

**RAWDON NEIGHBOURHOOD  
DEVELOPMENT PLAN  
(NDP)**

**2024 - 2028**



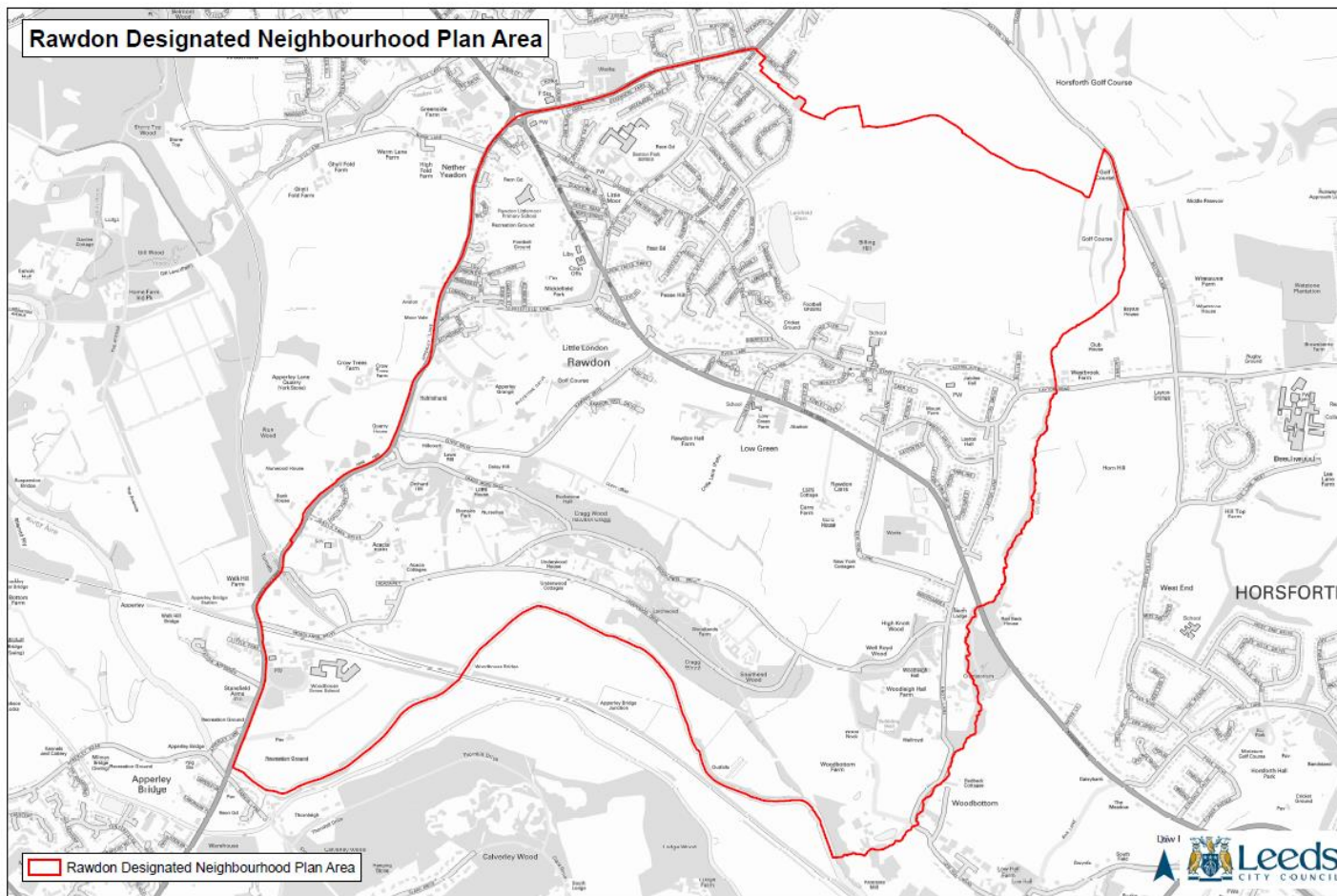
***Cover designed by Joe Malpass (when aged 11 yrs).***

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# 1. Introduction and Background

Map 1 – Rawdon Designated Neighbourhood Plan Area



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- 1.1 Neighbourhood Development Plans (NDPs) are planning policy documents. They were introduced in 2012 and are now firmly embedded in the planning system. NDPs are prepared by Parish Councils (or in non-parished areas by a Neighbourhood Forum) to guide new development within a defined local area. They are used alongside local strategic policies set by the Local Planning Authority (here, Leeds City Council) and national planning policy to help determine planning applications. Neighbourhood Development Plans are powerful tools and present significant opportunities for local people to have a real say in shaping development within their local area.
- 1.2 A Neighbourhood Development Plan can cover a range of planning related issues, or just have one, single policy. It is also worth noting that Neighbourhood Development Plans cannot address some strategic planning matters such as Minerals and Waste and Strategic Infrastructure Projects as these are dealt with by the local planning authority (Leeds City Council) and Central Government.
- 1.3 Rawdon Neighbourhood Development Plan therefore provides more detail about the identified planning issues relevant to Rawdon Neighbourhood Development Plan area and sets out planning policies to address these issues.
- 1.4 Neighbourhood Development Plans cannot be prepared in isolation and all Neighbourhood Development Plan planning policies and proposals have to be underpinned by a clear and robust evidence base of local information and data.
- 1.5 Overall the Plan has to meet a set of “basic conditions” set out in national guidance and these will be tested through an examination at the end of the process. The basic conditions include the requirement that Neighbourhood Development Plans have to be in general conformity with strategic planning policies set out in the local planning authority's Local Plan. For the Rawdon Neighbourhood Development Plan policies, the strategic planning policies are set out in the Leeds Core Strategy (as amended by the Core Strategy Selective Review) (adopted in September 2019) - thereafter referred to as the Leeds Core Strategy (as amended) (2019)<sup>1</sup>. The Leeds Core Strategy (as amended) (2019) sets out the overall vision and planning strategy for development in the Leeds City Council area to 2028 and contains planning policies to ensure that new development addresses the economic, environmental and social needs of the area.
- 1.6 The Leeds Site Allocations Plan (adopted July 2019)<sup>2</sup> provides site allocations and requirements that will help to deliver the Leeds Core Strategy (as amended) (2019) policies, ensuring that sufficient land is available in appropriate locations to meet the targets set out in the Leeds Core Strategy (as amended) (2019) and achieve the Council's ambitions. It is therefore a key document in the Local Plan for Leeds in identifying specific allocations for development between 1<sup>st</sup> April 2012 and 31<sup>st</sup> March 2028 (the Plan Period).

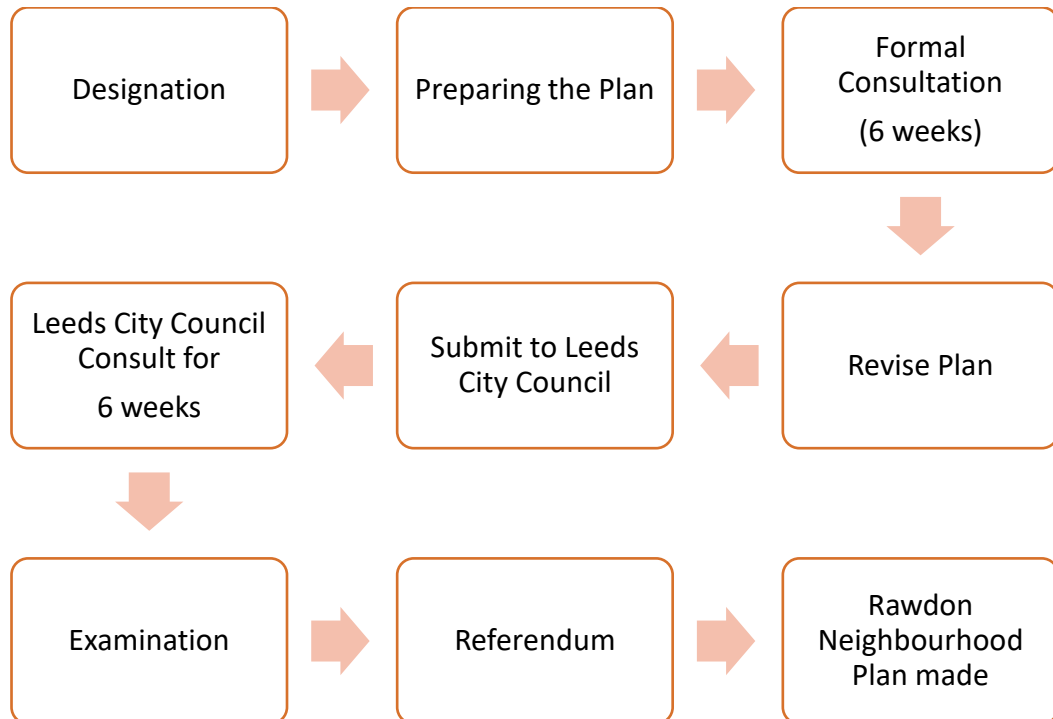
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<sup>1</sup> <https://www.leeds.gov.uk/planning/planning-policy/adopted-local-plan/core-strategy-introduction>

<sup>2</sup> <https://www.leeds.gov.uk/planning/planning-policy/adopted-local-plan/site-allocations-plan>

- 1.7 Neighbourhood Development Plans also are required to have regard to national planning policy (National Planning Policy Framework (NPPF)<sup>3</sup>, revised on 5<sup>th</sup> September 2023, Planning Practice Guidance<sup>4</sup> and other Ministerial statements and guidance) and to comply with Environmental Regulations.
- 1.8 Preparing a Neighbourhood Development Plan is therefore a complex and lengthy process. The main steps are set out in Figure 1.

**Figure 1 Neighbourhood Plan Process**



- 1.9 Rawdon Parish Council decided to prepare a Neighbourhood Development Plan for the Parish in March 2013 and applied to Leeds City Council for designation as a neighbourhood area. The application for designation was approved by the City Council on 3<sup>rd</sup> June 2013. The designated Neighbourhood Area is the same as the Parish Council Boundary and is shown on Map 1 above. A steering group comprising of Parish Councillors and local residents worked on the Plan.
- 1.10 Following multiple informal consultations over a number of years, the Parish Council published the Draft NDP for formal consultation (Regulation 14) from 28<sup>th</sup> February to 11<sup>th</sup> April 2022. The revised Plan was submitted to Leeds City Council and was published for Regulation 16 public consultation from 24<sup>th</sup> July to 18<sup>th</sup> September 2023.

<sup>3</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>4</sup> <https://www.gov.uk/government/collections/planning-practice-guidance>

- 1.11 The Plan was examined by an independent examiner in Autumn 2023. The examiner recommended that, subject to the modifications set out in her report<sup>5</sup>, the Rawdon Neighbourhood Development Plan meets the basic conditions and other statutory requirements and can proceed to a referendum.
- 1.12 This is the final Referendum version of the Rawdon Neighbourhood Development Plan. It has been updated and modified in line with the examiner's recommended changes.

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<sup>5</sup> Rawdon Neighbourhood Development Plan 2023-2028 Independent Examiner's Report, 2 December 2023

## 2. A Spatial Portrait of Rawdon Parish



Rawdon from The Billing

- 2.1 The Civil Parish of Rawdon was established in 2012 with the formation of Rawdon Parish Council and is located in Leeds Metropolitan District. 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. The parish has an electorate of 5721 served by 9 councillors and a part time clerk at the Parish Council level. It is part of the Horsforth Ward and Guiseley and Rawdon Ward of Leeds City Council.
- 2.2 Rawdon is an historic village, which is defined by its green wooded hillsides and open countryside, with dry stone walls. It enjoys long-distance views across the Aire valley to Calverley and Bradford to the west. There are numerous streams and becks, and the area is scattered with historic weavers' cottages, in clusters of lanes and folds. Ghyll Beck is the geographical and naturally physical boundary between Rawdon and Horsforth. Residents value and appreciate the distinctive and separate village atmosphere of the community.
- 2.3 Old Rawdon is built along Town Street by St Peter's Church. It comprises stone-built houses of various types, ages and dimensions. Another area of Rawdon centres on the green next to the Harrogate Road. A large number of mature trees is a feature of this place. A further area is that part of Rawdon known as Little London below Micklefield Park. When it was being built in the 1830s so many buildings seemed to be under construction that the locals christened it London. As a consequence, the streets were named accordingly - London Lane, London Square, Lombard Street. Handloom weavers worked in the second-



floor rooms built with large windows designed to maximise available light. The area became known as Clattergate because of the constant noise of the shuttles.



Little London – London Lane and Apperley Lane

- 2.4 Between Little London and the River Aire are Cragg Woods. Here the wealthy of the nineteenth century who had made their fortunes in the Bradford woollen mills built themselves mansions of impressive proportions. Many still remain, hidden by trees away from the area's unmade roads, often converted into multiple dwellings or alternative uses. Despite these changes of use, and some peripheral residential development on former estate lands, the area retains its special character.



Buckstone Hall, Cragg Wood Conservation Area

- 2.5 There are several sites of wildlife interest including the Rawdon Ponds (Rawdon Common Pond) Site of Ecological Importance and the Cragg Wood Local Wildlife Site.

- 2.6 There are a number of built heritage assets. As well as four Conservation Areas, at Cragg Wood, Littlemoor, Little London and Low Green, there are 33 Listed Buildings and a Scheduled Monument in the Parish. Grade II Rawdon Hall dates back to at least 1625; it was built by George Rawdon and is located on Rawdon Hall Drive off Cliffe Lane. Subsequent residents were the Overend family who were early followers of the Quaker persuasion, Samuel Bingley a wealthy farmer, a Major Harris, Nathaniel Briggs and his descendants. It was requisitioned by the Army during the Second World War. Charlotte Bronte visited the Hall when she worked as a governess at nearby Upperwood House. Numerous non-designated heritage assets also make an important contribution made to the built heritage of the area.
- 2.7 The cup and ring marked rock, 40 metres south-east of Hillcourt is a Scheduled Monument. The carving on this rock has survived well and forms an important part of the prehistoric landscape of the Aire Valley. The rock is one of several outliers from the main concentration of carved rocks on Rombalds Moor.
- 2.8 Religion has played a significant part in the life and development of Rawdon. The Parish Church (St Peter's) was established by the Layton family during the 17<sup>th</sup> century with the tower being added around 1704. There was further development and rebuilding of the church building during the 19<sup>th</sup> century. The churchyard contains several Commonwealth War Graves Commission burials. Both the Methodist and Baptist churches have a strong history within the village as evidenced by the number of churches that existed in the past and indeed John Wesley himself preached in Rawdon. These, along with the Congregational Church, amalgamated into Trinity Church in 1972. A Quaker meeting house has existed in the village since 1697.



Trinity Church

- 2.9 There are four schools within the civil parish of Rawdon. Two of them are primary schools – St Peter's Church of England Primary School and Rawdon Littlemoor Primary School. Benton Park School serves the village for pupils aged 11 to 18. Woodhouse Grove Independent School, founded in 1812 to educate the sons of Wesleyan ministers, together with its junior school, Bronte House, are also within the parish boundary. Charlotte Bronte at one time taught at the school. A nationally important Baptist Training College was opened in the village in 1859 but closed during the 1970s.



