

## **Preface**

The Rawdon Neighbourhood Development Plan is being produced by the Rawdon Neighbourhood Development Plan Working Group, comprising members of Rawdon Parish Council and the local community.

A number of consultations with the community have taken place and this document sets a summary of the wishes of the community identified as a result, alongside proposed policy intentions aimed at delivering those wishes. Please note detailed policies will be developed once it has been established that the community as a whole agrees with their aims.

The Rawdon Neighbourhood Development Plan (the Plan) will be a planning document that sets out a vision for Rawdon and how it will deal with development in Rawdon until 2028. It is part of the Government's approach to planning, which aims to give local people more say about what goes on in their area. This is set out in the 'Localism Act' that came into force in April 2012.

It must be consistent with National Policy and also with the Leeds City Council Local Plan. Whilst it cannot prevent development proposals that form part of Leeds' plan, it will provide local people with the opportunity to have some control over use of land; the local history and character; its landscape; and the type and tenure of development, and how it can benefit the community.

We would like you to take the time to read through them and let us know if we have got it right.

Once we have confirmed your wishes we will modify the document accordingly and develop detailed policies prior to further consultation and then submitting the plan to inspection and a referendum of local residents.

At the bottom of each page is a form for you to let us know how you feel about the intended policies. Please tick the boxes that most reflect how you feel about the policy intentions policies and return the form to us as soon as possible.

## **Design**

The majority of respondents felt a mixture of materials and methods should be used in new buildings. Many respondents felt that any new buildings should be in keeping/be sympathetic to the surrounding buildings.

### **Policy Design 1:**

**New development will be required to ensure the design is sympathetic to its surroundings.**

The majority of respondents felt new buildings should match existing surrounding buildings. Other comments included buildings should be of high quality.

### **Policy Design 2:**

**2A) Developers will be required to use building designs and materials that reflect their immediate surroundings. Modern and traditional material are acceptable depending on location, with materials reflecting Rawdon's historical heritage used in preference.**

**2B) The emphasis must be on high quality construction.**

Designing out crime and anti-social behaviour was the greatest concern of respondents followed closely by street furniture and street scene, then shop frontages and signage.

### **Policy Design 3:**

**3A) Development should take account of Secured by Design and up-to date Urban Design architectural and layout practices to design out crime and anti-social behaviour.**

**3B) New shop fronts will be encouraged to have a traditional design**

### **Conservation**

Green spaces and the countryside were seen by respondents as important areas that should be conserved. The majority of respondents felt that Rawdon's conservation areas should be strengthened and expanded. Rawdon Billing and Town Street were areas suggested by respondents as areas to protect.

### **Policy Conservation 1:**

**1B) Policies will seek to ensure the Conservation areas of the parish are enhanced by new development.**

**1C) Policies will seek to ensure the character of Town Street is preserved.**

The village identity of Rawdon was also ranked highly as something that should be protected.

### **Policy Conservation 2:**

**Policies will seek to maintain the established pattern of development and the distinctive identities of the different areas by identifying areas of separation**

The majority of respondents felt that heritage buildings should be retained and many also felt that they should be listed. Other comments suggested finding modern uses for heritage buildings.

### **Policy Conservation 3:**

**To consider the creation and adoption of a local list of heritage buildings with policies to ensure that the re-use of vacant heritage buildings is not detrimental to their character and appearance.**

### **Environment**

The majority of respondents rated the Green Belt and green spaces as important issues. However Green Belt guidance is contained in National Policy and Leeds City Council Policy and should not be repeated in the Neighbourhood Plan.

The respondents were also concerned with litter, fly tipping and graffiti. Many of the additional comments were relating to dog mess and the need of bins. However, these issues cannot be addressed as part of the Neighbourhood Plan.

### **Parish Action 1:**

**All new developments be encouraged to provide litter and dog bins and make arrangements for the continued emptying.**

Many respondents felt that new builds should have gardens and that paving over gardens should be restricted. Many also felt that housing should be environmentally sustainable.

### **Policy Environment 1:**

**3A) Encourage garden space to be incorporated into all new builds including communal developments.**

**3B) Encourage alternatives that restrict the loss of existing garden.**

**3C) Encourage high standards of environmental sustainability in the design of new builds**

Respondents supported the creation of community Green Spaces. Green issues in general were seen as important

### **Policy Environment 2:**

**4A) To identify Rawdon Billing, Little Moor and Micklefield Park community green spaces as Local Green Spaces in accordance with the NPPF**

**4B) To identify further greenspace to be designated as Local Green Spaces**

**4C) To ensure areas of high biodiversity will be protected and enhanced.**

**4D) To ensure all development aims to positively contribute to conservation and enhancement of biodiversity**

**4E) To identify areas of high ecological value and wildlife corridors and ensure their protection.**

### **Shopping**

The majority of residents favoured traditional shop frontages with many requesting a farmers' market. They felt greater parking provision in shopping areas would help preserve independent shops.

