

Bardsey Action Group - Leeds Local Plan (Consultation)

Leeds City Council has released the Leeds Local Plan: A Planning Framework for Development (2022-2042) - Issues and Options (Regulation 18) and is currently open for public consultation. This document sets out the Council's proposed planning policies and approach to future development across the Leeds district up to 2042.

This consultation is broken down into two parts: 1) policies and objectives and 2) sites (including site appraisals and call for sites).

The consultation will run from **7th of July - 15th of September** so it's important to comment by 15th September. You can **have your say** in the following ways:

- Using the online response form through the website www.leeds.gov.uk/llp
- Emailing: leedslocalplan@leeds.gov.uk or
- Writing to: Leeds Local Plan Consultation, Policy & Plans Group, Merrion House, 9th Floor East, 110 Merrion Centre, Leeds, LS2 8BB

Residents can show that the Bardsey sites are more constrained than the Council suggests. This crib sheet is here to help you challenge the Council's site assessments and it covers all sites and the **37 Leeds City Council criteria** showing:

- The Council's score
- What BAG believe is a more realistic, village-based score
- Key challenge points
- Editable resident prompts with ideas for evidence

You don't need to cover every criterion in your written response. Focus on the ones where you can add meaningful evidence. Good examples of evidence include:

- o Photos (views, hedgerows, veteran trees with Tree Preservation Orders, flooding, parking issues outside the oversubscribed primary school)
- o Wildlife sightings - birds on the red list, hedgehogs, newts, owls and bats. Our village is rich in wildlife!
- o Bus timetables showing poor public transport

- o Maps, GP letters, school capacity information, etc. how long it takes you to get to medical services and collect groceries.

Personalise your comments. Use your own words and attach your own evidence so objections are stronger and harder to dismiss. This may impact the Leeds City Council scoring criteria and downgrade suitability of site(s) put forward. If you have time and wish to comment on other sites, please support other residents in similar situations to your own.

Note - a lot of resident suggestions are repetitive so personal and factual responses will carry weight and may reduce the scoring, feel free to challenge in your responses.

Stage 1 - Bardsey Action Group's Position on Site Scoring

Bardsey Action Group disagrees with the way the Council has applied scores to individual sites; however, we support the overall scoring methodology. By agreeing with the number of criteria and the basis on which sites are assessed, residents have more opportunities to highlight negative impacts and ensure these are reflected in the scoring of development proposals.

In contrast, developers are more likely to challenge the inclusion of certain criteria, as reducing the number of measures would artificially improve site scores.

To support the scoring methodology, you can refer to the Council's official framework here: [Site Assessment Methodology](#).

You can also strengthen your comments by explaining *why* the methodology is important. Some example responses are available on the BAG website to guide you.

Stage 2 - Help to formulate your comments

This document explains the sites included in the Leeds Local Plan for our area. For each site you'll find:

- The Council's criteria and scores
- Examples of how these scores can be challenged
- Relevant policy extracts for further reading

You can click on the site reference to go straight to Leeds City Council comments section. A step-by-step guide is also available on the BAG website: www.bardseyactiongroup.co.uk Use the site links below to see more information and suggested resident prompts. Please put challenges in your **own words** and add evidence wherever possible (e.g. photos, maps, bus timetables).

Contents

Site LPS00656 - Address: Land at Wetherby Road, Bardsey, Leeds LS17.....	4
Site LPS00914 - Address: Rigton Farm, East Rigton, Holme Farm Lane.....	11
Site LPS00247 - Address: Land to the north of Keswick Lane, Bardsey.....	15
Site LPS00232 - Address: Land to the east of Woodacre Lane and west of dwellings on Castle Fields, Bardsey.....	18
Site LPS00302 - Address: Rear Bardsey Primary Academy Woodacre Lane & Woodacre Crescent, Bardsey.....	22
Site LPS00795 - Address: Land North of Wayside Crescent, West of Wetherby Road, Bardsey/Scarcroft.....	25
Site LPS00442 - Address: Land North of Syke Lane, West of Wayside Mount.....	28
Site LPS00673 - Address: Site of the Blessed Sacrament Church Keswick Lane Bardsey.....	32
Site LPS00540 - Address: Haighfield Caravan Park, Blackmoor Lane, Bardsey.....	36

