



# Horsforth Town Council

## Neighbourhood Plan



### Vision, Aims and Policy Intentions Document

#### Summary and Introduction

Horsforth Town Council (HTC) has been working on a Neighbourhood Plan (NP) since 2012. The work so far is contained in the newly published **Policy Intentions Document** which you can download and view at [www.horsforthtowncouncil.co.uk](http://www.horsforthtowncouncil.co.uk) following the link from the home page. Hard copies will also be available to view at the HTC Office (10 am to 12 am Monday to Thursday), and in the Horsforth Library.

We want your views about the policies proposed, so it is important for you to read the full document. Please complete the Policy Intentions Document Questionnaire, which is inside the notification sent to your home, or which can be downloaded as above.

The content of the **Policy Intentions Document** is the result of multiple consultations with households, community groups and local businesses. It is a summary of the views of these people, not those of HTC. It will be used to prepare a final NP, which will go out to you for consultation prior to a local referendum on accepting it. The timing on this will be about September 2017.

Our NP will enable our community: -

- ◆ to choose how we want new buildings to look and protect some green spaces
- ◆ to produce a planning document that carries legal weight as part of Leeds City Council's (LCC) Local Plan
- ◆ to set out specific policies in a number of crucial areas that affect the way Horsforth will be by 2028.

What the NP cannot do is to stop housing (or other building) being developed where LCC have determined it is required. Our NP must support the strategy of LCC's Local Plan strategic policies and other basic conditions as set out in Government legislation.

For Horsforth, having a NP is very important, as without one developers have a much more free hand to develop our town in the way they want, rather in the way we would prefer.

Perhaps the most significant monetary benefit to Horsforth from having a NP will be the additional funds available from LCC to HTC, for the community, from the Community Infrastructure Levy (CIL). The CIL is a charge made on developers for building houses. With a NP in place the community will benefit from control, through HTC Planning Committee, over 25% of this levy, but without one, only 15%.

The responses you give to the Policy Intentions Questionnaire will be analysed to ensure the NP best fits the views that have been expressed. This will lead to the preparation of the full plan, which will be a concise document with the policies set out in more detail.

The Neighbourhood Plan Working Group thanks you for the time and effort you will put in in reading the Policy Intentions Document, and in the responses you make in the questionnaire.

*From: Neighbourhood Plan Working Group and Horsforth Town Council Planning Committee  
- On behalf of Horsforth Town Council*



# Horsforth Town Council

## Neighbourhood Plan



### Vision, Aims and Policy Intentions Document - November 2015

#### Background

##### What is a Neighbourhood Plan?

The Government's Localism Act of 2011 empowered communities like Horsforth to be able to shape their future through a Neighbourhood Plan, which would become enshrined in their Local Council's (Leeds in the case of Horsforth) Development Plan for the duration of that plan. A Neighbourhood Plan is informed by local opinions on a variety of planning matters, such as the design of new buildings, protection and improvement of green spaces, built heritage assets, community facilities and local shopping.

##### Where are we in the process?

The Town Council established a Neighbourhood Plan Working Group in 2012 to guide the production of a plan for Horsforth. The Horsforth Neighbourhood Plan Area was designated in February 2013 and the boundary for this is shown below.

In the Spring of 2013 Town Council undertook consultation on the subject of site allocations through a distributed questionnaire to 9,000 Horsforth households. There were 1,234 responses and a summary of these was produced in May 2013.

