

CONSULTATION STATEMENT APPENDIX 4

THORP ARCH NEIGHBOURHOOD DEVELOPMENT PLAN: PRE SUBMISSION CONSULTATION (REGULATION 14) FEEDBACK ASSESSMENT

STAKEHOLDERS COMMENTS WITH TANPSG RESPONSES (24/11/16)

Respondent	Comments	Response of the Steering Group	Proposed Action
Coal Authority	Having reviewed your document, I confirm that we have no specific comments to make on it.	Noted	No change needed.
Historic England	Thorp Arch Parish is situated to the north east of Leeds and includes part of the former Thorp Arch Royal Ordnance Filling Factory (now the Thorp Arch Trading Estate). Along with Thorp Arch Hall, listed Grade II*, it contains 27 Grade II listed buildings and the Thorp Arch Conservation Area in the central south west of the Parish. Additionally the area will have a number of locally important places and buildings. Historic England Advice		

	<p>Built Environment Policies We note that the heritage policies in the draft Neighbourhood Plan set out in policies BE 1 & BE 2, and the Steering Group may be of the view that other policies cover heritage issues.</p> <p>We also note that Leeds City Council does not currently have a “Local List” policy, and none is proposed in the emerging Local Plan. We therefore welcome the inclusion of a “Local List” policy BE 4 in your Neighbourhood Plan, to protect the locally important buildings and places within Thorp Arch Parish. Historic England has published guidance on “Local Lists”, and we suggest that you cite this in the Neighbourhood Plan, setting out how the buildings and structures were selected for inclusion in this policy</p> <p>.</p> <p>Former Thorp Arch Royal Ordnance Filling Factory Thorp Arch is the most complete</p>	<p>Noted.</p> <p>Noted.</p>	<p>Reasons for selection of non-designated heritage features are included in Appendix 3 of the Neighbourhood Plan.</p> <p>TANPSG would be pleased to cooperate with other authorities and stakeholders</p>
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	<p>remaining example in England of a Second World War Royal Ordnance Filling Factory (ROFF), in extent, surviving layout and range of structures. It has value therefore as a representative example of a type of development of significance in the national narratives of the Second World War and experience of the Home Front; for the political decisions behind rearmament, the design intentions and technology of munitions filling, the scale of state investment and planning. Given the rarity of this type of site and the completeness of the layout of Thorp Arch Historic England considers the Thorp Arch Neighbourhood Plan should have specific policies relating to development within the site.</p> <p>Historic England considers a policy requiring that a design code and design parameters should be drawn up and agreed with all parties. This will ensure there is a robust framework in place for bringing forward the</p>		<p>to draw up design code and design parameters for any development that affects this site.</p>
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	<p>detailed aspects of any future development within the site, and securing the heritage significance of the site.</p> <p>Housing Allocations We note that one site, off Rudgate Park-the former Prison Social Club (SCHLAA site 4079) has been allocated for possible housing development. The evidence section of the Neighbourhood Plan, section 3.4.1.ii, para. 2 mentions "...a modest residential development within the parish of some 20-30 dwellings".</p> <p>However, Policy H1 states that "...the site is anticipated to allocate a minimum of 25 new homes".</p> <p>The open ended nature of the potential number of dwellings which could be constructed on this site may not elide with the stated Objective of section 3.4 of the Plan, which refers to "...appropriate small scale residential development". You may therefore wish to tighten up the wording of the policy.</p>	<p>Noted and these comments have been considered together with those of Leeds City Council.</p>	<p>TANPSG have modified Policy H1 to not allocate any housing sites but to aspire to meet the needs identified in the evidence 3.4.1 ii for a modest residential development of some 20-30 dwellings. Thus development of the site of the former Social Club, Walton Road for residential use for between 20 and 30 houses is supported by the NDP.</p>
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<p>Environment Agency (Response to Leeds City Council.)</p>	<p>Strategic Environmental Assessment</p> <p>We note that the City Council has a responsibility to advise the Parish Council if there is a need for formal Strategic Environmental Assessment of the draft Neighbourhood Plan. You are seeking our views in order to inform the Council's decision on this matter.</p> <p>We have considered the draft plan and its policies against those environmental characteristics of the area that fall within our remit and area of interest.</p> <p>The River Wharfe (Main River) runs along the western and southern boundary of the plan area, with associated areas of flood zones 2 and 3.</p> <p>We note that policies H1 and LE1 relate to specific land use</p>	<p>Noted</p>	<p>The land allocations contained in the original draft plan in H1 and LE1 have been modified to become aspirations. Also LCC have in their SEA screening, decided that no SEA is required.</p>

	<p>allocations but can confirm that these sites raise no specific concerns within our remit and interest. Other than these sites, the policies within the plan generally are intended to influence design and layout of any new development in the Thorp Arch Neighbourhood Plan area through policy requirements and guidance.</p> <p>Having considered the nature of the policies in the Plan, we consider that it is unlikely that significant negative impacts on environmental characteristics that fall within our remit and interest will result through the implementation of the plan.</p>		
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