Benton Park School – new buildings replacing the old

- 2.10 There are a considerable number of small retail outlets in the village principally situated along Harrogate Road and Town Street. A number of larger employers, such as Airedale International, Emis and JCT 600 also have their main offices within the parish.
- 2.11 Micklefield House and gardens were purchased in 1930 by Rawdon UDC and the gardens subsequently became Micklefield Park. They had previously purchased the triangle of green space at Rawdon Littlemoor in 1897 to celebrate the Diamond Jubilee of Queen Victoria. From 1937 to 1974 Micklefield House was the headquarters of Aireborough Borough Council.



Micklefield House, awaiting conversion

### **3. A Neighbourhood Development Plan for Rawdon**

3.1 Work started on the Rawdon Neighbourhood Plan in June 2013.

3.2 All public meetings were notified to all households via the Parish Council Newsletter 'Rawdon Matters' or by dedicated flyers. Surveys were hand delivered to all households by councillors and volunteers.

3.3 Overall the consultation processes were designed to engage as many local residents and stakeholders as possible, with a focus on targeting key groups such as young people, families, older residents and local business owners. Details of each stage of informal and formal consultation are provided in the accompanying Consultation Statement, but in summary the following consultation events were undertaken over an 8-year period of time:

- Community Consultation on Housing Development, June 2013
- Stall at Rawdon Summer Fun Day, June 2013
- Stall at Rawdon at Christmas Event, December 2013
- Public Meeting, 9<sup>th</sup> April 2014
- Issues and Options Survey August 2014 "Neighbourhood Plan Community Consultation"
- Question Time Public Meeting, 4<sup>th</sup> September 2014
- Business Survey, October 2014
- Rawdon at Christmas, December 2014
- Feedback Public Meeting, 12<sup>th</sup> December 2014
- Rawdon Summer Fun Day, 2015
- Public Meeting, 18<sup>th</sup> October 2015
- Rawdon at Christmas, December 2015
- Public Meeting, 31<sup>st</sup> January 2016
- Link Road Survey, March 2016
- Rawdon Summer Fun Day, June 2016
- Draft Policy Intentions Survey, December 2016
- Rawdon at Christmas December, 2016 / 2017 and 2018
- Consultation with Young People
- Informal consultation November 2019.

## 4. Key issues, Vision and Objectives

- 4.1 The views expressed by local residents from surveys, questionnaires and at the various consultation events particularly reflected the potential impact of additional housing on the local environment, the local landscape, green spaces, facilities, services and community identity.
- 4.2 It is also recognised that some issues were raised that were considered important to members of the community, but which are not “land use planning” matters. Such matters included design of street furniture, litter and dog mess and parking. Whilst they cannot be addressed through the Plan, the Plan process seeks to ensure that they are addressed through the appropriate channels.
- 4.3 The Plan therefore has both **Policies** which will become part of the planning process and **‘Parish Council Actions’** which guide the current and future members of the Parish Council to help it fulfil the aims of the community.
- 4.4 The policy intentions identified the following as key issues.

### Key issues identified

#### 4.5 Preserving Character, Village Identity and Heritage



Woodlands Drive, Cragg Wood Conservation Area

- A strong desire to retain Rawdon as a small village with its traditional ambiance and in particular to preserve and protect its green spaces and retain its important assets such as the twin centres of Harrogate Road & Town Street, historic buildings, open spaces, wildlife corridors and conservation areas.

- The need to protect the viability of the shops and services throughout the village, whilst preserving and enhancing its appearance.
- The need to protect and add to its conservation areas which are fundamental to the village 'feel'.

#### 4.6 **Protecting the Countryside**



Farmland in Cragg Wood Conservation Area, next to the River Aire

- There is an overwhelming desire to preserve existing farmland, publicly accessible open spaces and green spaces in and surrounding the village.
- To maintain and protect the Areas of Separation which separate the village from neighbouring communities.
- To ensure that any new developments maintain public rights of way and also to improve footpath networks to provide access to the surrounding countryside.
- To protect and improve the existing natural wildlife habitats and wildlife corridors.

#### 4.7 **Managing Housing Character:**

- The community expressed through the consultation process a desire to maintain and enhance the diverse nature of housing stock in Rawdon whilst maintaining high construction and environmental standards.

#### 4.8 Promoting Local Economy and Jobs



The Princess Public House

- The need to protect jobs in the retail and service sectors centred on Harrogate Road and Town Street
- The desire to protect and increase jobs in small businesses in the village
- The need to protect farming within the village boundaries.

#### 4.9 Rural Economy

- Farming activities in and around the village were identified as being important to both the economy and nature of the village.

#### 4.10 Improving the Infrastructure



Rawdon Community Library

- Public transport services to shopping and other nearby amenities such as Rawdon Community Library are fragmented or non-existent. As a result, the vast majority of journeys are made by private car.

- There is a lack of car parking facilities in the village to serve the schools, shopping areas, businesses and other amenities.
- More speed reduction measures are required throughout the village.
- The need for connected walking routes to service the schools.

#### 4.11 Community Well-Being

- Access to formal and informal leisure facilities within the village should be improved.
- Facilities and opportunities for young people within the village should be improved.
- The need to accommodate growing pupil numbers through expansion of existing schools
- The need to preserve community facilities such as Micklefield Park, Jubilee Hall, Rawdon Community Library etc.



Jubilee Hall

#### 4.12 Managing Housing Supply

- The need to manage the location and rate of housing growth within Rawdon to ensure that the village's infrastructure such as medical facilities, schools and highways are able to cope.



## Vision and Aims

- 4.13 The vision and aims for the Rawdon Neighbourhood Development Plan have been prepared taking into consideration the results and the key issues generated by the community surveys and consultation events.

### **Vision for Rawdon**

**Rawdon identifies itself as a Village with a semi-rural, semi-suburban nature. Rawdon is a distinct community within the outer suburbs of the City of Leeds. Rawdon consists of a mixture of residential housing and also encompasses large rural areas as well as business and farming activities which combine to define its unique nature.**

**Over the Plan period, Rawdon will continue to be a distinctive semi-rural, semi-suburban village, whilst evolving in a way that respects and reflects the views of the community. It will retain its distinctive character of a village, largely physically separate from nearby communities. Its interesting heritage will continue to be enjoyed and valued, and development proposals will be sensitively designed to respect local character. It will continue to consist of a wide mixture of residential properties alongside large open areas of mixed farming and woodlands which also contain more isolated small pockets of residential property. There will be a range of community facilities, businesses and farms that will prosper within an attractive environment. Current and future generations will enjoy a strong sense of community, a high quality of life, and a flourishing natural environment.**

- 4.14 The Aims for Rawdon have been identified through engagement with the community and the plan will reflect their wishes by having the following principles at its core.
- 4.15 In addition, during the preparation of the Plan a number of global crises have risen to prominence. These include loss of habitat and biodiversity, climate change and increased frequency of severe adverse weather events such as flooding, concerns about food and energy security and the Covid-19 pandemic. Rawdon Parish has a responsibility to contribute positively to actions which address these issues and therefore the NDP's Aims have been updated and slightly amended to ensure they remain relevant over the Plan period.

## **Neighbourhood Plan Aims**

### **Preserving Character and Heritage**

1. To support the preservation and enhancement of the character and heritage of Rawdon.

### **Protecting the Countryside**

2. To support the preservation and enhancement of the open countryside setting within Rawdon and the areas of countryside which separate it from adjacent communities. This will also include green spaces, wildlife areas, biodiversity and habitats, amenity land and productive agricultural land.

### **Managing Housing Character**

3. To support and guide housing development so that it reflects and enhances the character of the village.
4. To ensure such housing is built to high standards and are resource and energy efficient to help ensure net zero targets for carbon emissions are met.
5. To ensure the character of the conservation areas within Rawdon are conserved and enhanced and development incorporates suitable materials and sympathetic designs.

### **Promoting Local Economy and Jobs**

6. To promote a thriving local economy to ensure that jobs and enterprise opportunities are available for local people of all ages, enabling the community to maintain both its village centres centred on Harrogate Road and Town Street.

### **Rural Economy**

7. To support opportunities to enable farming and local food production to thrive.

### **Improving the Infrastructure**

8. To support suitable infrastructure which meets the needs of Rawdon and improves local sustainability and community resilience in response to flooding and other extreme weather events.
9. To support measures that improve the accessibility of schools and other amenities by active travel and low carbon means of transport and public transport.

### **Community, Health and Well-Being**

10. To protect and maintain existing community amenities, buildings, facilities and services throughout Rawdon. New services and facilities including accessible services and facilities to be provided as appropriate in the future.

### **Managing Housing Supply**

11. The Rawdon Plan housing policies are designed to provide a framework which will enable the parish of Rawdon only to grow at a sustainable rate which will satisfy the identified future local housing need during the Plan period.
12. As the Leeds Core Strategy (as amended) (2019) sets the agenda for housing numbers and growth, and the Leeds Site Allocations Plan allocates the sites, the Neighbourhood Development Plan does not attempt to set an appropriate level of future housing or employment growth or identify specific sites to accommodate future growth. It does, however, include an analysis of future housing need in the form of the Rawdon Housing Market Assessment (November 2014) which should inform decisions to be made by others. The Rawdon Neighbourhood Development Plan focuses on how any new development will be managed, preferring to rely primarily on existing permissions and future windfall proposals on sustainable sites to cater for future needs.

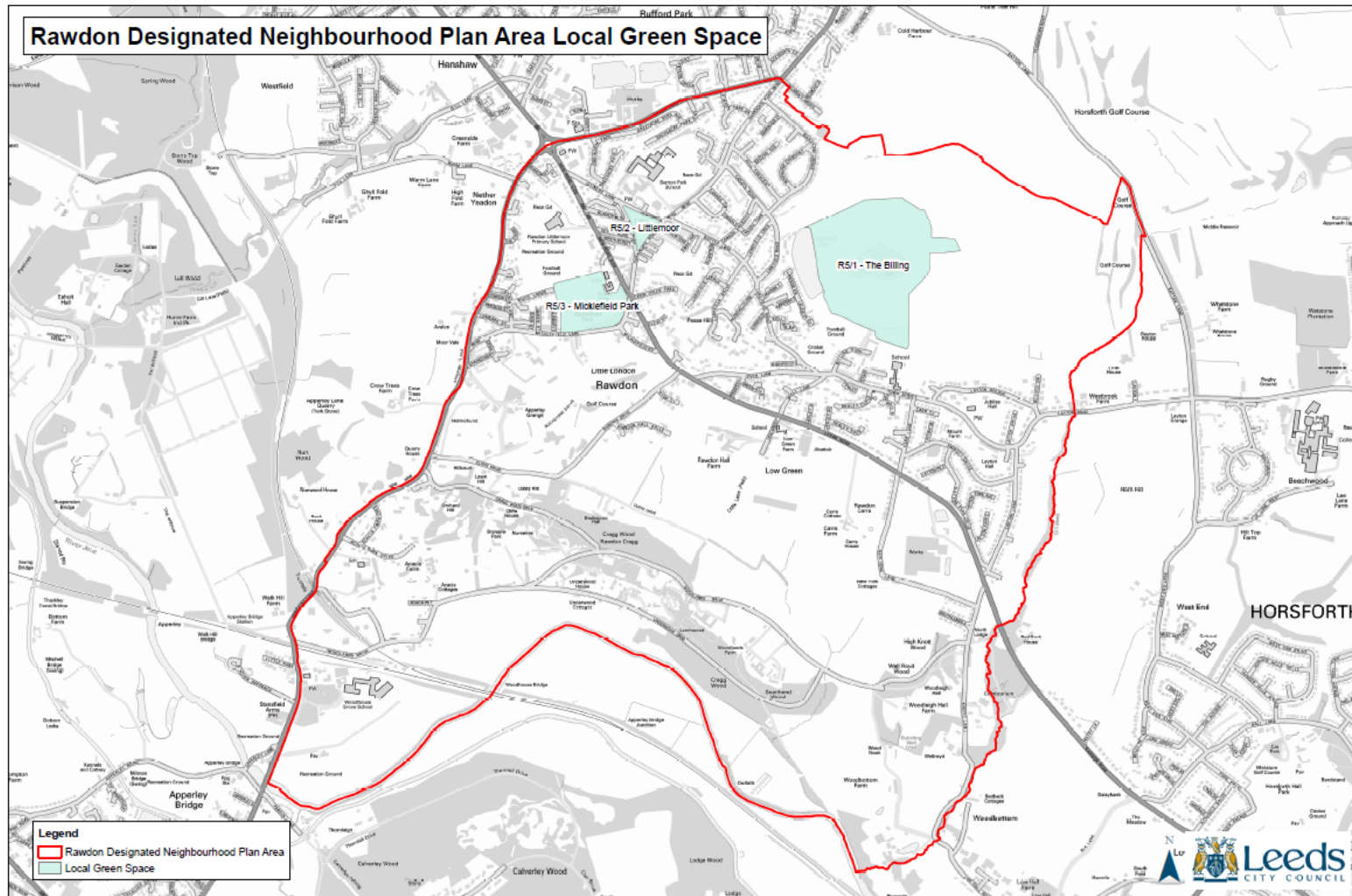
## 5.0 Neighbourhood Plan Policies

- 5.0.1 This section sets out the planning policies of the Rawdon Neighbourhood Development Plan. These will be used to help determine planning applications in the neighbourhood area and so shape the future of the Parish as a place to live and work in, and to visit. The Policies have been prepared by the steering group on behalf of the Parish Council.
- 5.0.2 Neighbourhood Plans are required to have regard to national planning policies and to be in general conformity with local strategic policies. Therefore, the NDP Planning Policies have been prepared to have regard to the National Planning Policy Framework (NPPF 2023) and to be in general conformity with the local strategic planning policies of the Leeds Core Strategy (as amended) (2019). The relevant policies of the Leeds Site Allocations Plan (adopted July 2019) are also noted.
- 5.0.3 Further information about the relevant aspects of these policies in relation to the Rawdon Neighbourhood Plan can be found in the published background document Planning Policy Assessment and Evidence Base Review provided on the Neighbourhood Plan website.