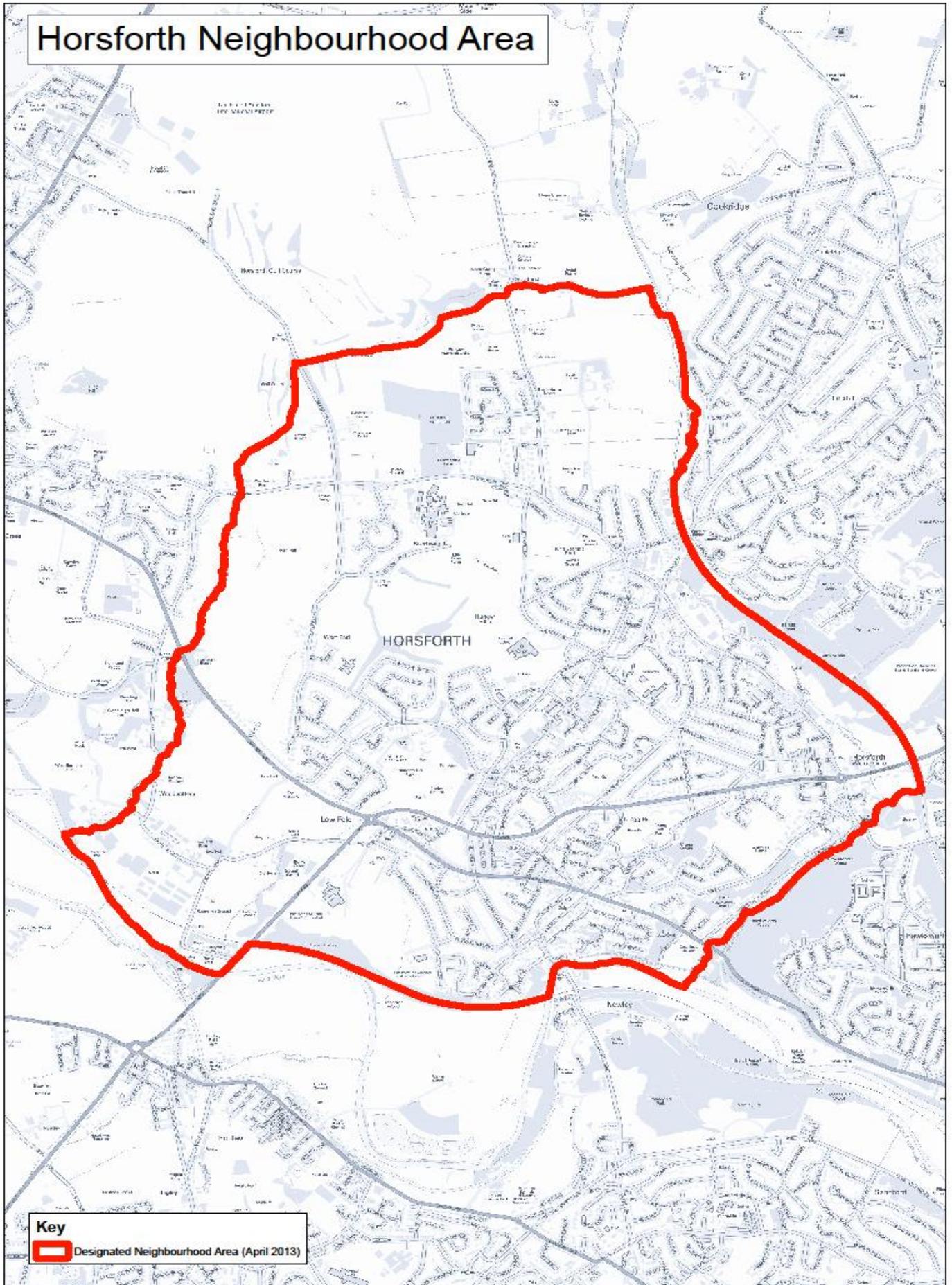
In June 2014 a topic specific questionnaire was issued to the same householders along with, a little later, the same questionnaire plus other business-related questions to 1,210 local businesses. The further household questionnaire generated 950 responses, while the business response was 104.

As a result of this work and analysis of replies by the working group, this current Vision, Aims and Policy Intentions Document has been produced. This sets out the proposed policy and land use intentions which the Town Council is minded to include in its final draft plan, to be published for formal consultation in early 2016. This current document enables the community to take the opportunity to comment and suggest improvements which can be incorporated in the final draft plan.

##### What's next?

Following this current consultation, the final draft plan will be prepared, taking on board comments from the community and a wide range of stakeholders and statutory consultees. It will then be published for an extended formal statutory public consultation. After further modification, the final plan will then be submitted to Leeds City Council for scrutiny and independent examination to ensure it complies with legal obligations. It will finally be put to a community referendum of the people of Horsforth, and hopefully come into force by the end of 2017.

# Horsforth Neighbourhood Area



**Key**  
[Red outline] Designated Neighbourhood Area (April 2013)

# The Vision and Aims for Horsforth

## Vision

By 2028, Horsforth will have accepted its inevitable share of Leeds's population and housing growth, in line with the needs and aspirations of the Leeds Core Strategy, but in the knowledge that complementary and essential infrastructure, facilities and services have kept pace with that housing growth.

Education and health facilities will have sufficient capacity to cope with the new demands. Today's community assets – library, Hall Park, playing fields, meeting and activity centres – will have survived and been supplemented by new assets, catering particularly for young people and their recreational needs.

New local businesses and jobs will have sprung up, notably in the office, retail and light industrial sectors, some supporting increased activity at Leeds Bradford International Airport (beyond the Horsforth boundary), with the sustainable expansion of Trinity University a key feature – benefitting the economy, while well-integrated and not impacting unduly on the community.

A more integrated and improved road, rail and bus network will have developed to serve this larger Horsforth, with a greater emphasis on walking and cycling, improved car parking provision and more public transport, with less reliance on cars.

Above all else, Horsforth's village identity will be intact, despite the influx of development. Its built heritage will be preserved. Its essential green spaces and wildlife habitats will be protected and enhanced. The design of new development will complement the existing built fabric and will have brought new green spaces with it, integrating the rural with the urban. All efforts will have been made to deliver a more sustainable, eco-friendly, if larger Horsforth.