Site LPS00656 - Address: Land at Wetherby Road, Bardsey, Leeds LS17

Link - ([Have Your Say Today - LPS00656 - Leeds Local Plan Outer North East](#))

Council Ref: LPS00656

Proposed Capacity: 314 dwellings (13.955 ha)

Council Total Score: -19 (residents' adjusted score = much lower)

Stage 1: Gateway Tests

Criterion	Council Outcome	Realistic Challenge	Resident Prompt (editable)
1. Settlement Network	Assess	Bardsey is a small village; 314 dwellings would double its size and breach settlement hierarchy. This should be FAIL is it has not 'passed the settlement test'	<i>"Bardsey is a village with no capacity for estates of this size. This scale would urbanise and overwhelm the character."</i> Photos of village edges, narrow lanes. "Bardsey is a rural village with no streetlights; this scale would destroy its rural feel."
2. Designated Biodiversity Sites	Pass	Site connects to hedgerows/foraging routes for bats, owls, hedgehogs. Local ecological corridors ignored.	Add photos of wildlife, hedgehog visits, bat sightings, bird species.
3. Functional Floodplain	Fail	Parts adjacent to Flood Zone 3b; runoff from new hardstanding would worsen downstream flooding.	<i>"On [date], after heavy rain, water covered [road/field]."</i> Attach flood photos.
4. National Heritage Assets	Pass	Views and setting of nearby heritage buildings underplayed; harm to village conservation character.	Mention nearby listed buildings, photos of views impacted.
5. Ancient Woodland	Pass	Veteran/mature trees and hedgerows may not be mapped but are ecologically significant.	Add photos of trees/hedgerows in bloom, note wildlife use.
6. Green Belt	Green Belt	Entire site lies in Green Belt; no exceptional circumstances to release.	<i>"Green Belt keeps Bardsey separate from East Keswick, Collingham, and Scarcroft. Development here = urban sprawl."</i>

Stage 2: Site Scores

Criterion	Council Score	Realistic Score	Why / Site Dismerits	Resident Prompt (editable)
7. Greenfield / PDL	-2	-3	Entirely undeveloped farmland; loss of openness and countryside setting.	Show open views/fields. <i>"This is working farmland - development removes food-producing land and rural landscape."</i>
8a. Accessibility (Bus)	-3	-3	Infrequent, unreliable services; not viable for commuting/school travel.	Add bus timetable screenshot; <i>"Last bus is at [time]; service only every [X] mins/hour." ... "At 8am it takes me [X mins] to get onto A58; 314 homes = hundreds more cars daily."</i>
8b. Accessibility (Rail)	-2	-3	No rail station within walking distance; car dependency inevitable.	<i>"We must drive [X miles] to Cross Gates/Wetherby for rail."</i>
9. Accessibility to Services (Walking)	-3	-3	No shop, GP, dentist, or facilities in Bardsey; walking trips impossible.	<i>"It takes me [X mins] to drive [X miles] to the nearest shop/GP."</i>
10. Flood Risk	-2	-3	<p>Council gave minus 2, but surface water flooding is already visible after rainfall. Residents' property floods adjacent to this site. New houses will increase risk.</p> <p>Active flood zone - zone 2 and zone 3, groundwater vulnerability is high</p> <p>Topography / Slope Sloping land increases risk of water run-off into village and gardens; development would require major cut-and-fill.</p>	<p>Add flood photos with date/location. <i>"On [date], after [rain], water covered [road/field]."</i></p> <p>Take photos showing slope/gradient. <i>"Rainfall already runs downhill into [location]; new housing would worsen this."</i> The site is part of a valley running into a main water course</p> <p>Photos of standing water after rain. <i>"On [date] the fields were saturated; drains already struggle."</i></p>