### **Policy Shopping 1:**

**To ensure new development in shopping areas Town Street and Harrogate Road maintains the vitality and viability of the areas and ensure any housing built within the areas or in the adjacent areas has enhanced parking.**

### **Parish Action 2**

**1A) To investigate potential sites to encourage the creation of additional parking areas close to the shopping streets.**

**1B) To encourage and facilitate the creation of a vibrant farmers' market.**

## **Youth**

The community felt that developers should include open spaces, funding for services in Rawdon and activity sites.

### **Parish Action3:**

**When new development creates new open spaces, consideration should be given to youth facilities including wi-fi hotspots.**

Funding of youth facilities is one item that we can seek to address via the Community Infrastructure Levy rather than making specific policy.

## **Employment**

The majority of respondents felt the Neighbourhood Plan should address job creation and local business.

### **Policy Employment 1:**

**Existing employment in Rawdon should be retained. Expansion of existing businesses will be encouraged.**

The most common business types that respondents felt suited Rawdon were farming, retail and office based business.

### **Policy Employment 2:**

**Viable proposals that will deliver small scale employment opportunities, especially in retail, office and farming, will be supported provided they meet relevant criteria.**

## **Ageing Population**

The community felt that developers should be required to provide affordable retirement housing, sheltered retired accommodation and funding for services in Rawdon. Many respondents felt that these would open up housing for families in the area.

It is clear from comments made by members of the community that they view 'affordable housing' not only as housing at an affordable rent - but also as housing which retired people can afford to buy.

### **Policy Ageing Population 1:**

**1A) To encourage developments to include a percentage of housing which is specifically designed for elderly residents (Lifetime Homes standard) in both affordable housing and open market housing.**

**1B) To consider the allocation of one of Leeds proposed sites as a site for housing for the elderly.**

**1C) To encourage the provision of sheltered accommodation in any larger scale developments.**

## **Education**

The most popular option for increasing school places was to increase places in all schools.

### **Policy Education 1):**

To encourage the further expansion at existing schools.

Respondents felt most strongly that there should be on site drop off parking and traffic and parking restrictions. Many respondents felt that alternative forms of transport to cars should be encouraged.

### **Parish Action 3:**

**3A) To ensure that the provision of school places must be planned to match potential pupil numbers from new housing.**

**3B) To ensure measures to facilitate drop off and pick up of pupils and parking for buses which is designed to avoid disrupting existing traffic must be incorporated into school's expansion designs**

**3C) To encourage the provision of safe walkways, road crossings to encourage walking to school.**

## **Community Facilities and Infrastructure**

Respondents identified a number of areas of concern; most common were the A65 and A658 with congestion being key. Traffic calming measures were also a concern.

### **Policy Infrastructure 1:**

**To ensure that new roads provided within developments area designed to minimise speed without use of intrusive measures.**

### **Parish Action 4**

**To ensure that new access to the A65 and A658 is designed to minimise congestion.**

The most commonly used community facilities were green spaces and the library. The most commonly used facilities outside Rawdon were the cinema and swimming pool. Rawdon Billing was the most important leisure facility for respondents followed by Micklefield Park. Sports fields/clubs, the library and community facilities were also classed as important.

Respondents were also very concerned about the provision of services. Doctors, dentists and schools were all similarly seen as important and in need of a larger provision. Many additional comments mentioned the need for NHS dentists.

### **Policy Infrastructure 2:**

**To retain community uses of buildings wherever possible. To encourage the change of use of buildings, other than those where restrictions apply, to providers of services. To apply conditions to the change of use to ensure continuity of those services.**

### **Parish Action 5**

**To encourage the provision of NHS Dental services**

Many respondents felt that there needs to be a greater provision for alternative transport. Many felt the need for improvements to public transport – bus/rail and improved foot/cycle paths. Respondents were also concerned that there needs to be more parking spaces in the area.

### **Policy Infrastructure 3:**

**3A) To require sufficient parking provision in developments.**

**3B) To discourage the loss of parking facilities as the result of new development.**

**3C) To encourage sustainable transport, safety and accessibility by ensuring footpaths, footways, cycle paths, road crossings and public transport is designed to be integrated with existing provision.**

**3D) Existing rights of way to be preserved and enhanced**

### **Community Infrastructure Levy**

The adoption of a Neighbourhood Plan also provides greater levels of funding directly to the area. This is in the form of Community Infrastructure Levy, or CIL. Any new buildings, developments or extensions totalling over 100 square metres must now pay a compulsory contribution of £90 square metre in this area. Once the Plan is adopted, 25% of that will be available to be spent in Rawdon.

The money must be spent within certain restrictions, meaning it must be seen to provide support for the community in coping with any new developments.

There will not be sufficient funds to embark on major highways or other infrastructure projects, but it is likely there will be enough to make a significant difference to Rawdon.

Through the consultations, we have already undertaken certain potential projects have already been identified:

**1) Parking adjacent to the Billing (at Billing View)**

**2) Enhanced Parking at Jubilee Hall**

**3) Provision of 'youth' and other facilities at Micklefield Park**

**4) Enhanced parking at St Peters Primary School**

We would also like you to tell us about any other projects you feel could benefit from this funding.