## Aims

-  To seek to ensure the delivery of a more sustainable, eco-friendly Horsforth.
-  To seek to ensure that development of infrastructure, facilities and services, such as transport systems, education, health and shops is proportionate to Horsforth's housing growth and community needs.
-  To seek to ensure that Horsforth's growth in housing meets local needs and is integrated into the 'village' on both an individual site and wider basis.
-  To protect existing community assets and to encourage and support the provision of new community assets, particularly for young people.
-  To encourage and support the growth of appropriate new businesses and jobs, notably at Trinity University.
-  To support and encourage improved cycling and footpath links and public car parking to help deliver a better transport infrastructure and less car use.
-  To preserve Horsforth's village identity.
-  To conserve Horsforth's built conservation heritage.
-  To protect, enhance and add to Horsforth's natural heritage, including its landscape, green infrastructure, local green spaces and wildlife sites.
-  To ensure that new built development complements and enhances the character of the existing built fabric.

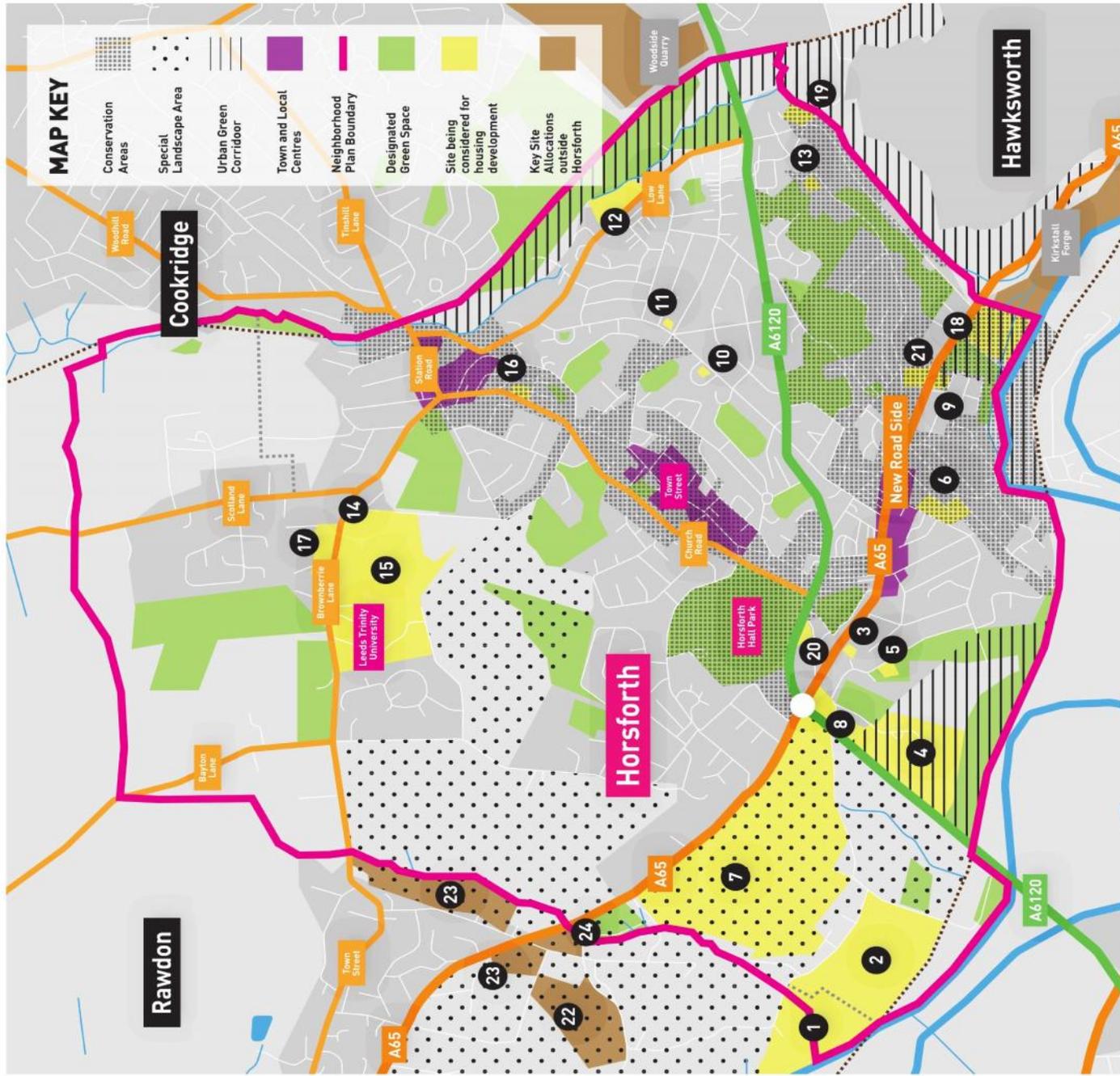
# Proposed Site Allocations

- HG1 sites are allocated by Leeds CC, have planning permission or are already built.
- HG2 sites are new allocations proposed by Leeds CC
- HG3 sites are to be reserved by Leeds CC for later development