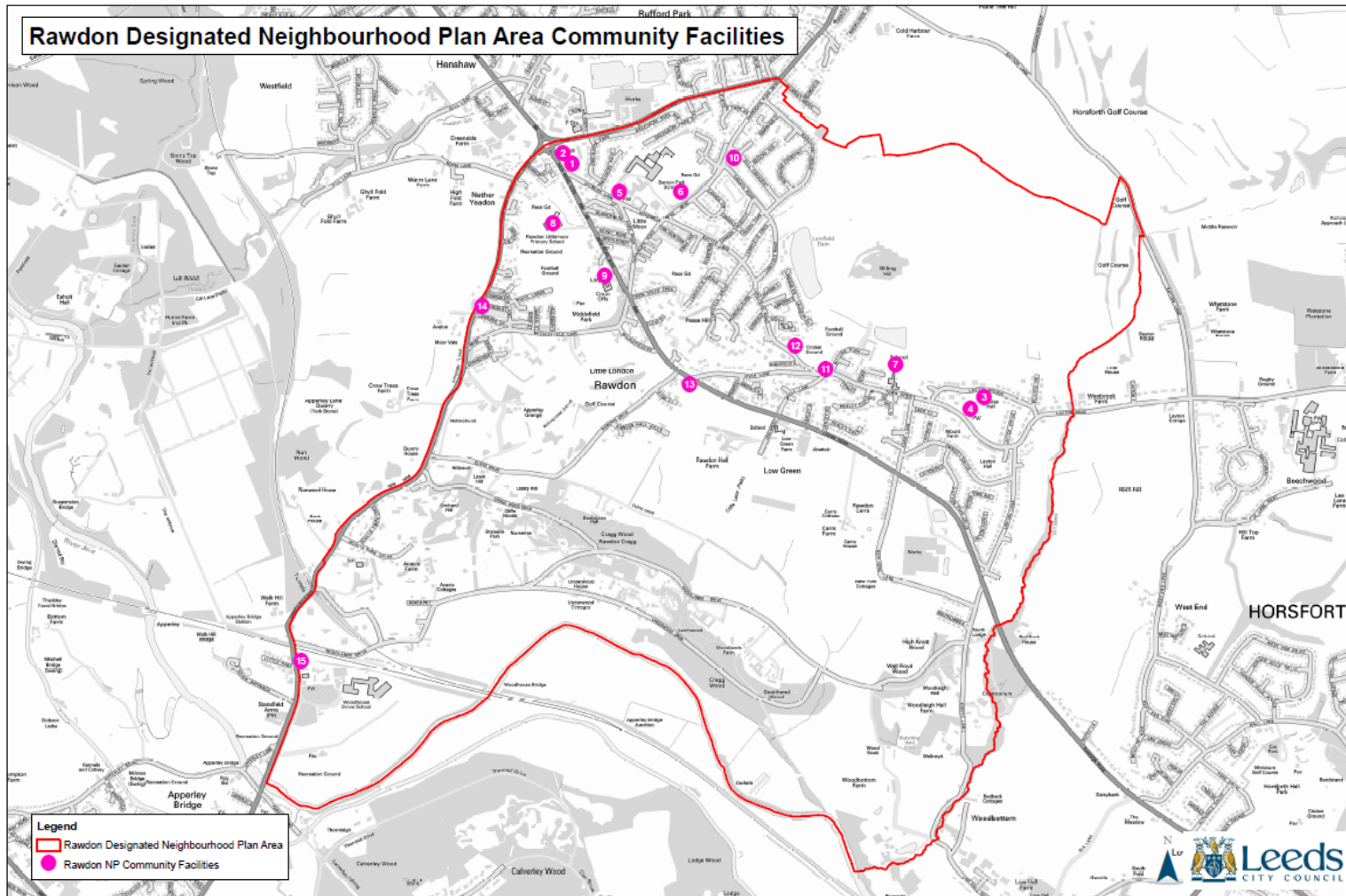


View from The Billing towards Larkfield Dam

### Map 2A Rawdon NDP Policies Map – Local Green Spaces



Map 2B Rawdon NDP Policies Map – Community Facilities



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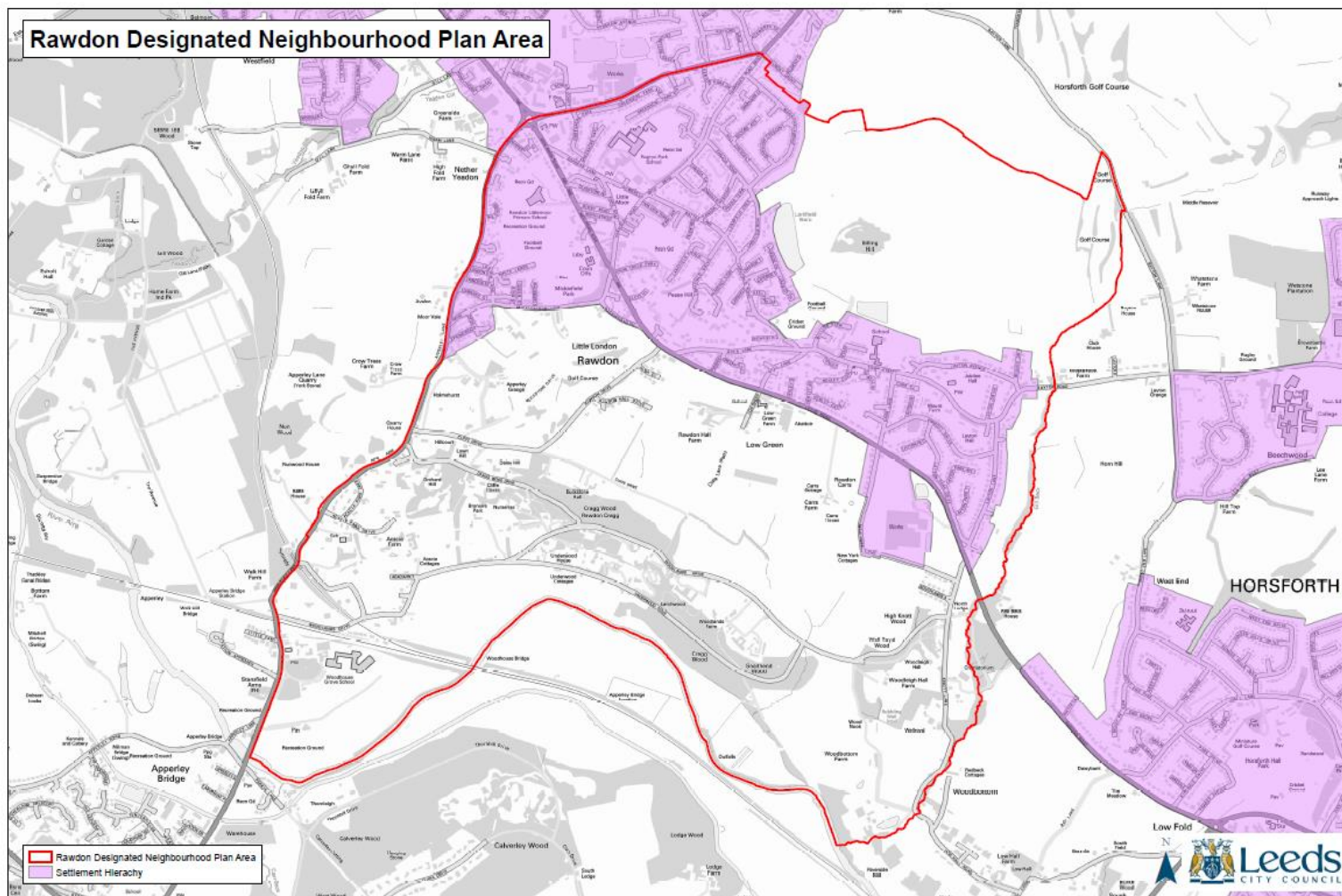
## 5.1 Housing and Population



New terraced housing

- 5.1.1 Spatial Policy 1 of the Leeds Core Strategy (as amended) (2019) states that most development will be located in the Main Leeds Urban Area and Major Settlements with smaller settlements contributing to development needs, having regard to the settlement's size, function and sustainability. Parts of the Rawdon neighbourhood area fall within the Major Settlement category (being identified as part of Guiseley/Rawdon/Yeadon) – see Map 3 - Settlement Hierarchy showing the Guiseley/Yeadon/Rawdon Major Settlement.
- 5.1.2 Under Leeds Core Strategy (as amended) (2019) Spatial Policy 7, the distribution of housing land and allocations is not only based on the Leeds settlement hierarchy but also on Housing Market Characteristic Area. Rawdon falls within the Aireborough Housing Market Character Area – see Map 4 - Housing Market Character Areas.
- 5.1.3 The housing requirement for this housing market character area has been assessed by Leeds City Council through the production of the Leeds Core Strategy (as amended) (2019). The Core Strategy gives a housing target of 51,952 dwellings between 2017 and 2033 with a target of 3% in the Aireborough Housing Market Character Area.
- 5.1.4 Leeds Site Allocations Plan includes the following site allocation:
- HG2-11(12) - Larkfield Drive (off) – Ivy House (adjacent), Rawdon – capacity 6 dwellings
- 5.1.5 In addition, there are two sites identified in Annex 1 of the Leeds Site Allocations Plan which have planning permission, or it has expired, but are included in the required target for the housing market area. These are:
- HG1-13 26-28 New Road Side, Rawdon (5 dwellings)
  - HG1-14 Batter Lane Rawdon (4 dwellings).

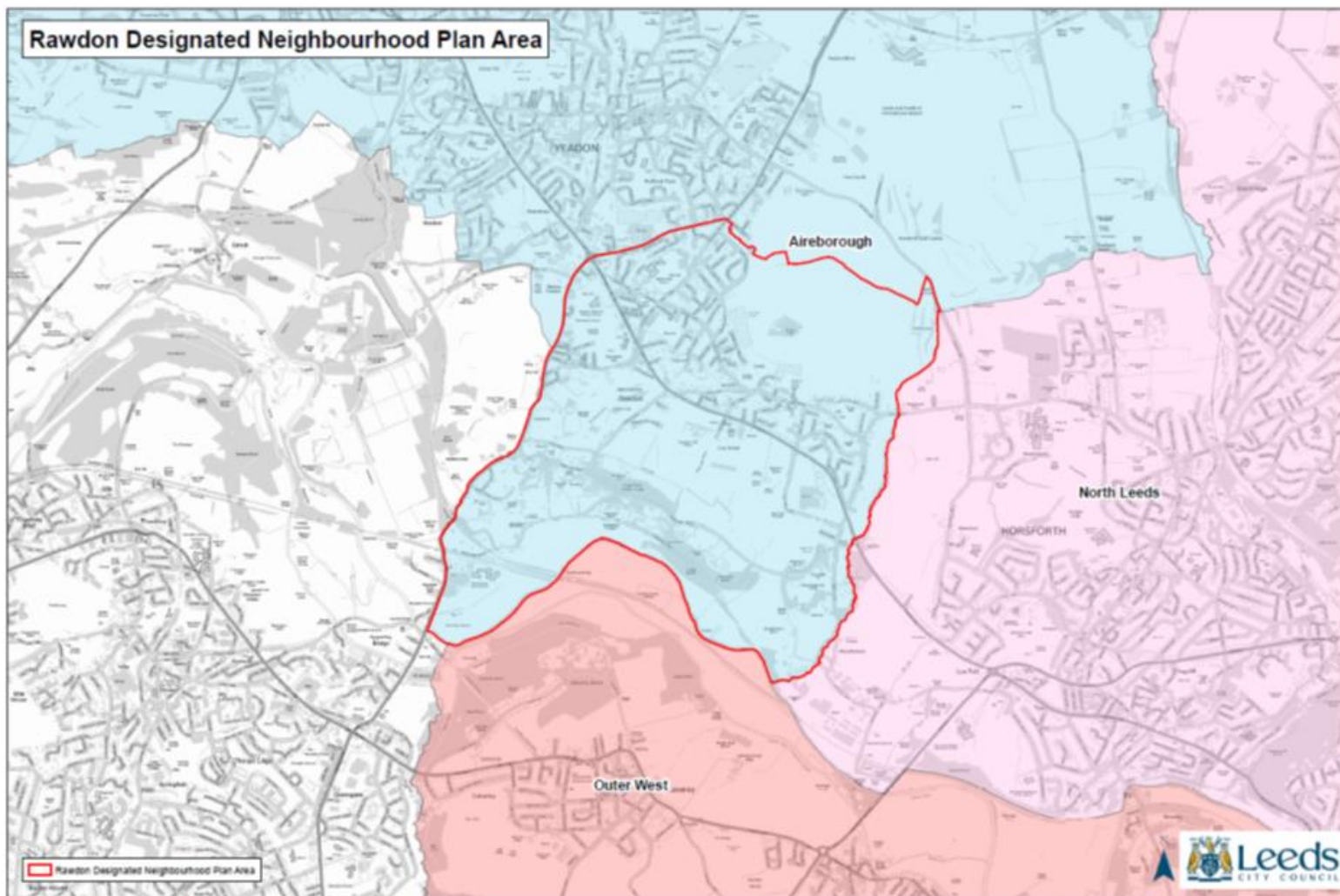
### Map 3 – Settlement Hierarchy showing the Guiseley/Yeadon/Rawdon Major Settlement



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### Map 4 - Housing Market Character Areas



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- 5.1.6 There are no further sites allocated for housing within Rawdon Parish.<sup>6</sup>
- 5.1.7 The community considers that the Parish is affected by a lack of starter and retirement homes as many local people on lower incomes, including young people, find it difficult to afford housing within their own community where there are existing informal support networks linked to family and friends.
- 5.1.8 The Local Housing Market Assessment for Rawdon (2017)<sup>7</sup> indicates that Rawdon has a small but high value rental market. There is a very small stock of social rented housing in Rawdon, and households with a general housing need are having difficulties in securing affordable rented housing in Rawdon. Although this is a few years old the Parish Council considers that the findings are still likely to be relevant because there has not been a major change in housing provision or the makeup of the population in the intervening period. It is unlikely that housing needs have remained static in the past 5 years, but this information together with the information contained in the 2017 Strategic Housing Market Assessment (SHMA) for Leeds provides the most up to date evidence on housing needs in the area.
- 5.1.9 Affordable housing levels are set out in Leeds Core Strategy (as amended) (2019) which identifies a minimum target of 35% of affordable homes in Zone 1 (within which Rawdon lies) in developments of 10 or more dwellings (Policy H5).
- 5.1.10 Site HG2-11 located off Larkfield Drive is identified through Leeds Site Allocations Plan as a site which is particularly suitable for older persons housing/ independent living through Policy HG4. It should be noted that this site is allocated through Leeds City Council’s Site Allocations Plan and is not an allocation made by the Neighbourhood Plan.
- 5.1.11 The Rawdon HMA (2017) shows that there is a need in the Parish for:
- Smaller housing units for sale aimed at older households seeking to downsize, housing appropriate for young couples and other starter households, as well as for those households seeking to ‘trade up’ (see paragraph 6.5, p26).

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<sup>6</sup> 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. 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. The remainder of the SAP remains adopted and carries full weight. The Examination is ongoing.

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

<sup>7</sup> Local Housing Market Assessment for Rawdon, CHY, February 2017

[www.rawdonparishcouncil.gov.uk](http://www.rawdonparishcouncil.gov.uk)

- Non-sheltered rented and owner-occupied options for older single people or couples seeking to leave family housing in the social rented sector (see paragraph 6.7, p26).
- Some extra-care housing provision to meet the needs of the relatively high proportion of over 85-year-olds (see paragraph 5.4.4 p25).

5.1.12 Policy H8 sets out the Leeds Core Strategy (as amended) (2019) policy for delivering housing for independent living. This sets out: *“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.”*

5.1.13 Additional relevant Leeds Core Strategy (2019) policies include:

- Policy H9: Minimum space standards for new development
- Policy H10 Accessible Housing Standards.

5.1.14 Policy H9 sets a minimum internal space standard for new dwellings and Policy H10 sets percentages and standards for accessible and adaptable dwellings and wheelchair user dwellings.

5.1.15 Consultation undertaken with the community in February 2017 showed that the community felt that developers should be required to provide retirement housing and sheltered retirement accommodation. Many respondents considered that these requirements would release housing for families in the area. ‘Affordable housing’ is viewed by the community not only as housing at an affordable rent, but also as market housing which can be afforded.

