

# Alwoodley Parish Neighbourhood Plan

## Policies



### **CNE1: Protecting and enhancing woodlands**

- a) The existing woodland at Adel Woods, Alwoodley Moss, Eccup Whin and Lineham Farm should be retained and protected for the landscape and recreational amenity benefits and ecosystem services they provide unless it is clearly demonstrated that the need for and benefits of development in those locations clearly outweigh the loss.
- b) Development proposals that conserve or enhance biodiversity in these woodlands or which help to create new areas of publicly accessible woodland will be supported.

### **CNE2: Street trees**

- a) Development proposals should include street trees and other green infrastructure within and adjacent to highways, or demonstrate this would not be practicable.
- b) Development proposals that result in the loss of street trees on Alwoodley Lane, Primley Park Avenue, Harrogate Road and Primley Park Road will not be supported unless it is clearly demonstrated that the need for and benefits of the development in that location clearly outweigh the loss, and that replacement of felled trees will be made on a like for like basis with the same species or similar.

### **CNE3: Respecting and enhancing countryside character**

Development proposals should respect and enhance the characteristics of Alwoodley's countryside in the Green Belt north of the built up area, including:

- a) Utilising local building materials or alternatives with a similar appearance;
- b) Reflecting the defining characteristics of local vernacular architecture in new buildings;
- c) Utilising Yorkshire gritstone walls or other boundary treatments commonly found in the plan area;
- d) Not significantly adversely affecting key views across the open landscape when viewed from locations that are freely accessible to members of the general public, as illustrated on Map 3.

### **BE1: Local Green Spaces**

Those areas identified and listed below are designated as Local Green Spaces. where new development is ruled out other than in very special circumstances:

- King Lane Green Corridor (Site 1) - LCC ref G440
- King Lane Green Corridor (Site 2) – LCC ref G441
- King Lane Green Corridor (Site 3) – LCC ref G442
- Birkdale Walk – LCC ref G687
- Alwoodley Park – LCC ref G689
- Heath Nursery (Moss Wood) – LCC ref G75
- Brodetsky Primary School – LCC ref G695
- Goodrick Lane – LCC ref G1649
- Alwoodley Community Association and Moss Woods Sports Ground – LCC ref G688
- Windermere Drive – LCC ref G690
- Leodiensions Rugby and Cricket Pitches – LCC ref G1513
- Nursery Grove Greenspace – LCC ref G686
- Alwoodley Cricket Club Pitch – LCC ref G1293
- Village Green (Crag Lane Rec) – LCC ref G1510
- Buckstone Road – LCC ref G1597
- St Paul's REC School grounds – LCC ref G436

## **BE2: Local character and design**

The Alwoodley Character Appraisal sets out specific design features for the five defined character areas across the built up area. Development proposals should make reference to this appraisal and demonstrate how local character is being reflected in new proposals.

To be supported, development proposals must demonstrate how they incorporate the following key principles:

- a) Infill new building should use original or similar building materials which are sympathetic to the surrounding area so that local distinctiveness and character is maintained.
- b) All new housing estates should have a distinctive style of buildings. Grass verges and trees should be used to maintain the character of the parish.
- c) Proposals for conversion or replacement of single storey homes on Buckstone Avenue, Buckstone Close, Buckstone View, Primley Park Avenue, Primley Park Grove, and Primley Park Lane must demonstrate how they retain the significance of single storey buildings in the streetscape.
- d) Where existing properties are demolished and replaced, the replacement building should be of comparable height with neighbouring buildings.
- e) Proposed development must be no more than three storeys high, and demonstrate on-site car parking provision is adequate to avoid on-street car parking in normal usage.
- f) Side extensions of properties must not create a terracing effect.

## **BE3: Reducing on-street congestion**

Development proposals that demonstrate they will result in increased walking, cycling, or use of public transport will be supported. To be supported development proposals must also demonstrate they will not result in additional on-street parking.

## **CRF1: Protecting and improving existing community facilities**

Measures to improve the following facilities and services for the benefit of the residents of Alwoodley will be supported.