Our Ref	Ref	Address	No of Houses Proposed
1	HG1 - 96	Riverside Mill	82
2	HG1 - 97	Clariant	331
3	HG1 - 99	Low Fold Garage	5
4	HG2 - 43	Horsforth Park Lane Campus	206
5	HG1 - 98	Victoria Avenue	6
6	HG2 - 44	Barnardo's Clarence Road	25
7	HG2 - 41	Land North of Calverley Lane to A65	960 or 777
8	HG2 - 42	Broadway and Calverley Lane	18
9	HG1 - 101	Throstle Nest	8
10	HG1 - 84	Stanhope Drive Youth Centre	4
11	HG1 - 85	Broadgate Lane	5
12	HG1 - 69	Woodside Mill, Low Lane	59
13	HG1 - 86	Summerfield Ho, Outwood lane	7
14	HG1 - 66	Westbrook Lane	15
15	HG1 - 65	Westbrook Lane	75
16	HG1 - 67	Long Row	7
17	HG2 - 37	Brownberrie Lane	12
18	HG2 - 46	Delap Waterworks	53
19	HG1 - 87	Mather's Mill	89
20	HG1 - 100	Horsforth Police Station	12
21	HG2 - 45	St. Joseph's Care Home	30

## Site Allocations outside Horsforth

22	HG2 - 12	Southlands Ave - High Knott	130
23	HG3 - 284	Layton Lane / Layton Croft / Knott Lane W	211
24	HG3 - 3	Knott Lane East	35



## Policy and Land Use Intentions

The Neighbourhood Plan, once 'made' (i.e. adopted,) will be a statutory planning document with the same status as the Leeds Local Plan. As such, planning applications will be judged by reference to it. It is therefore essential that the final plan is written in the form of legally enforceable planning policies and proposals.

For the purposes of this policy intentions document however, and for ease of understanding, it is the policy and proposal intentions which are set out, together with some background and justification. Final policy wordings, together with full evidence and detail will be presented in the final draft plan. The map on page 5 supports some of the information below.

The policy and land use intentions are presented in seven sections below, respectively covering:-

- ◆ Green Environment
- ◆ Built Environment & Conservation
- ◆ Development and Design
- ◆ Housing
- ◆ Employment and Shopping
- ◆ Community Facilities and Services
- ◆ Traffic and Transport

In addition, a 'Policy Intentions Map' (*see page 5*) shows where each of the policy intentions is likely to have an effect within Horsforth (in so far as it is possible to say at this time), together with some of the other designations (e.g. Conservation Areas, Character Areas as per Horsforth Design Statement) which already apply to the area.

### **Green Environment**

Horsforth is more or less encircled by green open space, whether it is the open countryside to the north and west, the Aire Valley to the south, or Oil Mill Beck (and the associated Hawksworth and Daffy Woods) along its eastern and north-eastern edges. It is also blessed with green spaces and pockets within its built-up areas. The importance of this green environment to local people is clear with significant numbers in last year's Neighbourhood Plan consultation wishing to protect countryside (some 800), saying Green Belt and green spaces are important to them (some 600) or calling for community green spaces to be designated (some 700).

The importance of Horsforth's green space has been recognised by Leeds City Council (LCC) with the countryside areas variously designated as Green Belt, Strategic Green Infrastructure (both in the LCC Core Strategy) and as Special Landscape Area, as a result of which its open functions, character and appearance all enjoy protection against unsympathetic development. The Aire Valley and Oil Mill Beck are identified as Urban Green Corridors which protects their corridor functions. These policy provisions represent an excellent base on which the Neighbourhood Plan can develop more locally directed policies for the protection, improvement and extension of Horsforth's green environment network.

The Leeds Core Strategy (Policy G4) prioritises green space protection, and its accompanying Site Allocations Plan (SAP) will carry this through and apply it to a number of specified sites. The Neighbourhood Plan however, as empowered by the 'Local Green Space' (LGS) provisions of the Government's National Planning Policy

Framework (NPPF) has the opportunity to both complement and extend this protection via a policy identifying and designating Local Green Spaces and encouraging their appropriate enhancement.

Within Horsforth's green environment, there is much of intrinsic nature conservation value – both individual sites (e.g. The Outwood, Newlathes fields) and habitat features such as woodland and water courses (e.g. streams, goits and becks). The protection of wildlife habitats, including avoiding the development of wooded areas, came through strongly in the Neighbourhood Plan consultation (some 550 in support). The Neighbourhood Plan will identify these, protect their wildlife value against development and seek appropriate enhancement and extension.

Other environmental issues were also revealed by the consultation as being important to the Horsforth community. Some 700 people felt that recycling should be more encouraged, with the idea of a new local recycling facility (e.g. bottle bank) suggested. In planning terms, most waste development matters, including recycling facilities, are excluded development as far as neighbourhood planning is concerned. As such this is not something which the plan can deal via planning policy which could be encompassed as a non-planning action.