### **Policy R1 Meeting Local Housing Needs**

**New housing developments in Rawdon should meet local housing needs in terms of house types, sizes and tenures and will only be supported where it provides one or more of the following house types and sizes:**

- **Smaller housing units for sale suitable for older households seeking to downsize and younger people or those seeking to buy their first property;**
- **Non-sheltered rented and owner-occupied options for older single people or couples seeking to leave family housing in the social rented sector;**
- **Extra-care housing provision to meet the needs of the relatively high proportion of over 85-year-olds.**

**Developers should demonstrate how these local housing needs have been taken into consideration in their proposals.**

**The mix of local housing needs provided should be based on the latest available local housing needs information.**

## 5.2 Design



Converted stables at Micklegate Park

- 5.2.1 *“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.”* (NPPF 2023, paragraph 126). It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.
- 5.2.2 Paragraph 127 of the NPPF (2023) states: *“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.”*
- 5.2.3 Policy P10 of the adopted Leeds Core Strategy (as amended) (2019) reflects this advice in setting out a number of principles that must be met by new development proposals in order to deliver high quality inclusive design. Developments should respect and enhance existing landscapes, waterscapes, streets, spaces, and buildings that reflect local distinctiveness and the wider setting of the place with the intention of contributing positively to place making, quality of life and well-being.
- 5.2.4 Community consultation revealed that most residents felt that a mixture of materials and methods should be used in new buildings which should be sympathetic to their immediate surroundings. Designing out crime and anti-social behaviour was the greatest concern of residents, followed closely by street furniture and the street scene, then shop frontages and signage.

5.2.5 In his 2012 novel “Watching the Dark”, Peter Robinson describes Rawdon in the following sentence: *“There was quite mix of housing in the area, he had noticed, trying to find his way after SatNav had given up. Bungalows rubbed shoulders with brick terraces and they in turn stood alongside detached and semi-detached houses with lower halves of exposed stone and upper halves fake Tudor, dark beams and white stucco.”*

5.2.6 The description only touches on the nature of Rawdon’s architecture. The terraces in Rawdon though are stone and the mock Tudor houses described so few that a Rawdon resident could easily discern the route the author took in doing his research. The description starts to convey the range of styles that can be found here. It does not however, paint a full picture.



‘Mock Tudor’ Style housing

5.2.7 Rawdon encompasses old and new alike. From the 16<sup>th</sup> Century Layton Hall opposite St Peter’s Church to the former mansions of the industrial revolution mill owners in the sparsely populated Cragg Wood conservation area, history is present in abundance. Stone terraces once occupied by mill workers abound as do Victorian stone villas. There are converted mills, and a converted school. Bungalows can be found in certain areas as can semi-detached and detached housing. There is even a new build stone terrace laid out to mimic its more ancient neighbours. Photographs provided in Appendix 4 illustrate the diverse range of materials and styles present in buildings in different areas of Rawdon.



Headquarters of JCT600 Group, Apperley Lane

5.2.8 Rawdon residents wish to maintain its identity and it would be easy to assume that with such a mix of architecture there is not a coherent ‘identity’ to retain. But that is not the case. The various styles combine to give Rawdon its identity. Pockets of unique architecture exist across the village, each easily identifiable to a resident and each appropriate to its setting.

5.2.9 Because of this mix it is not possible to describe a style of architecture suitable for Rawdon. Different architectural styles and designs will be appropriate for different parts of Rawdon. Whilst traditional stone construction under slate or stone roofs would fit in almost anywhere, modern brick houses would not be appropriate in every setting.



Quaker Cottage and Meeting Hall Entrance

5.2.10 NDP Policy R2 is designed to convey that designs should reflect either the architecture of the highest standard or the dominant architecture found in their immediate settings. Development should be sensitive to the local context and character of the area. Designs should provide visual interest and outside conservation areas, modern interpretations rather than a ‘pastiche’ of traditional styles may be acceptable.



Stone terraces off Littlemoor

## **Policy R2 Design Principles for New Development**

**Proposals for development are expected to respond positively to the following principles:**

### **1. Local Character and Sensitive Design**

- A. New development must be designed sensitively to respond to the setting of the site and reflect the local character of the surrounding area.**
- B. New buildings and conversions must support a visual and physical connection with their context through use of traditional local materials (see Appendix 4), with preference given to materials that reflect Rawdon's historical character and built heritage. Imaginative modern designs which use other high-quality materials in an innovative way may also be supported, provided designs remain sympathetic to the local context.**
- C. Shop frontages should be of traditional design (see Appendix 4) or where contemporary shopfronts are proposed they must be of a high-quality design and be appropriate to the building and street scene.**

### **2. Active Travel and Accessibility**

- A. Sites must have suitable access to pedestrian and / or cycle routes linking to existing local community facilities and public transport networks.**
- B. The impacts of additional traffic from development proposals on existing roads must be carefully considered and suitable measures proposed to encourage appropriate traffic speeds and considerate driver behaviours.**
- C. Satisfactory car parking should be provided on site.**

### **3. Open Space and Gardens**

- A. Development must not result in the loss of an area which makes a significant contribution to wildlife or public amenity by virtue of its open space character, appearance or function.**
- B. Imaginative schemes that incorporate garden areas including front gardens should be provided to support local biodiversity.**



#### **4. Health and Wellbeing**

- A. Designs should aim to provide healthy and inclusive buildings and spaces which promote healthy lifestyles and wellbeing. Schemes should include opportunities for physical activity and promote a sense of community by fostering social interaction.**
- B. Any new residential development must be of a design that minimises opportunities for crime, fear of crime and antisocial behaviour proportionate to the scale of the development, reflecting ‘Secured by Design’ principles and any guidance subsequently produced.**

#### **Parish Council Action 1**

**The Parish Council will work with and encourage providers of street furniture to use traditional style lampposts, railings, bins, benches etc.**

- 5.2.11 Since work began on the NDP the need to address the climate emergency by reducing greenhouse gas (GHG) emissions and designing for climate resilience has become increasingly urgent. The UK has responded to the climate emergency by setting ambitious legislative targets including 78% GHG reduction by 2035 compared to 1990 levels and achieving Net Zero by 2050. Leeds City Council has committed to an even more ambitious target of making Leeds carbon neutral by 2030.
- 5.2.12 The UK has the oldest housing stock in Europe and 80% of the buildings that will be in operation in 2050 have been built. Buildings make up 17% of UK emissions and homes are the most significant contributor to building emissions<sup>8</sup>.
- 5.2.13 It is unlikely that Rawdon will see significant new development over the Plan period. The built-up area comprises traditionally built stone and brick buildings (largely housing), many of which have heritage value. It is important to recognise that the existing historic building stock contains significant embodied carbon and that upkeep, maintenance and retrofit is more sustainable in terms of energy and resource efficiency than demolition, site clearance and new build. Suitable interventions are likely to include:
- Floor, wall and roof insulation
  - Low carbon heating and cooling supply e.g. heat pump
  - Window glazing and
  - Smart controls and sensors.

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<sup>8</sup> The Sixth Carbon Budget Buildings, Climate Change Committee 2020)  
<https://www.theccc.org.uk/wp-content/uploads/2020/12/Sector-summary-Buildings.pdf>

These interventions do not generally require planning permission but may need conservation area or listed building consent.

5.2.14 Increasing energy efficiency will also help to address rising energy bills of households and businesses and associated fuel poverty, and at a strategic level address energy security issues.

5.2.15 All buildings and their users should therefore incorporate the following energy hierarchy:

1. Be Lean - Prioritise demand reduction through:

- Providing a highly insulated building fabric and airtight envelope
- Utilising windows for natural ventilation
- Incorporating greenery for biodiversity and climate change resilience to benefit the local microclimate, minimise the urban heat island effect and improve outdoor comfort during hot weather.

2. Be Clean - Use and supply energy efficiently through:

- Centralised energy centres to reduce embodied carbon and simplify maintenance
- Using all electric systems with no dependence on fossil fuels
- Using highly efficient and optimally sized Air Source Heat Pumps and storage
- Maintaining effectively controlled systems eg demand control and smart systems

3. Be Green - Use renewable energy:

- Select a green energy provider for electrical supply
- Use photovoltaic electricity generating panels on site to deliver green electricity
- Reduce the total energy demand so that a greater proportion of energy can be provided through on site renewables.

5.2.16 Where new development or conversions require planning consent, schemes should be energy and resource efficient and incorporate principles of sustainable design in accordance with Policy R3.

### **Policy R3 Sustainable Design**

**In order to maximise carbon efficiency and contribute towards net zero targets, the priority, wherever possible, will be for development schemes to convert and retrofit existing buildings on a site rather than to demolish and construct new buildings.**

**New development and conversions should be designed to maximise resource and energy efficiency and should demonstrate how they will deliver Leeds City Council's Net Zero carbon and climate change objectives.**

**The design of new development should reflect the following key principles:**

- 1. Surface drainage should not increase pressure on existing wastewater and natural drainage systems.**
- 2. Gardens and parking areas should use permeable surfacing to reduce runoff and rainwater and grey water should be stored and reused, for example from water butts.**
- 3. Use of re-used, reclaimed and recycled materials is encouraged, and where possible materials should be sourced from local suppliers.**
- 4. External and accessible electric vehicle charging points should be provided.**

**And is encouraged to:**

- 5. Perform well against Passivhaus standards.**
- 6. Demonstrate adaption and mitigation against the effects of climate change including through design layout and orientation, use of technology and energy efficiency.**
- 7. Provide high quality, accessible and attractive garden areas and open spaces suitable for food growing.**

## 5.3 Environment



Micklefield Park

- 5.3.1 The NDP aims to improve and protect the unique qualities of the Parish, including local habitats and natural areas, as well as man-made buildings and structures which together shape the rural character of the Parish. The policies in this section aim to protect these local natural environments for future generations of Rawdon people.
- 5.3.2 There are several areas of green spaces within the village which are highly valued by residents for their aesthetic qualities, recreational value and their contribution to biodiversity. Opportunities exist to protect and enhance Rawdon’s environmentally important green spaces in different ways. The overall aim will be for Rawdon to stay an attractive, environmentally friendly and sustainable place to live and work.

### Local Biodiversity

- 5.3.3 The following sites of biodiversity/geodiversity interest in Rawdon are identified on the Leeds Local Plan Policies Map<sup>9</sup>:
- Rawdon Ponds Site of Ecological Importance and
  - Cragg Wood Local Wildlife Site.
- 5.3.4 Rawdon Greenbelt Action Group Response to Leeds City Council SAP (November 2015) describes the areas of importance for wildlife in Rawdon in some detail.
- 5.3.5 Policy G8 in the Leeds Core Strategy (as amended) (2019) protects important species and habitats and Policy G9 covers biodiversity improvements. Development is required to demonstrate 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 that the design of new development, including landscape, enhances existing wildlife habitats and provides new areas and opportunities for wildlife.

<sup>9</sup> <https://www.leeds.gov.uk/planning/planning-policy/policies-maps/policies-gridmap>

## **Policy R4 Protecting and Enhancing Natural Biodiversity Assets**

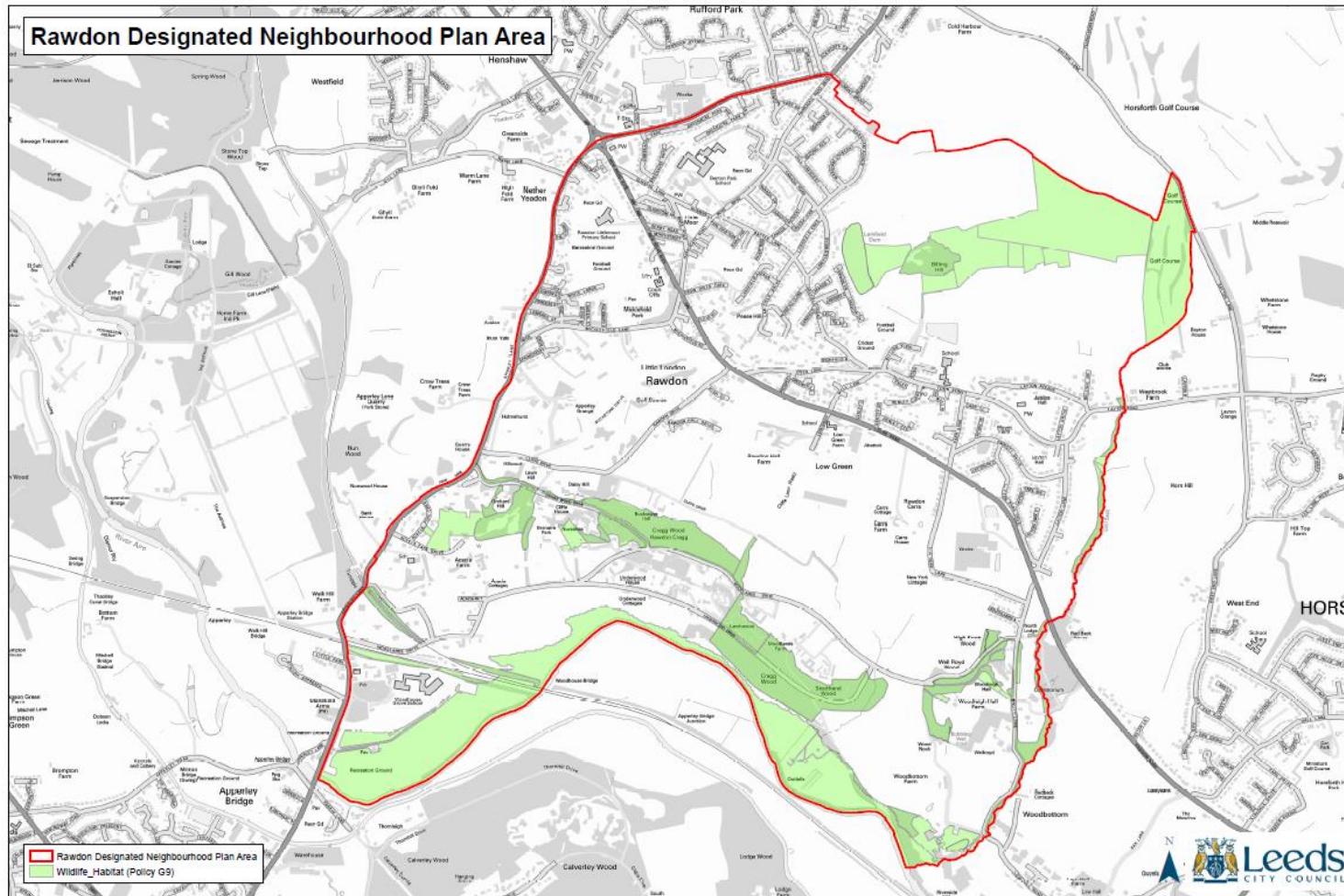
**Proposals to enhance the local biodiversity of Rawdon will be supported. Where appropriate developments should demonstrate how the following wildlife and biodiversity enhancements have been incorporated:**

- 1. Provision of gardens and planting wildflowers and locally appropriate species of native trees and shrubs in all new building and conversion proposals, including communal developments.**
- 2. Ensuring that the biodiversity of areas of high ecological value such as wildlife habitats, ponds and watercourses is protected and enhanced.**
- 3. Establishing new and maintaining existing wildlife corridors.**

**Areas of high ecological value and wildlife corridors are identified and shown on Map 5 - Statutory and Non-statutory Nature Conservation Designations in Rawdon. Wherever possible schemes should include linkages and extensions to the Leeds Habitat Network.**

**Any new green corridors created as part of new development schemes should be open to public access wherever possible.**

### Map 5 - Statutory and Non-statutory Nature Conservation Designations in Rawdon



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## **Green Spaces**

5.3.6 Planning policy at a local level is established in the Leeds Core Strategy (as amended) (2019), and the Leeds Site Allocations Plan. The Core Strategy sets out the strategic policy in relation to open space (Policy G6) and the Leeds Site Allocations Plan identifies the areas that will be protected through this policy.

