

Review of the Neighbourhood Plan – Boundary Changes

Explanatory Memorandum

The Parish Council has embarked on a review of the Neighbourhood Plan. This is a planning document which contains policies which have to be taken into account when considering planning applications and investment in the area.

This Explanatory Memorandum provides background information regarding boundary changes to the Neighbourhood Plan. Details of the existing Plan can be found [HERE](#) . The suggested boundary changes are shown on a series of plans which can be found [HERE](#).

New Parish Council boundary

In May 2018 the Boundary Commission issued an order to extend the Harewood Ward westwards to the edge of the existing urban area of Leeds , north of the A64 to Skeltons Lane and the Coal Road. This extended area includes most, but not all, of the area designated as the Northern Quadrant (NQ) of the East Leeds Extension(ELE). Extensive housing development and associated facilities are planned for this area.

The effect of the order is also to extend the Parish Council boundary which now includes this as yet undeveloped area. The Parish Council were not consulted and did not support or oppose this extension of its parish boundary.

The development is expected to take 10-15 years to be completed and the following key points should be noted

- Currently the Parish has 4000 residents eligible to vote, and this is split approximately 2000 in each village. There are approximately 1000 houses in each village
- It is estimated that within the new Parish boundary there will be an additional 1500 houses once the development is complete, and an additional 3000 residents eligible to vote
- The Parish would then have approximately 3500 houses and a voting population of 7000 people.
- Under current legislation where development takes place within the area of a Parish Council a payment, called a Community Infrastructure Levy (CIL) is made to the Parish Council by the developers over the periods of the development to spend within the parish on infrastructure and facilities for the parish. If the NQ is not covered by a Neighbourhood Plan it is estimated the Parish Council would receive approximately **£450k** and if the NQ is included in a revised adopted Plan before the development is started it is estimated the Parish Council would receive approximately **£750k**. If the Parish Council were to promote a boundary change to exclude the NQ before development started it could receive **nothing**.

What are the options?

The Parish Council wish to know your views on the three options below.

- Do nothing and leave the boundary as it is and extend the Neighbourhood Plan to the whole of the Parish including the NQ
- Do nothing to the Parish Council boundary but restrict the Neighbourhood Plan boundary to the eastern edge of ELOR (East Leeds Orbital Road)and exclude the NQ.
- Seek a change to the Parish Council boundary so it runs along the eastern edge of ELOR and the Neighbourhood Plan would also follow this boundary and both would exclude the NQ.

New Neighbourhood Plan Boundary to south west

A Neighbourhood Plan will normally cover the whole area of the Parish Council and the review may proceed to do this upon notification to the local planning authority Leeds City Council (LCC) However, it is possible for a Plan to be extended to cover additional land which lies outside the area of the Parish Council .

If an extension is sought, the Parish Council must obtain the consent of LCC which can be withheld. To obtain consent the Parish Council must set out its reasons for seeking the extension and must consult widely with landowners residents and other stakeholders.

The Review Working Party has identified an area of land between ELOR and the parish boundary south of the A64 which does not lie in any parish but forms a key strategic area between the urban edge of Leeds and the village of Scholes. Details are shown on the accompanying Plan{ *insert link*}

All the land is designated as green belt in Leeds City Councils Development Plan .So there is a presumption against inappropriate development that will compromise its green belt status and openness. This means there should be no new buildings erected on the land , eg. Housing, offices. There are exceptions such as where existing buildings are converted to another use and mineral extraction.

What are the options?

The Parish Council wish to know your views on the options below

- Seek consent from LCC to extend the Plan boundary to the south west as proposed.
- Do not extend the Plan boundary to the south west

What is the Process?

- It is not possible to put a timescale on the review of the Plan. However if the consent of LCC is required to adopt a Plan boundary, either by extending it to the south west or pulling it back to ELOR this will delay the process probably by up to 6 months. This could have implications for having an adopted Plan in place to maximise the amount of CIL which may be payable.
- Changing the Parish Council boundary is a separate and distinct process to fixing the Plan boundary. Normally once a boundary review has been completed another review does not take place for 10-15 years. However such a change, known as a Community Governance Review is usually undertaken at the same time as a Polling District Review. The next such review is due to take place in 2023, so the Parish Council could, if there was support from residents, seek a boundary change in 2023. There is no guarantee this will be granted.
- An alternative to seeking a Community Governance review is to submit a petition to LCC seeking a review. It is necessary to have over 300 signatures for the petition to be valid.

What are the options?

The Parish Council wish to know whether you would support a Community Governance Review application in 2023 and/or be willing to sign a petition to seek an amendment of the Parish Council boundary as soon as possible.

The pros and cons of changing the new Parish Boundary

a) Benefits of doing nothing at the moment

- The Parish would increase in size and its precept would increase providing greater income for expenditure within the parish for the benefit of all.
- The Parish Council could receive up to £750k in CIL payments for expenditure within the parish
- The Plan can influence the design and layout of the NQ
- The Plan can influence the type and extent of facilities provided in the NQ and extend its policies to apply to this area.
- A delay in any decision would allow the new residents who come to live in the NQ to make their own decision as to whether they wish to remain within the Parish.

b) Risks of doing nothing at the moment

- The NQ will introduce a new settlement in the Parish which will be larger than either village.
- There is likely to be pressure to spend any CIL money within the NQ or nearby rather than elsewhere in the parish; in any event by the time any Parish Council boundary review takes effect it is likely that a substantial part of the CIL payments will have been made.
- A large part of the Parish boundary will lie west of ELOR and will become part of the Leeds urban area. There may be a risk of coalescence being allowed in the future between the NQ and Scholes on the basis they are “both in the same parish”.
- The interests of two rural villages and an urban area will be different and governance by one Parish Council for the whole area will be a challenge.

The pros and cons of extending the Neighbourhood Plan boundary

a) Benefits of extending the boundary

- Extending the Plan boundary would provide the opportunity to add new policies to apply to this area or extend the existing policies to apply, eg.NP Policy BE3, the ELOR green corridor
- It would enable the Plan to contain specific policies for Chippies pond
- The Plan could include policies to encourage landowners to plant more trees and help preserve wildlife and address concerns about climate change in this area between a major road and the village of Scholes
- The Plan could contain policies to enhance the existing public rights of way in this area

b) Case against extending the boundary

- Seeking a boundary extension will delay the Plan Review, cost money, and may not be successful.
- Green Belt policy already exists to protect the gap between ELOR and Scholes; What added protection would be provided by extending the boundary?

Consultation Questions

New Parish Boundary

- Do nothing and leave the boundary as it is and extend the Neighbourhood Plan to the whole of the Parish including the NQ

AGREE / DISAGREE

- Do nothing to the Parish Council boundary but restrict the Neighbourhood Plan boundary to the eastern edge of ELOR (East Leeds Orbital Road)and exclude the NQ.

AGREE / DISAGREE

- Seek a change to the Parish Council boundary so it runs along the eastern edge of ELOR and the Neighbourhood Plan would also follow this boundary and both would exclude the NQ.

AGREE / DISAGREE

If you agree that we should change the Parish Council boundary would you

- a) Wish the Parish Council to apply for a Community Governance Review of the boundary in 2023

YES/NO

- b) Be prepared to sign and support a petition seeking a review and change to the boundary earlier?

YES / NO

Extension of Neighbourhood Plan boundary to the south west

Do you wish the Parish Council to seek consent from LCC to extend the Plan boundary to the south west as proposed.

YES / NO

If you support the extension are there any additional reasons for supporting the extension to those we have set out ?

Do you have any additional comments about this consultation?