Some 300 respondents expressed support for micro-generation such as solar panels or domestic windmills. LCC's adopted Natural Resources and Waste Development Plan Document (November 2013) sets out policy (Policy ENERGY 2) covering micro-generation development requiring planning permission. Some forms of micro-generation constitute 'Permitted Development' so do not require planning permission, while in other circumstances, e.g. listed buildings, permission may still be required despite Permitted Development rights. Policy ENERGY 2 encourages proposals that are acceptable in terms of landscape, visual amenity, noise, safety, ecology and conservation of the environment, while also taking account of cumulative development. It is considered that the Neighbourhood Plan cannot easily add to LCC policy or go beyond its provisions and that as such the Neighbourhood Plan will stay silent on the subject.

#### **POLICY GE1: HORSFORTH SPECIAL LANDSCAPE AREA**

Policy will identify and protect the character and appearance of the designated area against adverse development and ensure that the siting, design and materials of any development are sympathetic to its setting and that site landscaping is included.

#### **POLICY GE2: HORSFORTH LOCAL GREEN INFRASTRUCTURE NETWORK**

Policy will require the protection, improvement and extension of an identified network of green infrastructure links within Horsforth

#### **POLICY GE3: PROTECTION AND ENHANCEMENT OF LOCAL GREEN SPACE**

Policy will protect designated Local Green Space from development and change of use which would adversely affect its value to the local community, while welcoming and encouraging its appropriate enhancement.

#### **POLICY GE4: PROTECTION AND ENHANCEMENT OF NATURE CONSERVATION ASSETS**

Policy will protect the wildlife value of identified nature conservation assets against adverse development and encourage appropriate enhancement.

### **Built Environment and Conservation**

Horsforth has a rich historic built legacy which the community is anxious to preserve as evidenced by responses to the initial Neighbourhood Plan questionnaire:-

- ◆ Retain/conservate distinctive and historic buildings and features – some 650
- ◆ Strengthen Conservation Areas – some 1,000
- ◆ Retain unprotected heritage buildings – 790

Parts of Horsforth already enjoy Conservation Area status via the designation of 3 Conservation Areas:-

- ◆ Horsforth Conservation Area – approved November 2008
- ◆ Newlay Conservation Area – approved November 2008
- ◆ Horsforth Cragg Hill and Woodside Conservation Area – approved August 2011

This affords them statutory protection against adverse development. These designations currently exclude areas which, it is felt, subject to good evidential justification, may be worthy of the same protection. The 3 local groups with specific interest in these Conservation Areas – Horsforth Civic Society, Newlay Conservation Society and Cragg Hill and Woodside Residents Group respectively – will carry out research on these areas to determine their possible extent and conservation value. Conservation Area extensions to cover these areas will be pursued as appropriate by the Town Council under the Neighbourhood Plan umbrella, but in the meantime the plan will look to put in place ‘Local Heritage Area’ policies to provide at least interim protection for such areas.

Horsforth is also rich in terms of its individual heritage buildings and structures, many of which (41, e.g. Grove House, Newlay Lane Iron Bridge, Springfield Farmhouse) have been ‘listed’ by Historic England and are as such already protected. Other ‘positive’ or ‘character’ buildings however, such as Horsforth Mather’s Mill and St Margaret’s Church Hall, remain relatively unprotected against unsympathetic development. The Neighbourhood Plan will introduce policy in order to protect what makes them important and to encourage appropriate enhancement.

#### **POLICY BE1: LOCAL HERITAGE AREAS**

Policy will define Local Heritage Areas (*number/extent to be agreed*), covering areas subject to proposed Conservation Area extensions, and require the design of all development within them to respect their documented characteristics in line with clear layout and design criteria to this effect.

#### **POLICY BE2: LOCAL BUILT HERITAGE ASSETS**

Policy will protect, and support the sympathetic enhancement of, designated Local Built Heritage Assets (*list to be agreed*).

### **Development and Design**

Horsforth is often referred to as the largest village in England, with a strong local identity and unique character, which is in fact down to the distinctively varied characteristics of the different neighbourhoods and development clusters within its boundaries.

This disparate character is well documented in the Horsforth Design Statement (HDS) adopted as a Supplementary Planning Document (SPD) by LCC in November 2010. The Statement sub-divides Horsforth into 8 built ‘Character Areas’ and details the key distinguishing features of each. On this basis, the Neighbourhood Plan will set out a detailed policy or policies stipulating the requirements that future development must meet in order to fit in with existing character traits in each area and to proceed. This will both update and lend statutory weight to the detailed work of the HDS.

Street ‘furniture’ and the street scene – often called the ‘public realm’, i.e. features such as benches, planters, bollards, litter bins etc. – together with shop frontages and signage were specific aspects of design concern

raised by the public (by over 370 respondents). These are particular issues, already reflected in the HDS, for Town Street, New Road Side and Station Road areas of Horsforth. The Neighbourhood Plan will make specific policy provision in order to address these issues as far as new development is concerned.

#### **POLICY DD1: DESIGN IN CHARACTER**

Policy will ensure that development preserves and enhances the character of Horsforth, as documented for each of its 8 built 'Character Areas', by setting out clear requirements in respect of:-

- ◆ Height, scale, spacing, layout, orientation, design and materials
- ◆ Built heritage assets
- ◆ Nature conservation assets, trees and biodiversity
- ◆ Views and vistas
- ◆ Landscaping
- ◆ Boundary treatments

#### **POLICY DD2: SHOP FRONTAGES AND SIGNAGE**

Policy will set out clear guidelines to govern changes to shop frontages, including signage, within Horsforth's 3 main shopping areas.