5.3.7 **Policy G6 of the Leeds Core Strategy (as amended) (2019) states as follows:**

*Green space (including open space and pedestrian routes 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.*

5.3.8 Appendix 2 includes a list of all green/open spaces in Rawdon as protected through existing policies of the Leeds Core Strategy (as amended) (2019) and Site Allocations Plan.

## **Local Green Spaces**

### **Policy Background**

5.3.9 In March 2012 the National Planning Policy Framework (NPPF), introduced a new Local Green Space designation. This has been retained within the revised NPPF (July 2023). This designation allows local communities, through the Local Plan and Neighbourhood Plan process, to identify areas of local green space which are important to them and which should be afforded special protection.

5.3.10 The NPPF (2023) makes clear that the designation will not be appropriate for most green areas or areas of open space.

5.3.11 Paragraphs 101 to 103 of the revised NPPF (2023) state as follows:

*“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.”*

- 5.3.12 There are several areas of green space identified by the community as being special. These include Micklefield Park, The Billing, and Littlemoor.
- 5.3.13 Whilst areas of open space and land of environmental value have always been identified by Leeds City Council, designation as a local green space is something different. Introduced by central government in 2012 the designation focusses on the importance of identified areas to their local community. Importantly national planning policy makes it clear that this designation should be consistent with wider planning policy for an area and should look to complement investment in the provision of new homes and employment opportunities and other essential services. It should not be means to stop these wider development needs.
- 5.3.14 Many of the open spaces were identified through the Leeds Unitary Development Plan and have been carried forward into the Leeds Site Allocations Plan. The Council has not designated areas of green spaces that are below 0.2 ha in size. Through Neighbourhood Plans, open spaces (including smaller areas) can be further protected as Local Green Space if they are in accordance with the criteria specified in the National Planning Policy Framework.
- 5.3.15 This Neighbourhood Plan proposes to add a further level of protection to three green spaces in the parish: The Billing, Littlemoor and Micklefield Park. These were supported by residents in the consultation on the Draft Plan.

### **The Billing**

The Billing is the iconic landmark of the village and can be seen from some distance in any direction. The hill itself is 231 metres (758 feet) in elevation and the trigonometry point is adjacent to the crown of the hill. On a clear day it is possible to see many landmarks including York Minster from the top of the hill. The footpaths of the Billing and the fields surrounding it are well used by local residents. The boundaries of the Billing are defined as the crown of the hill and the surrounding fields.



Historically the Billing is an important site. The remains of a quarry, as well as concrete foundations for World War II defensive installations (gun emplacements to protect Yeadon aerodrome and the Avro factory), can be found near the top. In 1778, a gold torc was found on the Billing. There is a reference to the torc in Rev. Dr. T.D. Whitaker's 'Leodis in Elmete' (1816): "On the lofty ridge of Billing, which yet retains its British name, was found about the year 1780 a valuable relic of British Antiquity; this was a torque of pure and flexible gold, perfectly plain and consisting of two rods not quite cylindrical but growing thinner towards the extremities and twisted together. Its intrinsic value was £18.0.0 sterling. It was claimed by the Lord of the Manor."



View from The Billing towards St Peters Church

The whereabouts of the artefact is unknown although local reputation states that it is the British Museum.

Though sparse, there is evidence of coal on the Billing; however, though it was used previously as a quarry, there is no sign of mining.

Rawdon never had its own waterworks and Old Rawdon drew its water from the dam at the foot of the Billing, built by the Emmott Estate about 1858.



The Billing from Larkfield Dam



The Billing from Billing Dam

## Littlemoor



Littlemoor from the WWI Memorial Stone

Littlemoor is the triangle of grass land, bordered by well-established trees, having Harrogate Road, Quakers Lane and Park Road as its boundaries. This public space was originally named Victoria Park but was renamed Jubilee Park in celebration of Queen Victoria's Diamond Jubilee. Gas lights were installed around the boundary as were seats and railings. The land later became known as Littlemoor. The Centenary Stone and Garden commemorating the centenary of the First World War are situated on Littlemoor. Littlemoor is Common Land.

## Micklefield Park



Micklefield Park Play Area

Micklefield Park is the park for Rawdon and is owned by Leeds City Council. It is bounded by New Road Side, Micklefield Lane, Little London and Low Fold.

It is thought that the first dwelling on this site was a farmhouse belonging to the Marshall family, built about 1616. They built a new and much larger house there in 1662, which was then rebuilt by William White in the early 1800s. Micklefield House has considerable historical interest as JV Godwin, Mayor of Bradford lived there until 1870 when he sold it to Thomas Arton a prominent Bradford woollen merchant, who improved the building and built the west wing. The family remained there until 1918.

In 1930 Rawdon UDC purchased the house and parkland (now Micklefield Park) for £4,500, from the then owner John A Rhodes of Spring Head Mill, Guiseley for use as their Council offices. In April 1937 when Rawdon merged with Yeadon and Guiseley to form Aireborough UDC the new Council's offices were located here. Following local government reorganisation Leeds City Council retained the use of Micklefield House.

Micklefield Park is extensively used by the residents of Rawdon and a significant number of village events are held here throughout the course of the year. The park has a children's playground, skateboard park, assault course and Micklefield Park Millennium Garden. Rawdon Bowling Club is situated within the park as are tennis courts. Rawdon Community Library is situated within the boundaries of Micklefield Park.

- 5.3.16 The justification for each Local Green Space in terms of the criteria set out in the NPPF (2023) is provided in Table 1 in Appendix 1.

### **Policy R5 Protecting Local Green Spaces**

**The following areas shown on Map 2A Rawdon NDP Policies Map – Local Green Spaces and the maps in Appendix 1 are protected as Local Green Spaces:**

**R5/1 The Billing  
R5/2 Littlemoor  
R5/3 Micklefield Park.**

**New development will be managed in accordance with national policy on Green Belts.**

### **Parish Council Action 2**

**The Parish Council will encourage new developments located in or close to public areas to provide litter and dog bins and make arrangements for the continued emptying.**

## Built Heritage



Former Littlemoor School – converted to flats

- 5.3.17 Rawdon has four Conservation Areas at Cragg Wood, Littlemoor, Little London and Low Green and community consultation showed that most residents felt that Rawdon’s conservation areas should be strengthened and expanded. The Billing and Town Street were suggested as further areas to protect.
- 5.3.18 The Parish Council consider that each Conservation Area has a different character and the following policy has been developed using the Conservation Area Appraisals for each area. Please refer to the relevant Conservation Area Appraisals for further guidance<sup>10</sup>. The Conservation Areas and Listed Buildings are shown on Map 6 - Conservation Areas and Listed Buildings.

### **Policy R6 Conserving and Enhancing Rawdon’s Conservation Areas**

**Rawdon’s designated area has four Conservation Areas:**

- a) Cragg Wood**
- b) Littlemoor**
- c) Little London**
- d) Low Green.**

**To be supported, development proposals should demonstrate a positive response to its setting in terms of the scale, form, materials and construction methods. Appropriate regard must be had to the impact that the development would have on the character of the conservation**

<sup>10</sup> <https://www.leeds.gov.uk/planning/conservation-protection-and-heritage/conservation-area>  
**Rawdon Cragg Wood** - [area map \(PDF 1.65MB\)](#) and [appraisal document \(PDF 5.2MB\)](#)  
**Rawdon Littlemoor** - [area map \(PDF 226KB\)](#) and [appraisal document \(PDF 7MB\)](#)  
**Rawdon Little London** - [area map \(PDF 159KB\)](#) and [appraisal document \(PDF 4MB\)](#)  
**Rawdon Low Green** - [area map \(PDF 153KB\)](#) and [appraisal document \(PDF 1.4MB\)](#)

**area, the setting of any listed buildings, or on the identified open spaces within the conservation area.**

**New development within the Conservation Areas will be expected to:**

- 1. Achieve continuity in street frontage and building lines.**
- 2. Maintain the historic pattern of development by respecting the layout associated with the historic plots and the historic evolution of development in the immediate area.**
- 3. Complement the scale, height and massing of the historic development in the immediate streetscape and the wider conservation area.**
- 4. Reflect the proportion of wall to openings found in the elevations of traditional buildings and to employ robust detailing, avoiding ‘off the shelf’ and locally inappropriate designs.**
- 5. Respect the historic hierarchy of development and detailing between principal and secondary street frontages, and within plots between frontage and rear elevations.**
- 6. Reinforce local identity by the use of the traditional materials used in the conservation area.**
- 7. Re-use traditional buildings which contribute to townscape quality.**

**There will be a presumption in favour of the retention of non-designated heritage assets within the Conservation Area, where proposals for demolition and redevelopment would cause unacceptable harm when assessed against the potential enhancements resulting from the development.**

**Development proposals within or within the setting of the Conservation Area will be expected to include an assessment of the impact which should include consideration of the following (non-exhaustive) list:**

- a) Proximity to the heritage asset.**
- b) Position in relation to key views.**
- c) Prominence, dominance, conspicuousness.**
- d) Dimensions.**
- e) Scale.**
- f) Massing.**
- g) Visual permeability.**
- h) Materials.**
- i) Architectural style & design; and**
- j) Changes to roofscapes or skylines**

**Within the individual Conservation Areas, in addition to the above, the following specific criteria in Policies R6(a), R6(b), R6(c) and R6(d) will apply:**



Blue Plaque at Rawdon Cricket Club



Quaker Meeting Hall

### **Policy R6(a) Rawdon Cragg Wood Conservation Area**

**New development will be expected to:**

- 1. Protect the important contribution woodland and trees make to the special character of the conservation area.**
- 2. Avoid inappropriate infill development and loss of garden settings.**
- 3. Respond sensitively and creatively to the historic environment.**
- 4. Respect the character of historic buildings by maintaining and sympathetically repairing surviving historic features. The replacement of inappropriate fixtures, fittings and adaptations is encouraged.**
- 5. Retain historic boundary treatments and ensure new boundary treatments preserve and enhance the special character of the area.**
- 6. Ensure that public realm and traffic management measures respect and enhance the special character of the conservation area.**

- 7. Take opportunities to ensure the historic environment plays a positive role in addressing climate change.**
- 8. Ensure that the introduction of microgeneration equipment does not harm the special character and appearance of the conservation area.**
- 9. Have regard to the archaeological record and where necessary include an element of archaeological investigation and mitigation.**
- 10. Ensure that the setting of the conservation area is considered as a material consideration within the planning process.**

### **Policy R6(b) Littlemoor Conservation Area**

**New development will be expected to:**

- 1. Respond sensitively and creatively to the historic environment.**
- 2. Retain and where necessary sympathetically repair historic features.**
- 3. Replace any mature trees lost to age, damage or disease and take opportunities to plant new trees.**
- 4. Have regard to the archaeological record and where necessary include an element of archaeological investigation and mitigation.**
- 5. Protect the landscape of Littlemoor Park to preserve its character as a public amenity for all.**
- 6. Support the extension of the home zone, remove street clutter and unnecessary signage and ensure any new signage respects the Conservation Area.**
- 7. Include street lighting which respects the historic streetscape and proportions of buildings.**
- 8. Retain and enhance historic paving and use natural stone block work for homezone or similar streetwork.**
- 9. Respond to the scale massing, hierarchy, layout and distribution of positive structures within the conservation area where development proposes the infill of a site, or the subdivision of a plot.**
- 10. Ensure that the setting of the conservation area is considered as a material consideration within the planning process.**



### **Policy R6(c) Little London Conservation Area**

**New development will be expected to:**

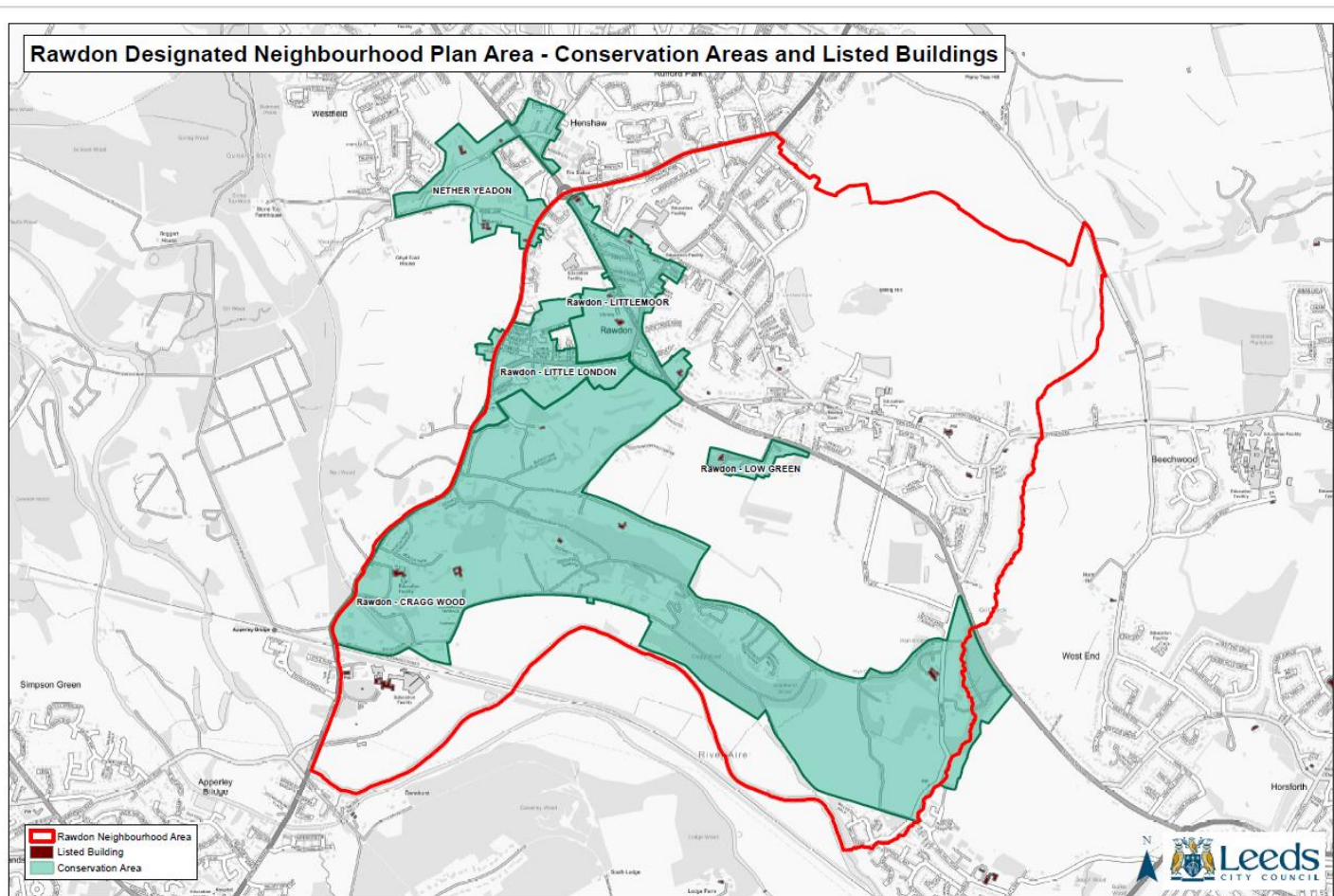
- 1. Respond sensitively and creatively to the historic environment.**
- 2. Retain and where necessary sympathetically repair surviving historic features.**
- 3. Retain the landscaped character of the village by replacing any mature trees lost to age, damage or disease and take opportunities to plant new trees.**
- 4. Have regard to the archaeological record and where necessary include an element of archaeological investigation and mitigation.**
- 5. Ensure attractive boundary treatments remain in the Micklefield Lane area.**
- 6. Include streetlights that are powder coated black and remove excessive unnecessary signage.**
- 7. Retain and enhance historic paving.**
- 8. Respond to the scale massing, hierarchy, layout and distribution of positive structures within the conservation area where development proposes the infill of a site, or the subdivision of a plot.**
- 9. Ensure that the setting of the conservation area is considered as a material consideration within the planning process.**

