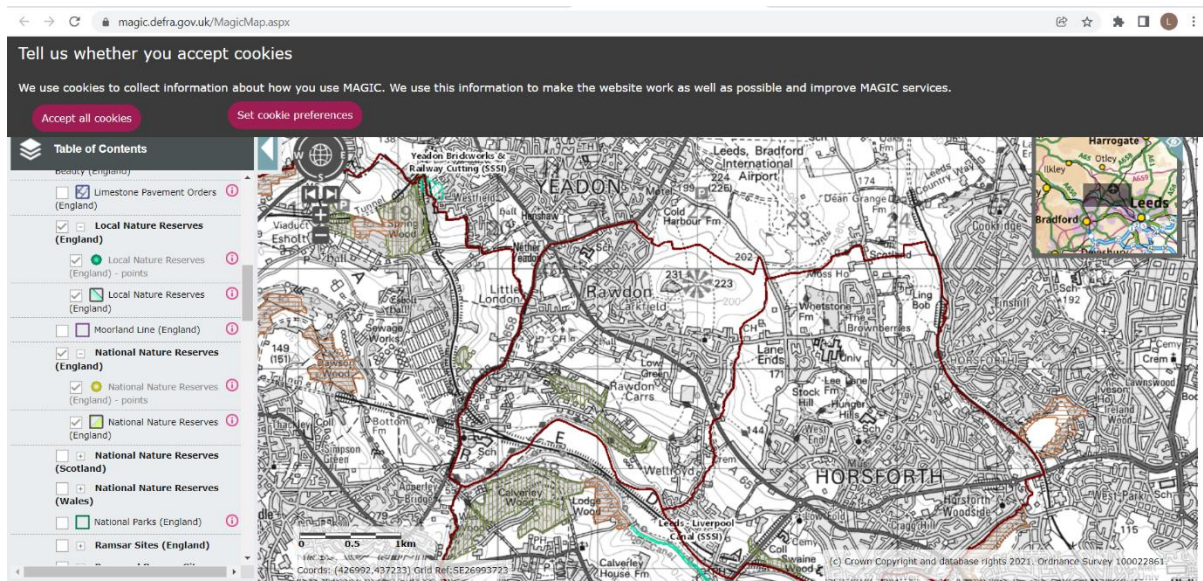
See Natural England maps - Magic<sup>11</sup>

There are a couple of areas of ancient woodland within Rawdon parish:



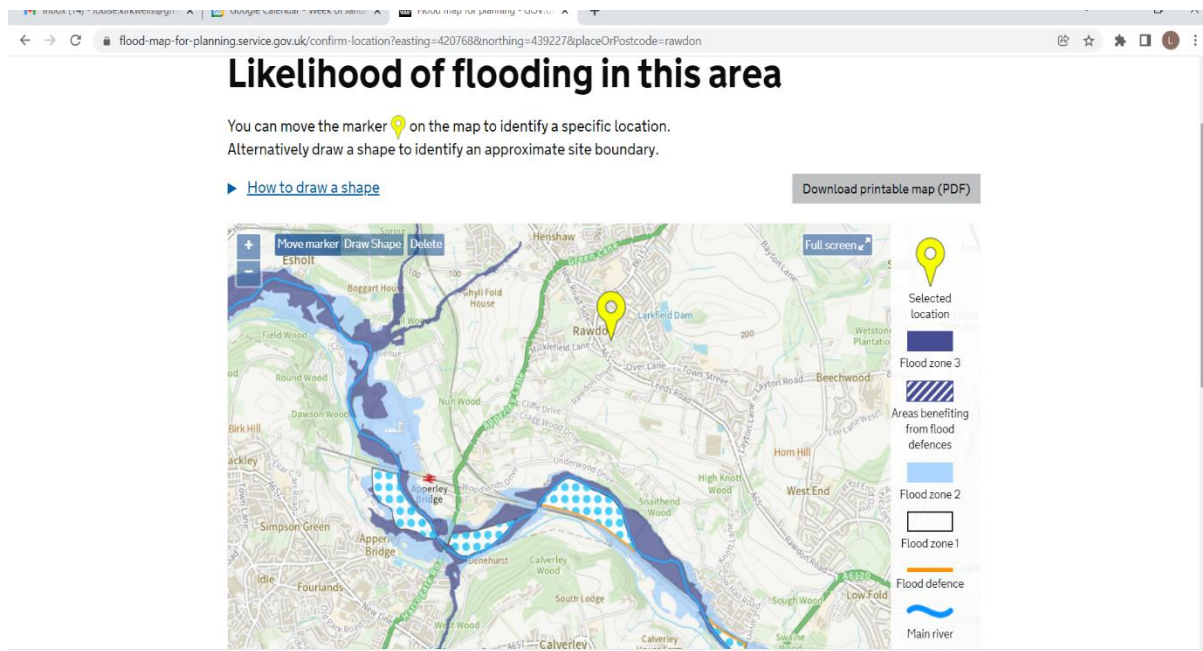
<sup>11</sup> <https://magic.defra.gov.uk/MagicMap.aspx>

There are 2 SSSIs just outside the boundary:



Yeadon Brickworks and Railway cutting is to the north west and Leeds Liverpool canal SSSI is to the south east.

### 5.3 Flood Risk<sup>12</sup>



<sup>12</sup> <https://flood-map-for-planning.service.gov.uk/>

## 6.0 Conclusions

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies. The information provided in this document sets out the planning policy context, within which the Rawdon Neighbourhood Plan should be prepared.

It is important to note that the document is a “live” document in that it will require regular reviewing and updating to ensure that it takes account of changes to emerging plans as they move forward towards adoption, and that it reflects other planning policy documents as and when they are published.

The planning policy background will therefore be reviewed before consultation on the Draft Plan (Reg 14) and will inform the Basic Conditions Statement at Submission.

# Kirkwells

## The Planning People

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