#### **POLICY DD3: HORSFORTH'S PUBLIC REALM**

Policy will set out clear guidelines to govern and encourage development-led changes to the public realm in areas of Horsforth where this is clearly of particular importance.

### **Housing**

North Leeds, including Horsforth, is earmarked by LCC to accommodate more than 6,000 new homes up to 2028. As such, housing is understandably a key area of concern for Horsforth residents, and those that study or work in Horsforth, as the area may receive about a third of this total.

In March 2013, the Town Council undertook a Horsforth-wide consultation in order to gain an understanding of community views towards potential housing sites identified by LCC in order to deliver Horsforth's share of the 6,000 requirement. Over 1,200 people responded, providing a clear steer regarding the spreading rather than concentration of development, as well as preferences for individual sites. These views were fed back to the City Council. People also took this opportunity to register strong views such as 'no further development in Horsforth' and 'development only if supported by local infrastructure'. The Town Council has recently undertaken a similar consultation in order to inform its response to LCC's forthcoming consultation on its draft Site Allocations Plan.

The situation regarding the above is that the level and specified location of planned future housing development in Horsforth up to 2028 will be determined by the LCC Local Plan via a combination of the adopted Core Strategy and the Site Allocations Plan. This latter document will identify and allocate Horsforth's new housing sites, which the Neighbourhood Plan must then take on board. The Neighbourhood Plan does however represent an important opportunity to set out detailed parameters and requirements in respect of the way individual

allocated sites will be developed, via site concept statements or outline briefs. The Town Council is clear in its intention to pursue this approach within the Neighbourhood Plan.

The type and range of new housing available is very much a related concern for local people. In the 2014 Neighbourhood Plan Questionnaire Survey, a third of respondents in each case identified particular perceived needs in respect of 'affordable retirement' housing and 'sheltered retirement accommodation'. Comments made in the 2013 'housing consultation' also said 'provide social housing, retirement homes and family homes'. Any Neighbourhood Plan policy addressing these issues would need to be set within the context of Leeds Core Strategy policies and based on locally-specific evidence if seeking to vary that approach.

The affordable housing policy contained in the LCC Core Strategy (H5) sets out the general requirements for the provision of affordable housing as part of new development. Horsforth lies within the 'Zone 1 Affordable Housing Market Zone', normally requiring 35% on site affordable housing for developments of 10 dwellings or more, with offsite commuted sums applicable below 10 dwellings. Actual dwellings provided would normally be pro-rata in terms of size and type unless specific local needs indicate otherwise. The Core Strategy requirement applies equally to elderly persons sheltered housing. The Neighbourhood Plan has the opportunity to set out more directed, locally-specific affordable housing policy, but this must be based on evidence of particular local need.

Core Strategy Policy H8 addresses 'Housing for Independent Living' and states that developments of over 50 dwellings are expected to make a contribution to supporting needs for independent living, with very large developments having the potential to provide sheltered schemes and smaller developments contributing in other ways, such as bungalows or level access flats. Policy goes on to set more detailed locational requirements such as walking distances to town or local centres. Again there is the opportunity for the Neighbourhood Plan to vary this approach, for example by reducing the dwelling threshold trigger, but subject to local evidence in support of such a policy stance.

#### **POLICY H1: SITE CONCEPT STATEMENTS/BRIEFS**

Policy will set out requirements for the successful layout, design and development of specified allocated housing sites (*list to be confirmed following LCC Site Allocations Plan consultation*).

#### **POLICY H2: HOUSING TYPE AND MIX**

Policy may require that the types of houses built satisfy the specific needs of the local community in respect of retirement accommodation, subject to evidence regarding that need.

#### **POLICY H3: AFFORDABLE HOUSING**

Policy may require the provision of affordable housing, including retirement housing, over and above the Core Strategy requirement, subject to local evidence regarding need.

#### **POLICY H4: HOUSING FOR INDEPENDENT LIVING**

Policy may require the provision of housing for independent living over and above the Core Strategy requirement, subject to evidence regarding that need.

### **Employment and Shopping**

Encouragement of local business/job creation was supported by over 900 respondents in the initial Neighbourhood Plan consultation, with offices and retail particularly favoured (some 450 in support in each case), but light industry also reasonably well regarded (300+ in support).

Core Strategy policy (EC1: General Employment Land) would already allow for light industry on suitable sites already allocated or committed, as well as in established industrial areas and in accessible locations (i.e. good access to motorway, rail and waterways networks), with a particular accent on the Aire Valley rail corridor in Horsforth's case. Spatial Policy 8 (Economic Development Priorities) would also support the development of new business start-ups. As such, the Town Council is of the view that the Neighbourhood Plan need do no more to encourage such development.