### **Policy R6(d) Low Green Conservation Area**

**All new development will be expected to:**

- 1. Retain the two/three storey scale and massing within the conservation area.**
- 2. Ensure the spaces between buildings are be retained. The layout of buildings should be sympathetic to positive buildings in the conservation area.**
- 3. Respect key views and in particular, views towards open green space should not be compromised.**
- 4. Ensure the construction of new boundary walls and buildings is in keeping with the character of the Conservation Area.**
- 5. Ensure the permeability through the conservation area via footpaths and lanes is retained.**
- 6. Ensure the continued use of traditional roofing materials with chimney stack and pots to articulate the roofscape.**

### Map 6 - Conservation Areas and Listed Buildings



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- 5.3.19 There are 33 Listed Buildings in Rawdon including the Grade II\* Listed Rawdon Hall and a Scheduled Monument. In addition, there are numerous buildings of more local heritage interest ('Non designated heritage assets') which the majority of residents would like to see retained. Designated heritage assets are adequately protected through existing legislation and policies. Listed buildings (updated in November 2022) are included in Appendix 3.
- 5.3.20 Heritage assets, including locally significant undesignated assets are protected by Leeds Core Strategy (as amended) (2019) Policy P11 which seeks to conserve and enhance the historic environment, particularly those elements that give the area its distinctive identity. In the case of Rawdon, this distinctive identity is that of a village. The established pattern of development comprises a number of different areas, whose distinctiveness is reinforced by areas of separation.

**Policy R7 Protecting the Historic Environment and Rawdon's Distinctive Character**

**All new development must be sited and designed to protect and enhance those historic assets and features which contribute towards the special character of the civil parish of Rawdon.**

**The established pattern of development must be respected and maintained. The different areas that comprise the civil parish of Rawdon parish must remain distinct and separate reflecting their unique character and sense of place. Development which results in further coalescence in such areas of separation will not be supported.**

**Parish Council Action 3**

**The Parish Council will discuss with Leeds City Council the possibility of designating Town Street as a Conservation Area.**

**Parish Council Action 4**

**In conjunction with Leeds City Council, the Parish Council will develop a list of local non-designated heritage assets in addition to those identified in the four Conservation Area Appraisals.**



St Peter's Church

## 5.4 The Local Economy



Harrogate Road Village Centre

- 5.4.1 Rawdon has a vibrant local economy with a range of small businesses providing employment opportunities for local residents. Shops, services and cafes are concentrated in two locations: Harrogate Road/Leeds Road and Town Street. These remain relatively vibrant in spite of recent challenges to the retailing and service sectors and provide a good range of local facilities and businesses – see Appendix 5 Local Businesses, November 2022.
- 5.4.2 Consultation responses have shown that lack of car parking close to shopping areas can cause problems of congestion from on-street car parking. Small independent businesses such as food and drink establishments and local shops and services have been put under significant pressure in recent years, particularly as a result of the Covid-19 pandemic. Responses to the Regulation 14 consultation included concerns about the lack of parking on Harrogate Road and recent changes to the mix of uses in the area. The number of shops has declined and there has been an increase in licensed cafes and restaurants. The NDP has a role in supporting appropriate investment in order to ensure these vital local businesses continue to thrive and provide valuable services and employment opportunities as part of a sustainable future for Rawdon.
- 5.4.3 The NPPF (2023) and the Leeds Core Strategy (as amended) (2019) support economic growth and community consultation indicates that most residents consider that the Neighbourhood Plan should address job creation and local business opportunities. Farming, retail and office-based business were identified as the most appropriate business types for Rawdon. The establishment of a farmers' market is supported.
- 5.4.4 The NDP will seek to strengthen the local economy by promoting the improvement and protection of existing businesses and supporting proposals that will deliver employment opportunities, particularly small-scale retail, office and farming.

- 5.4.5 Policy EC2 of the Leeds Core Strategy (as amended) (2019) steers office development towards the City Centre or designated Town and Local Centres. Leeds Road, Rawdon is identified as a Lower Order Local Centre and, under Core Strategy Policy P3, offices would be viewed as an acceptable use. Under Policy P4, local service facilities, including retail, are 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.
- 5.4.6 Suitable town centre uses for the shopping areas in Rawdon are considered to be:
- Retail development (excluding warehouse clubs and factory outlet centres);
  - Leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, bars and pubs, health and fitness centres);
  - Offices; and
  - Arts, culture and tourism development (including theatres, museums, galleries and hotels).
- 5.4.7 Amongst other things, Core Strategy Policy P4 supports 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.

### **Policy R8 Supporting the Local Economy**

**The expansion of existing businesses and the development of new small-scale businesses in town centre uses appropriate to the shopping area's position in the Leeds hierarchy of centres will be supported when:**

- 1. Any adverse impacts from traffic on the existing local road network are satisfactorily addressed through suitable traffic management measures; and**
- 2. There is satisfactory provision of parking for employees and visitors in accordance with the car parking guidelines set out in Leeds City Council Parking SPD, January 2016 (or later guidance) and where possible parking is provided on site; and**
- 3. Local residential amenity is protected, and any necessary measures are put in place to ensure that living conditions are not materially harmed before the first use of the premises.**

**Small-scale office development (500 sq m or less) in, or on the edge of, Leeds Road Local Centre will be supported.**

**New housing development within, or adjacent to, Town Street and Harrogate Road shopping areas should be designed to avoid any adverse impacts which may arise from on street parking by residents.**

**Proposals which provide enhanced car parking solutions to mitigate existing problems in these areas will be supported in order to help maintain the vitality and viability of local facilities.**

- 5.4.8 Leeds Core Strategy (as amended) (2019) Policy EC3 safeguards existing employment land<sup>11</sup> and industrial areas. However, permitted development rights currently apply in respect of the change of use from Class E uses to C3 residential use. This is subject to Prior Approval being sought.
- 5.4.9 Part B of Policy EC3 addresses 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.*”
- 5.4.10 The Outer North West HMCA is a shortfall area for employment land (excluding B1a Offices). This has an impact on how planning applications for loss of employment are considered. Applications will be assessed using an appropriate definition of surrounding area as agreed between the Council and the applicant with reference to Table 1 in Appendix 3 of the Leeds Core Strategy (as amended) (2019).

### **Policy R9 Protecting Existing Local Employment Premises**

**The retention of existing employment land and buildings will be supported. Where planning permission is required, re-development for non-employment uses or change of use of existing employment land will only be supported when:**

- 1. The employment land has been unoccupied for at least one year and during that time actively marketed for employment use at the current local market rate without securing a viable alternative employment use; or**

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<sup>11</sup> Employment Land' is defined in the Glossary of the Core Strategy: 'Employment land relates to all B Class employment sectors including office floorspace (B1a Use Class) and general employment land. General employment land includes research and development (B1b class), light industry (B1c), general industry (B2) and storage or distribution (B8) but excludes office floorspace (B1a).

**2. The site is no longer suitable for such use due to limited accessibility, adverse impacts on sensitive adjacent land uses and environmental impacts.**

**Parish Council Action 5**

**The Parish Council will investigate the availability of potential sites close to shopping streets for additional parking.**

**Parish Council Action 6**

**The Parish Council will investigate opportunities for the creation of a farmers' market.**



## 5.4 Community Facilities



The Emmott Arms

- 5.5.1 The neighbourhood area has a number of community facilities that are highly valued by local residents. These include community buildings, schools, the library and other community facilities.
- 5.5.2 Government planning policy indicates that, in order to deliver the social, recreational and cultural facilities and services the community needs, planning policies should plan positively for the provision and use of shared space, community facilities (such as meeting places, sports venues, cultural buildings, public houses and places of worship and other local services to enhance the sustainability of communities and residential environments. They should also guard against the unnecessary loss of valued facilities and services where this would reduce the community's ability to meet its day-to-day needs.
- 5.5.3 The responses to the community consultations<sup>12</sup> showed that the most commonly used community facilities were green spaces and the library. Rawdon Billing was the most important leisure facility for respondents followed by Micklefield Park (these are protected as Local Green Spaces in Policy R5). 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.
- 5.5.4 Leeds Core Strategy (as amended) (2019) (Policy P9) protects existing community facilities and services and resists their loss unless satisfactory alternative provision is made elsewhere within the community if a sufficient level of need is identified.

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<sup>12</sup> See Rawdon Consultation, 2020 [www.rawdonparishcouncil.gov.uk](http://www.rawdonparishcouncil.gov.uk)

### **Policy R10 Protecting Existing Community Facilities**

**Development proposals involving a change of use which has significant adverse impacts on the following community facilities should demonstrate that reasonable efforts have been made to secure their continued use for current purposes and/or equivalent alternative provision is made:**

- RCF10/1 Greenacre Hall and car park
- RCF10/2 Trinity Church, Hall and car park
- RCF10/3 Jubilee Hall and car park
- RCF10/4 St Peter’s Church
- RCF10/5 Quakers Meeting house and hall
- RCF10/6 Benton Park School and Grounds
- RCF10/7 St Peter’s Church of England School
- RCF10/8 Littlemoor Primary School
- RCF10/9 Rawdon Community Library
- RCF10/10 Stone Trough Inn
- RCF10/11 Emmott Arms
- RCF10/12 Rawdon Cricket Club
- RCF10/13 Rawdon & Guiseley Conservative Club
- RCF10/14 The Princess
- RCF10/15 The Moody Cow.

**These community facilities are shown on Map 2B Rawdon NDP Policies Map – Community Facilities.**

**Reasonable efforts could include demonstrating that every effort has been made to secure or market the premises for its current or last use or for another community use for at least 12 months, or that there is no longer a local need for the use or that an equivalent use is provided elsewhere or that the use is no longer viable.**

### **Parish Council Action 7**

**The Parish Council will encourage the provision of NHS dental services in Rawdon.**

- 5.5.5 Community consultation found that the most popular option as a means of providing extra school places in the future was to increase places in all existing schools.
- 5.5.6 Policy P9 of the Leeds Core Strategy (as amended) (2019) indicates that new community facilities and services, such as education, should be accessible by foot, cycling or by public transport in the interests of sustainability and health

and well-being. Facilities and services should not adversely impact on residential amenity.

### **Policy R11 The Extension of Existing Schools**

**Proposals to extend existing schools will be supported provided that:**

- 1. They do not have an unacceptable traffic impact or exacerbate parking problems;**
- 2. Where feasible, pedestrian links to residential areas are improved to encourage walking to school;**
- 3. Consideration is given to the provision of on-site drop-off parking, including parking for buses; and**
- 4. Proposals would not lead to an unacceptable loss in local playing fields provision.**

### **Parish Council Action 8**

**The Parish Council will work with the education authority to ensure that the provision of school places matches any increase in pupil numbers.**

### **Parish Council Action 9**

**The Parish Council will work with Leeds City Council to encourage the provision of safe walkways and road crossings to encourage walking to school.**



St Peter's Primary School



Littlemoor Primary School

## 5.6 Movement and Traffic Management

- 5.6.1 Section 4 of the NPPF (2023) promotes sustainable transport, indicating that transport policies have an important role to play in sustainable development and in contributing to wider sustainability and health objectives. To achieve this, developments should be designed to give priority to pedestrian and cycle movements and located where they have access to high quality public transport facilities. Developments should minimise conflicts between cyclists or pedestrians.
- 5.6.2 The idea of a ‘20-minute neighbourhood’ could be applied to Rawdon, where most residents live within walking and cycling distance of a range of facilities. Benefits of this approach include healthier communities, cleaner air, stronger local economies, and better resilience against climate change. The Town and Country Planning Association (TCPA) has produced a guide<sup>13</sup>, setting out that plans to create a 20-minute neighbourhood should incorporate the following characteristics:
- diverse and affordable homes;
  - well-connected paths, streets and spaces;
  - schools at the heart of communities;
  - good green spaces in the right places;
  - local food production;
  - keeping jobs and money local;
  - community health and wellbeing facilities; and
  - a place for all ages.
- 5.6.3 The Rawdon NDP incorporates many of these characteristics in its policies and proposals and supporting sustainable and active travel will be key to ensuring Rawdon continues to provide a high quality of life for local people.
- 5.6.4 In addition the countryside around Rawdon has a rich network of public footpaths and bridleways which enable the community to access and experience the rural landscape and participate in physical exercise (See Map 7 - Public Rights of Way (PROW) in Rawdon).

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<sup>13</sup> 20-Minute Neighbourhoods

Creating Healthier, Active, Prosperous Communities An Introduction for Council Planners in England, Town and Country Planning Association, March 2021

- 5.6.5 Policy T2 of the Leeds Core Strategy (as amended) (2019) states that, 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. Parking provision will be required for cars, motorcycles and cycles. Under Policy G1, of the Core Strategy opportunities are taken to protect and enhance the Public Rights of Way (PROW) network through avoiding unnecessary diversions and by adding new links.
- 5.6.6 The most common concern of residents is congestion on the A65 and A658 with many considering that there is a need for greater provision for alternative transport, including improvements to bus and rail facilities and improved cycle/footpaths. Lack of parking provision is also seen as a significant issue.