- Alwoodley Community Association
- Allerton Restaurant
- New Inn Public House
- St Barnabas CofE Church and Hall
- Alwoodley Methodist Church and Hall
- St Paul's RC Church and Hall
- St Paul's RC Church Primary School
- Brodetsky Primary School
- Brodetsky Nursery School
- Leeds Jewish Free School
- Primley Park Children's Nursery
- Far Moss Sports Ground
- Leodensian RUFC
- Old Leodensians Cricket Club
- Alwoodley Cricket Club
- Moortown Golf Club
- Sandmoor Golf Club
- Headingley Golf Course (part)
- Herd Farm Activity Centre
- Lineham Farm Children's Centre
- Donkey Assisted Therapy Centre
- Primley Park Dentistry
- Nursery Lane Dental Practice
- The Avenue Surgery

Proposals that would result in the loss, or partial loss, of these facilities will only be supported where it can be clearly demonstrated that the facility to be lost is no longer required and that the premises have been marketed without success for a period of no less than six months, or that the proposals will result in equivalent or improved facilities in no less convenient a location for users.

### **CRF2: Sport and recreational facilities**

- a) The provision of new sport and recreational facilities promoting healthy lifestyles will be supported where demand for such a facility can be demonstrated and the proposed facility does not result in the loss of amenity to residents. Facilities could include new public rights of way, sports pitches, informal green spaces, play area and other forms of outdoor and indoor leisure facilities.
- b) Residential developments of a scale which increase the need for new sport and recreational facilities must contribute to such provision in order to meet the up-to-date assessment of need.

### **EB1: Neighbourhood shopping centres**

- a) The retail outlets at the junction of King Lane and The Avenue, and those on The Avenue adjacent to The Drive, should not be converted into residential accommodation, unless, after extensive marketing for a period of no less than six months, it proves impossible to let in its current use class.
- b) Proposals that will result in the loss of residential accommodation above the existing shops will not be supported.

### **EB2: Support for small business**

Proposals for new business development, including farm diversification, will be supported where they are of a size and scale that is in keeping with its surroundings, whether located within the residential suburban built-up area or the adjacent rural area; and that do not result in the loss of amenity to neighbours, including in relation to noise, traffic and vehicle movements.

### **H1: Responding to local housing needs**

All new housing developments should meet the following development principles unless it is clearly demonstrated that they are not appropriate:

- a) Contain a mixture of property sizes reflecting demand identified for smaller units for young families and retirees/downsizers;
- b) Provide housing for the elderly, including sheltered accommodation.
- c) Provide for family homes to encourage new and existing families to move into Alwoodley.
- d) Seek to reflect local character, provide for a 'village feel', not overwhelm surroundings i.e. be of similar scale and take note of character area assessments.
- e) Provide adequate public greenspace, recreational facilities for children and teenagers; and provide access to adjacent countryside unless it is clearly demonstrated that this is not possible.

### **H2: Design of new housing developments - site HG2-36**

In the event of Site HG2-36 being allocated for development by Leeds City Council, the following will apply:

- a) An Ecological Assessment of the site is required and where appropriate, mitigation measures will need to be provided to ensure consideration of Eccup Reservoir SSSI to the north of the site to minimise recreational impacts, including substantial on-site greenspace (formal and informal), signage to the existing public rights of way and provide a biodiversity buffer (not private garden space) adjacent to the northern boundary with woodland and fencing. An off-site contribution to be provided and agreed for the positive management of Eccup Reservoir SSSI. Consultation with Natural England is required.
- b) Proposals for development should include detailed proposals for minimising the effect on traffic in Alwoodley Lane, including dual access points onto both Alwoodley Lane and Harrogate Road.

- c) Development of the site should integrate new publicly accessible green space and community facilities with particular focus on young people and their needs, for example through the provision of formal and informal play space for all age ranges.
- d) An assessment of landscape features should be undertaken and any feature found to make a significant positive landscape contribution shall be retained;
- e) Sufficient primary school places are available nearby based upon an independent assessment of actual and anticipated demand.
- f) Retain and improve the boundary on Alwoodley Lane with conservation and improvement of walls, hedges and tree line, and retain the stone gateway sign.
- g) Strong green infrastructure, including street trees and corridors leading towards and linking to woodland and countryside beyond, should be integrated through the site.
- h) Ensure massing and height is not out of keeping with neighbouring properties.
- i) Proposals should include dedicated active travel routes within the development and which link to other parts of Alwoodley.