In terms of new offices, the Core Strategy (Policy EC2) is already generally permissive of development within and/or on the edge of designated Town and Local Centres, e.g. in Horsforth's 3 'shopping centres' (see below). Again, as such, the Town Council sees no need for Neighbourhood Plan policy to add to this.

The general support for retail sector growth was qualified by specific community concerns regarding the volume of fast food takeaways, hairdressers, charity and betting shops and calls to restrict these particular uses (some 450 in support). The perceived need to increase car parking (475 respondents – addressed in 'Traffic and Transport' section) together with various non-planning retail issues (see 'Non-planning Policies and Actions' section) were also raised. A complementary questionnaire survey of local businesses, while eliciting general support for developing retail (29/33 in favour), was also divided on the issue of there being enough shopping provision, with no need for more.

The Leeds Core Strategy identifies 3 'shopping centres' within Horsforth, with 'Horsforth Town Street' designated a 'Town Centre' (Policy P2 applies) and 'Horsforth New Road Side' and 'Horsforth Station Road' as 'Local Centres' – 'Higher Order' and 'Lower Order' respectively (Policy P3 applies).

Town Centre policy, as applied to Horsforth Town Street, identifies a range of acceptable in principle shopping and service uses, allowable within centre boundaries and shopping frontages (primary and secondary) to be defined via the Site Allocations Plan. Such uses include non-retail services and hot food takeaways. Given expressed community concerns regarding the proliferation of such uses, the Town Council will seek, in the first instance, to influence Site Allocations Plan content, via the forthcoming consultation, in order to address concerns and may also frame Neighbourhood Plan policy with the aim of limiting or controlling such uses.

Local Centre policy in respect of the 'Higher Order' 'Horsforth New Road Side' centre is very much akin to Town Centre policy in its effect and the Town Council will act similarly in seeking to address community concerns over takeaways and non-retail uses.

Local Centre policy for the 'Lower Order' 'Horsforth Station Road' centre works to different effect, already protecting this centre's retail provision against the undesirable changes of use to which the community is opposed. As such, Neighbourhood Plan policy need say no more on this matter.

Leeds Trinity University is a Higher Education institution with approximately 3,250 students, based on a single site campus, Brownberrie Lane, Horsforth. The University contributes more than £54 million and 613 jobs to the local economy every year. Having recently been awarded full University status and soon to celebrate 50 years since its foundation in 1966, the University plans to grow student numbers to approximately 4,000 students in the next 5 years, approximately 800 of which will live on campus. It wishes to maintain its reputation as a single site campus University where staff and students know each other's name. Growing student numbers will create more local jobs and local financial activity. The 2014 Neighbourhood Plan consultation revealed a mixed picture as far as the continuing expansion of Leeds Trinity is concerned, with clear views that any such expansion must involve increased campus accommodation (600 respondents), increased campus parking (over 400 respondents) and better transport links. Some expansion is already confirmed and the Town Council is keen to ensure that any further future growth should be subject to development criteria reflecting community concerns.

## **POLICY ES1: HORSFORTH TOWN STREET SHOPPING CENTRE – CHANGES OF USE TO NON-RETAIL USES**

Policy may set detailed local criteria to govern change of use from retail to non-retail uses

#### **POLICY ES2: HORSFORTH NEW ROAD SIDE SHOPPING CENTRE – CHANGES OF USE TO NON-RETAIL USES**

Policy may set detailed local criteria to govern change of use from retail to non-retail uses

#### **POLICY ES3: LEEDS TRINITY UNIVERSITY DEVELOPMENT CRITERIA**

Policy will set detailed criteria to govern the future expansion of the university.

### **Community Facilities and Services**

The community's concern to protect existing community 'assets' such as the library and meeting and activity centres is clearly apparent from Neighbourhood Plan questionnaire responses (150-350 in favour). The Town Council is minded to extend this further to include other meeting places, church halls, churches and chapels and will frame Neighbourhood Plan policy in order to achieve this aim.

Responses also identified a need for new provision, a new skate park (over 400 in support) particularly highlighted for Hall Park. More research and consultation are required in order to better understand other specific needs (e.g. are they for increased activities in existing facilities; for new indoor/outdoor facilities; for sport/recreation; for young/old?). In lieu of such detailed evidence, the Neighbourhood Plan will, as a minimum, be generally welcoming of development providing for improved and/or new facilities which meet community needs.

Local education is of enduring importance for the community with concern over schools provision and expansion and the meeting of local children's place needs expressed by more than 350 respondents. The Town Council's understanding of future plans is that there is potential, long term, for a new primary school within Horsforth with a possible site at Strawberry Fields/Woodbottom Mills already identified. The expansion of Horsforth secondary school is also possible within the Neighbourhood Plan period. Broadgate Lane Primary School is currently being expanded.

In whatever way provision and expansion are eventually addressed, the community is clear on the need to anticipate and mitigate against the inevitable traffic and parking issues generated at school sites by staff/visitor numbers, but above all by drop-off and pick-up time congestion. The Neighbourhood Plan will set out policy designed to ensure that these and other layout/design issues are addressed in any new school development and may also set out detailed parameters and requirements in respect of the way individual allocated school sites will be developed, via concept statements or outline briefs, subject to the location of such sites being made known during the Neighbourhood Plan preparation process.