### **Policy R12 Travel Hierarchy, Traffic Management and Transport Improvements**

**Development should support opportunities for Rawdon to be a ‘20 minute neighbourhood’, where day to day needs are catered for within a short and pleasant walk or cycle ride.**

**In order to achieve this, development proposals should promote sustainable and active travel and adhere to the following travel hierarchy:**

- 1. Avoid: reduce the need to travel by utilising locations close to existing facilities and residential areas;**
- 2. Shift: if travel cannot be avoided, then shifting trips from car to walking, cycling and public transport;**
- 3. Improve: if trips cannot be by sustainable modes, then minimise the impact of road traffic by improving it, such as electrification.**

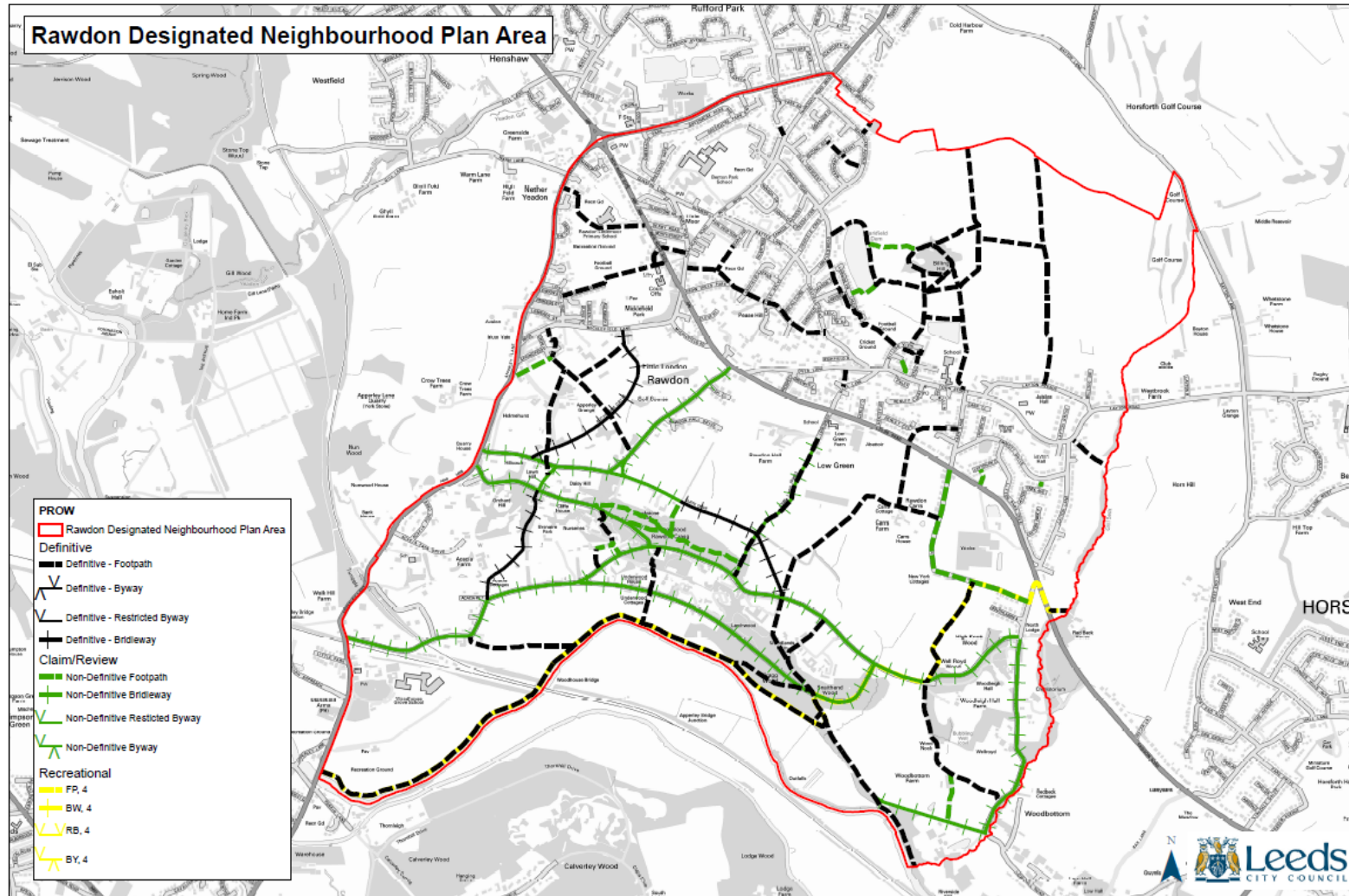
#### **Traffic Management and Transport Improvements**

**Proposals for new development will only be supported, if:**

- 1. Suitable and safe access is provided to the site;**
- 2. Sufficient parking is provided in accordance with Leeds City Council parking standards;**
- 3. They do not result in the net loss of parking spaces;**
- 4. All additional traffic generated by the development is identified and any mitigation measures are provided by the developer;**
- 5. There is no detrimental impact on the existing public footpath, bridleway and cycling network (see Map 7 - Public Rights of Way (PROW) in Rawdon); and**
- 6. Where feasible, they enhance the existing pedestrian and cycling network by providing, for example:**
  - A. Segregated pedestrian and cycling routes,**

- B. A green barrier with the road,**
- C. Enhanced inter-connectedness of the network of foot, cycle and bridlepaths and access to the river.**

Map 7 - Public Rights of Way (PROW) in Rawdon



## 5.7 Community Infrastructure Levy

- 5.7.1 The Community Infrastructure Levy (CIL) is a charge that can be placed on new development. CIL is intended to be used to help towards funding a range of infrastructure that is needed as a result of development, for example road schemes, schools and community facilities. The Leeds City Council Community Infrastructure Charging Schedule, 2015 sets out the Community Infrastructure Levy to be applied to different forms of development.
- 5.7.2 Of the CIL monies collected by the Council, a certain percentage has to be passed on to the Town or Parish Council where the development is taking place. The 2013 amended regulations state that these amounts will be:
- i. 25% of relevant CIL monies if the development is taking place in an area that has a neighbourhood development plan in place, or
  - ii. 15% of relevant CIL monies in all other areas - up to a maximum cap of £100 per dwelling in that area, in that financial year
- 5.7.3 Town and Parish Councils must spend their CIL monies to support the development of their area by funding:
- a) “the provision, improvement, replacement, operation or maintenance of infrastructure; or
  - b) Anything else that is concerned with addressing the demands that development places on an area.”
- 5.7.4 It is also assumed that neighbourhood plans (and other community led and locally identified plans and proposals) will set out the community’s priorities for infrastructure needs and spending.
- 5.7.5 Community consultation has identified a number of potential projects that could be funded using CIL monies.

### **Parish Council Action 10**

**The Parish Council will work with Leeds City Council to help ensure any CIL monies are prioritised for the following local projects:**

- 1. Enhanced parking near shops including for bicycles and electric vehicles;**
- 2. The provision of additional facilities at Micklefield Park, including the provision of facilities for young people;**
- 3. Traffic management and pedestrian safety measures associated with new developments.**



## **6.0 Next Steps**

- 6.1 The Plan has reached its final stage and will be subjected to a local Referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required, before the City Council may “make” the Plan. The Neighbourhood Plan will then be used to help determine planning decisions in the Parish alongside local strategic and National Planning Policies.

## Appendix 1 – Local Green Spaces

**Table 1 Justification for Local Green Spaces**

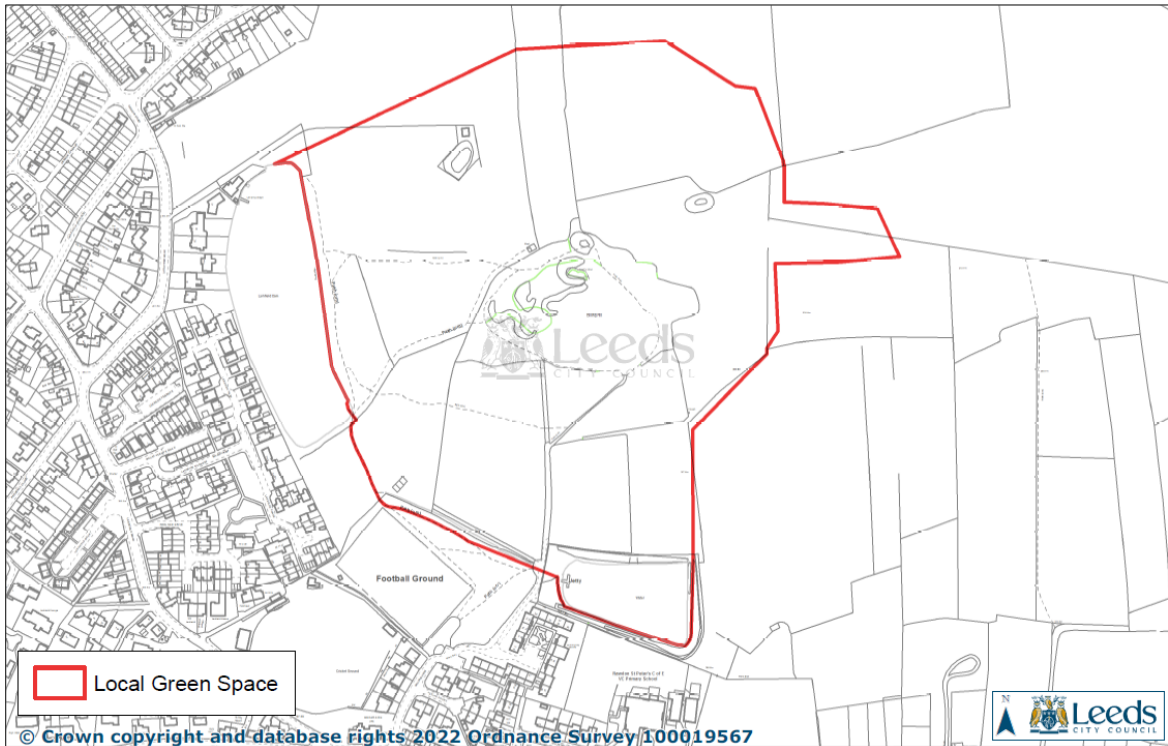
Local Green Space	Close proximity to the community	Demonstrably special	Local in character
<p><b>R5/1 The Billing</b></p>	<p>Iconic landmark of the village and located close to residential areas.</p> <p>Footpaths are well used by local residents.</p>	<p>Highly visible local landmark.</p> <p>Significant built heritage interest including the remains of a quarry, concrete foundations for World War II defensive installations and a dam at the foot built by the Emmott Estate around 1858.</p>	<p>The boundaries of the Billing are defined as the crown of the hill and the surrounding fields. The area encompasses Billing Dam and various heritage assets.</p> <p>In order to define an area for The Billing which is acceptable as a protected green space under a Neighbourhood Plan the following method was used to define the boundary:</p> <p>The boundary starts around Billing Dam, part of the iconic setting of the Billing. It follows the border of the adjacent sports ground at the base of the hill and skirts Larkfield Dam. From there it follows a contour line around the north of the hill to include former quarry works and heritage features associated with the Billing. beyond the former quarry it follows paths along field boundaries. The small projection follows a higher contour line to encompass the outcrop of the crown of the hill where the trig point can be found. This boundary has been chosen as it includes all the features associated with the billing in a readily identifiable border.</p> <p>Area: 17.4 ha</p>

Rawdon Neighbourhood Development Plan – Referendum Version, January 2024

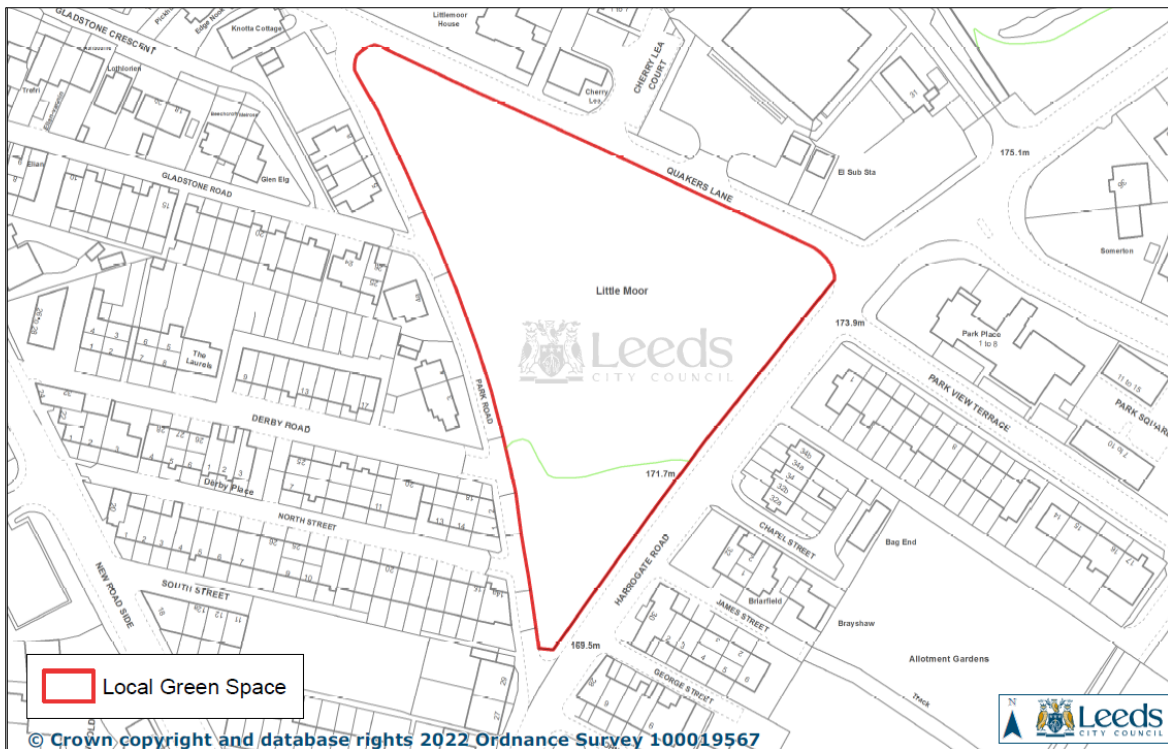
<p><b>R5/2 Littlemoor</b></p>	<p>Local public space close to residential communities.</p>	<p>Considerable historic significance. Originally named Victoria Park but was renamed Jubilee Park in celebration of Queen Victoria's Diamond Jubilee. Gas lights were installed around the boundary as were seats and railings. The Centenary Stone and Garden commemorating the centenary of the First World War are situated on Littlemoor. Registered as a Village Green.</p>	<p>Triangle of grass land, bordered by well established trees, bounded by Harrogate Road, Quakers Lane and Park Road.</p> <p>Area: 0.948 ha</p>
<p><b>R5/3 Micklefield Park</b></p>	<p>Micklefield Park is the park for Rawdon. Located close to residential areas and extensively used by the residents of Rawdon.</p>	<p>Local historic interest. First dwelling on this site was a farmhouse built about 1616. They built a new and much larger house there in 1662, which was then rebuilt by William White in the early 1800s. Micklefield House has considerable historical interest as JV Godwin, Mayor of Bradford lived there until 1870 when he sold it to Thomas Arton a prominent Bradford woollen merchant, who improved the building and built the west wing.</p>	<p>Bounded by New Road Side, Micklefield Lane, Little London and Low Fold.</p> <p>Area: 4.31 ha</p>

## Location Maps of Local Green Spaces

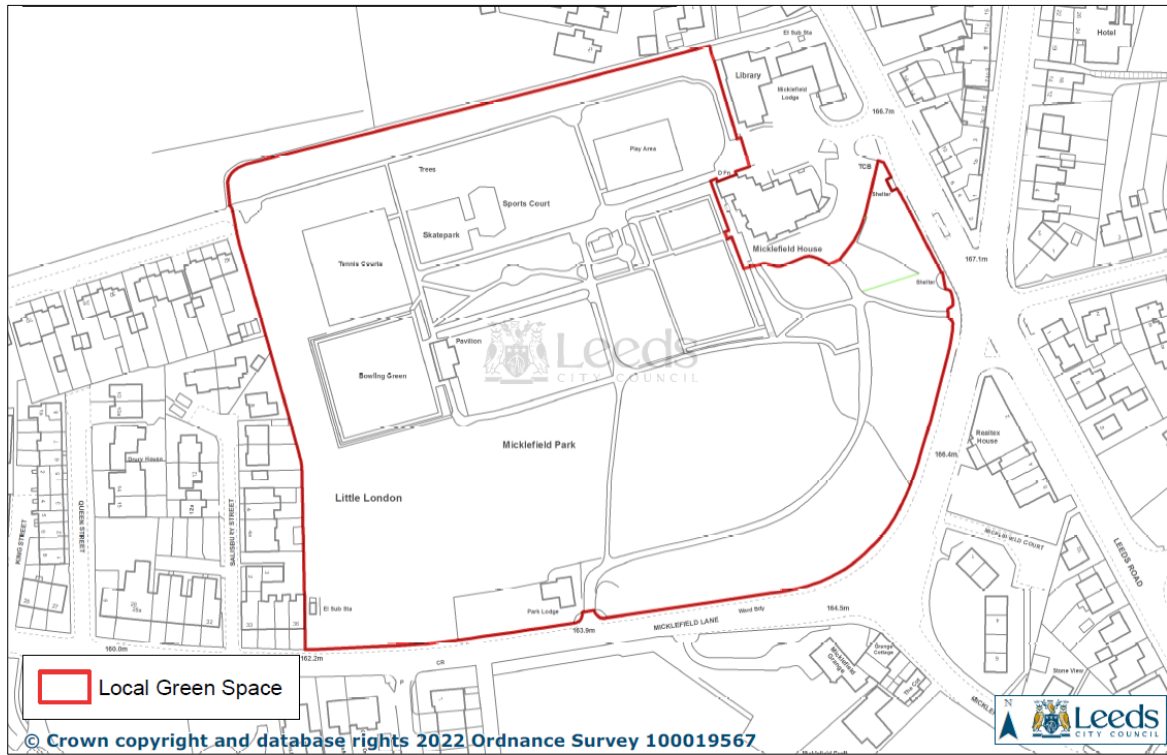
### Map 1 - LGS R5/1 The Billing



### Map 2 – LGS R5/2 Littlemoor



### Map 3 – LGS R5/3 Micklefield Park



## Appendix 2 – Green/Open Spaces

CSP = Leeds Core Strategy (as amended) (2019) Policy

CAA = Conservation Area Appraisal

= Sites in Green Belt

Leeds Ref	Address	Area	Type	Leeds Score	Existing Protection
G73	Micklefield Park, Rawdon	4.28	Neighbourhood Park	7.33	<ul style="list-style-type: none"> <li>• CSP G6</li> <li>• Council owned public park</li> </ul>
G91	Rawdon Crematorium	7.42	Cemeteries	5.6	<ul style="list-style-type: none"> <li>• CSP G6</li> <li>• Green Belt</li> <li>• Strategic Green Infrastructure</li> </ul>
G1039	New Road Side Playing Fields	4.24	Local Recreation Area	5.77	<ul style="list-style-type: none"> <li>• CSP G6</li> <li>• Playing field</li> <li>• Landmark Greenspace in CAA</li> </ul>
G1040	Littlemoor	0.98	Natural Area	4.22	<ul style="list-style-type: none"> <li>• CSP G6</li> <li>• Landmark Greenspace in CAA</li> <li>• Common Land</li> </ul>
G1041	Victory Garden (Pease Hill) Allotments	0.66	Allotments	6.82	<ul style="list-style-type: none"> <li>• CSP G6</li> <li>• Landmark Greenspace in CAA</li> <li>• Allotments</li> </ul>
G1042	Park Avenue Playing Fields	0.97	Local Recreation Area	4.25	<ul style="list-style-type: none"> <li>• CSP G6</li> <li>• Playing field</li> <li>• Landmark Greenspace in CAA</li> </ul>
G1043	Pease Hill Allotments (Crowtrees)	1.28	Allotments	6.82	<ul style="list-style-type: none"> <li>• CSP G6</li> <li>• Landmark Greenspace in CAA</li> <li>• Allotments</li> </ul>
G1060	Larkfield Dam	5.24	Natural Area	6.15	<ul style="list-style-type: none"> <li>• CSP G6</li> <li>• Green Belt</li> </ul>
G1061	Billing Hill	1.87	Natural Area	6.31	<ul style="list-style-type: none"> <li>• CSP G6</li> <li>• Green Belt</li> </ul>
G1342	Emmott Drive	0.22	Amenity Greenspace	6.91	<ul style="list-style-type: none"> <li>• CSP G6</li> </ul>
G1356	Jubilee Hall	0.69	Local Recreation Area	6.92	<ul style="list-style-type: none"> <li>• CSP G6</li> </ul>
G1357	St Peter's Church	1.07	Cemeteries	8.08	<ul style="list-style-type: none"> <li>• CSP G6</li> <li>• Owned by diocese</li> <li>• Consecrated ground</li> </ul>

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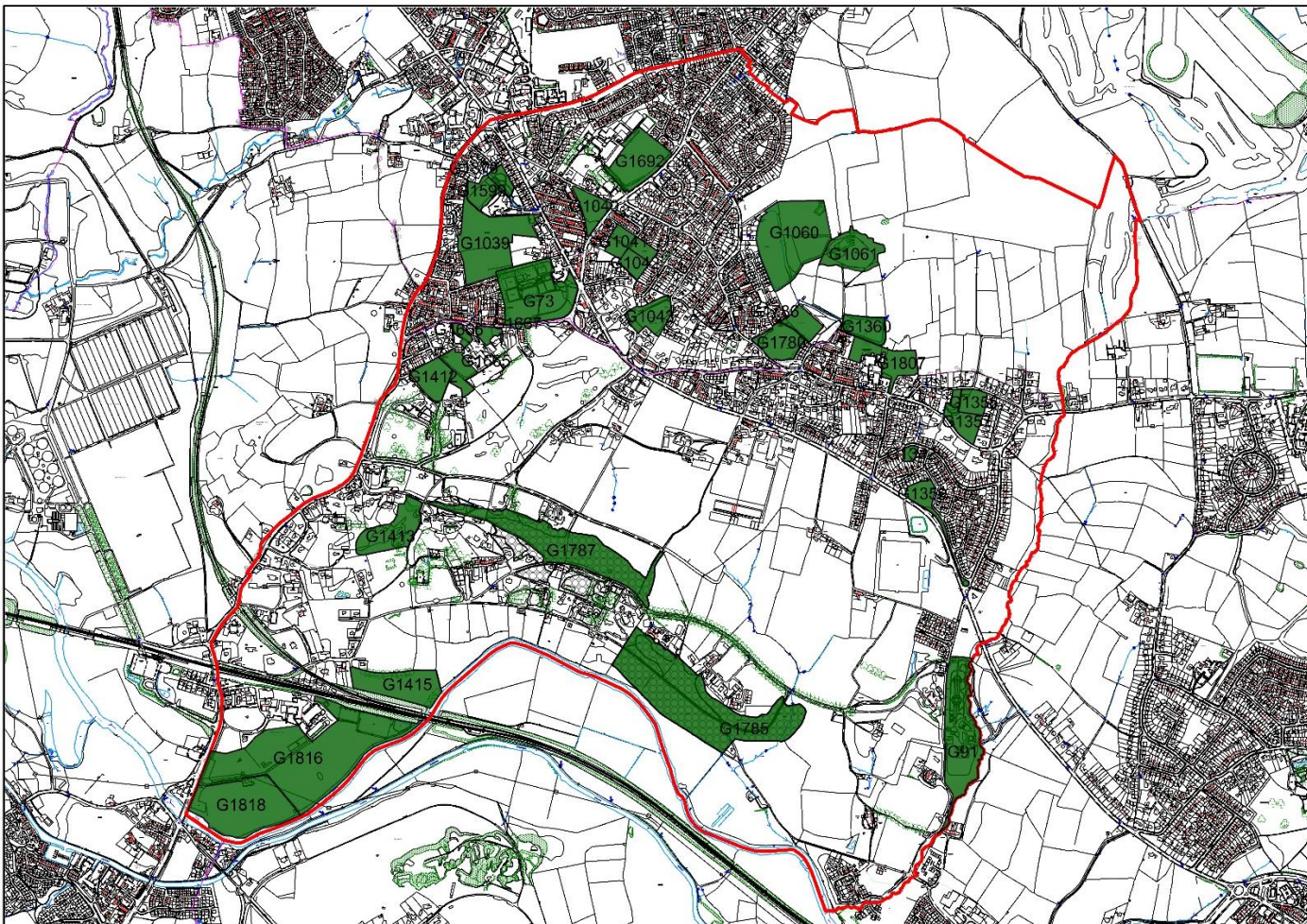
G1359	Layton Park Drive	0.92	Amenity Greenspace	5.69	<ul style="list-style-type: none"> <li>• CSP G6</li> </ul>
G1360	Billing View Pond	1.1	Natural Area	5.92	<ul style="list-style-type: none"> <li>• CSP G6</li> <li>• Green Belt</li> </ul>
G1412	Springwood Road (Rear of)	1.17	Natural Area	5.5	<ul style="list-style-type: none"> <li>• CSP G6</li> <li>• Green Belt</li> <li>• Strategic Green Infrastructure</li> </ul>
G1413	Orchard Hill	2.2	Natural Area	4.5	<ul style="list-style-type: none"> <li>• CSP G6</li> <li>• Green Belt</li> <li>• Strategic Green Infrastructure</li> </ul>
G1415	Bronte House School Playing Fields	1.59	Outdoor Sport		<ul style="list-style-type: none"> <li>• CSP G6</li> <li>• Green Belt</li> <li>• Local Wildlife Site</li> <li>• Strategic Green Infrastructure</li> </ul>
G1599	Rawdon Littlemoor Primary School	0.78	Outdoor Sport	9	<ul style="list-style-type: none"> <li>• CSP G6</li> <li>• Playing field</li> </ul>
G1665	Fulford Grange Meadow	1.08	Natural Area	5.25	<ul style="list-style-type: none"> <li>• CSP G6</li> <li>• Landmark Greenspace in CAA</li> <li>• Green Belt</li> <li>• Strategic Green Infrastructure</li> </ul>
G1666	Fulford Grange 1	0.28	Amenity Greenspace	6.67	<ul style="list-style-type: none"> <li>• CSP G6</li> <li>• Landmark Greenspace in CAA</li> <li>• Green Belt</li> <li>• Strategic Green Infrastructure</li> </ul>
G1667	Fulford Grange 2	0.37	Amenity Greenspace	6.83	<ul style="list-style-type: none"> <li>• CSP G6</li> <li>• Landmark Greenspace in CAA</li> <li>• Green Belt</li> <li>• Strategic Green Infrastructure</li> </ul>
G1692	Benton Park School	2.48	Outdoor sport	6.75	<ul style="list-style-type: none"> <li>• CSP G6</li> <li>• Landmark Greenspace in CAA</li> <li>• Playing field</li> </ul>
G1780	Rawdon Cricket Club	1.44	Outdoor Sport	7.5	<ul style="list-style-type: none"> <li>• CSP G6</li> <li>• Playing field</li> <li>• Green Belt</li> </ul>
G1785	Cragg Wood South	9.99	Natural Area	6.46	<ul style="list-style-type: none"> <li>• CSP G6</li> <li>• Green Belt</li> <li>• Local Wildlife Site</li> </ul>

Rawdon Neighbourhood Development Plan – Referendum Version, January 2024

					<ul style="list-style-type: none"> <li>• Strategic Green Infrastructure</li> </ul>
G1786	Rawdon Grounds	0.83	Outdoor Sport	6.77	<ul style="list-style-type: none"> <li>• CSP G6</li> <li>• Green Belt</li> <li>• Local Wildlife Site</li> <li>• Strategic Green Infrastructure</li> </ul>
G1787	Cragg Wood North	5.67	Natural	5.69	<ul style="list-style-type: none"> <li>• CSP G6</li> <li>• Green Belt</li> <li>• Local Wildlife Site</li> <li>• Strategic Green Infrastructure</li> </ul>
G1807	Rawdon St Peter's C of E School	2.04	Outdoor Sport	6.5	<ul style="list-style-type: none"> <li>• CSP G6</li> <li>• Part playing field</li> </ul>
G1816	Woodhouse Public School Playing Fields	10.35	Outdoor Sport	9.3	<ul style="list-style-type: none"> <li>• CSP G6</li> <li>• Green Belt</li> <li>• Local Wildlife Site</li> </ul>
G1818	Rawdon Meadow Playing Fields	5.14	Outdoor Sport	8.17	<ul style="list-style-type: none"> <li>• CSP G6</li> <li>• Green Belt</li> <li>• Local Wildlife Site</li> </ul>
G1870	Land adj Rawdon Littlemoor Primary School	0.5	Natural Area	8.27	<ul style="list-style-type: none"> <li>• CSP G6</li> </ul>



**Map 1 – Green / Open Spaces**



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on behalf of Rawdon Parish Council 0100059066

## Appendix 3 - Built Heritage in Rawdon

### Listed Buildings

Up to date information on listed buildings should be sought from Historic England or another reliable source.

There are 34 statutory Listed Buildings and a Scheduled Monument in Rawdon Parish as at November 2022<sup>14</sup>. These are:

#### 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

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<sup>14</sup> Historic England

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

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

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

## Appendix 4 – Local Character

### Examples of Different Architectural Styles in Rawdon



Carr Lane semis



Large semis in Benton Parks



Layton Park Bungalows





Stone terraces off Littlemoor



Traditional Stone Terraces, Canada Road



Stone terraces on New Road Side

**Examples of Sensitive Shop Frontages**



The Village Bakery



Town Street



Harrogate Road

## **Appendix 5 – Local Businesses, November 2022**

### **Harrogate Road / Leeds Road crossroads Centre**

French Patisserie  
Men's Hair Dresser  
Nail Bar  
Peasehill (former Hotel)  
Turkish Restaurant  
Website and App development business  
Hair Beauty and Nails Salon  
Italian Café  
Dog Groomers  
Home Interiors  
Physiotherpaist  
Tuition Centre  
Offices  
Bespoke Bathroom showroom  
Fitted Bedroom supplier  
Uniform supplier  
Community Library  
Legal Practice  
Beauty Clinic  
Gifts and Home furnishings  
Thai Therapeutic Massage  
Boutique  
Copy Shop  
Vegetarian Café  
Hair Dresser  
Milk Shake Shop  
Charcuterie & Bar  
Newsagent and Convenience shop  
Beauty Lounge  
Clothes Hire and Bridal Wear  
Traditional Butchers

### **Town Street Centre**

Traditional Pub  
Hair Dressers  
Compliance Consultants  
Barbers  
Cake shop / Bakers  
Convenience Store with Post Office

### **Other Businesses include**

Three pubs

JCT600 car dealer chain headquarters  
Emis Health Care technology

John Penny's large scale abattoir  
Signage / graphics / Branding business  
Picture Framers

Bicycle repair

Conservative Club

Offices (rawdon Court)  
Thai Takeaway

Sports Trophy and Silverware / gift shop  
Hair & Beauty studio  
Nursery (Children's)  
Chinese / Thai restaurant (rated best in Leeds by Trip Adviser)  
Golf course  
Tennis club

**On opposite side of the road that forms the designated NHP boundary**

Sainsbury Local  
Two separate Used Car dealerships  
Party supplier  
Tea rooms

***Rear cover designed by Libby Wright (When aged 9 yrs).***



RAWDON NEIGHBOURHOOD  
DEVELOPMENT PLAN