Greater provision of doctors (over 350 respondents) and dentists (more than 250 respondents) were major areas of concern in the 2014 Neighbourhood Plan consultation, doubtless fuelled by the prospect of the population growth to come. The identification of sites for the development of new health facilities is a planning function and is covered generally by Core Strategy Policy P9. All indications, however, are that the Site Allocations Plan will not be proposing any such sites within Horsforth in the forthcoming consultation. The greater provision of GPs of course does not necessarily require the provision of new physical facilities. The current capacity of existing GP and dental practices within Horsforth is not known and requires further investigation before any decision can be made by the Town Council as to whether there is any need or scope for Neighbourhood Plan planning policies to address local health issues.

#### **POLICY CFS1: PROTECTION OF COMMUNITY FACILITIES SERVICES**

Policy will resist the loss of specified community facilities and services to be listed in the plan.

#### **POLICY CFS2: IMPROVEMENT OF EXISTING AND PROVISION OF NEW COMMUNITY FACILITIES AND SERVICES**

Policy will welcome and encourage development which provides for the improvement of or provision of new community facilities and services.

#### **POLICY CFS3: SCHOOLS DEVELOPMENT CRITERIA**

Policy will set out traffic, parking and other layout/design criteria to govern the development of new schools.

#### **POLICY CFS4: SITE CONCEPT STATEMENTS/BRIEFS**

Policy may set out requirements for the successful layout, design and development of specified allocated school sites.

### **Traffic and Transport**

Initial Neighbourhood Plan consultation raised a number of transport-related issues around traffic volume, parking, cycle and footpath routes.

Parking concerns were highlighted by well over 400 respondents, with insufficient rail station parking, resident parking and general perceived lack of parking availability all cited. Neighbourhood Plan policy will be welcoming of development which seeks to address present shortcomings and may look to allocate land for new car parking, subject to further investigation.

Consultation indicated good support for improved cycle routes and footpaths around Horsforth (275 and over 250 respondents respectively). The Neighbourhood Plan will be generally permissive of development which can bring about such improvements and will link policy to an indicative route map identifying desired new routes, gaps in the existing route networks and priorities for route improvements.

Responses to the business questionnaire indicated a majority concern (21/32 respondents) with the current adequacy of road and transport links. Further consultation is needed in order to better understand the concern and to determine whether Neighbourhood Plan policy is able to address the concern.

#### **POLICY TT1: INCREASED PUBLIC CAR PARKING**

Policy will encourage and welcome development which provides for new public car parking.

#### **POLICY TT2: ALLOCATION OF SITE(S) FOR NEW PUBLIC CAR PARKING**

Policy may allocate a site or sites for new public car parking provision.

#### **POLICY TT3: IMPROVED CYCLING AND FOOTPATH ROUTES**

Policy will encourage and welcome new development which contributes to the improvement of cycling and footpath connections in Horsforth, in line with priorities for new and improved routes to be identified on indicative route network maps.

### **Non-Planning Policies & Actions**

Initial consultations on the Neighbourhood Plan also served to highlight a variety of non-planning issues, concerns and ideas. These ranged from tackling litter, fly-tipping and graffiti and encouraging recycling, expansion and enhancement of the 3 Conservation Areas, 'listing' of currently unlisted buildings, to lower business rents, a grant scheme for business property improvements and better youth/elderly services and facilities. While much of this falls outside the scope of a statutory Neighbourhood Development Plan, the Town Council will nonetheless look to include actions to address such issues within the plan's non-planning sections

and to access funding for such actions, as appropriate, via the Community Infrastructure Levy (CIL) and other sources.

## **Community Infrastructure Levy**

The Community Infrastructure Levy (CIL) is a new (from 6<sup>th</sup> April 2015) charge on development that the local planning authority (Leeds) will use to raise funds from developers who undertake building projects in their area. The funds raised will go to improving local infrastructure. With a Neighbourhood Plan in place, the spending of 25% of all CIL receipts raised from development within the Horsforth Neighbourhood Area is the Town Council's responsibility. Based on consultation responses to date, the Town Council has considered various areas where this money could be used to benefit Horsforth. Further feedback from the community is sought on these initial ideas.

## **Possible Priorities for CIL**

Ideas put forward for spending any developer contributions that could accrue to Horsforth are as follows. They are not in any order of preference:

- ◆ Tackling litter, fly-tipping and graffiti
- ◆ Encouraging recycling
- ◆ Provision of street furniture and signage
- ◆ Subsidising business rates
- ◆ Farmer's and other community markets
- ◆ Grant scheme for property improvements for shops and small businesses
- ◆ Improving and providing new youth services/facilities
- ◆ Improving and providing new elderly people services/facilities
- ◆ Improvements to non-adopted Horsforth paths.

Horsforth Town Council  
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