Criterion	Council Score	Realistic Score	Why / Site Dismerits	Resident Prompt (editable)
			Site prone to waterlogging; hard surfaces would worsen runoff and flooding.	
12. Biodiversity and Geological Value	-2	-3	Hedgerows/trees = foraging corridors for bats, owls, hedgehogs.	"I see [species] regularly along [location]; lighting would disrupt this." Photos of ancient trees and hedgerows.
13. Woodland and Trees	-2	-3	Mature hedgerows/trees not fully accounted for; loss would reduce habitat & landscape quality. Hedgerows over 30 years old. Tree preservation orders and veteran trees line the fields.	Take seasonal photos of hedges/trees in bloom/wildlife use.
24. Heritage (Non-designated assets)	0	-2	Village character and historic lanes form heritage even if not listed; development erodes this.	Photos of historic lanes, stone walls.
16. Landscape Character	-2	-3	Site is open farmland on a prominent approach; loss of countryside views. Rural open field setting; visual intrusion into countryside. Bardsey has no streetlights - development would introduce artificial lighting harmful to rural setting & wildlife.	Show views from Wetherby Rd and into open fields. "This is open countryside with clear views over farmland." Take night photos showing natural darkness. "We value the dark skies; lighting would ruin village character."
17. Air Quality	0	-2	Extra car journeys required; no local services = increased emissions.	"We drive [X miles] to shops/GP - 314 extra households = thousands more car trips weekly."

Criterion	Council Score	Realistic Score	Why / Site Dismerits	Resident Prompt (editable)
			Wetherby Road is a busy artery into Leeds and out of Leeds for commuters, air quality is already compromised	"At 8am it takes me [X mins] to get onto A58; 314 homes = hundreds more cars daily."
18. Agricultural Land Value	0	-2	Likely Grade 3 agricultural land; loss of food-producing farmland.	"This is working farmland - food production land should not be lost." Photos of crops, tractors etc
20. Proximity to Hazards	0	-1	Busy A58; dangerous for pedestrians/cyclists. Flooding, risk to property and life	"Crossing A58 is unsafe, especially for children." ... Show dangerous junctions, parked cars narrowing road....Flooding of main water way, risk to property and life - photos - "Road access is unsafe and would need major upgrades before any development."
21. Contaminated Land	0	0	No known issues - make any issues know	-
22. Mineral Resources	0	0	No known issues - make any issues know	-
23. Renewable and low carbon energy	-1	-2	No evidence of integration of on-site renewables; housing would increase grid demand.	"Houses will need gas/electric - no local solar/wind."
24. Green Space	0	-3	Cherished views - neighbourhood plan. Maintains openness in the valley. Construction and extra traffic would harm rural tranquillity. Development would sever or urbanise existing footpaths used for recreation/dog walking.	"Building on this site would cause visual damage to the green open character of the valley topography." Photos Take photos of PROW in use. "We use this footpath daily for walking; housing would make it unsafe/unpleasant."

Criterion	Council Score	Realistic Score	Why / Site Dismerits	Resident Prompt (editable)
28. Non-road Transport Network	0	-2	No cycle lanes or rail access; reliance entirely on cars. Bridleways already interconnecting with roads, dangerous	Take photos of narrow lanes, no cycle space. Photos of poor footpaths, verges support aesthetics of rural life and bridal ways
29. Community Facilities	0	-3	No jobs in Bardsey; everyone commutes to Leeds/Wetherby. Bardsey Primary School oversubscribed Nearest secondary schools already full; longer travel times required. No GP/dentist in Bardsey; nearest in Wetherby/Collingham at capacity.	“My child couldn’t get a place at Bardsey school in [year].” School capacity data if available. “Children must travel to [school name], taking [X minutes] daily.” “Along with [site refs], this adds over [X] homes - village cannot cope cumulatively.”
30. Town Centre Vitality and Viability	0	-2	No support to Bardsey; all shopping done in Wetherby. Bardsey is a smaller settlement as defined by Leeds City Council. No town centre, rural village	“We drive out of Bardsey for food.” “It takes me [X mins] to reach GP; practice is full.” Letters from GP surgeries are strong evidence.
36. Waste Processing Facilities	0	-1	Waste collection already stretched; no local facility.	“Bins often missed/delayed in Bardsey already.” “Lorries struggled to drive around the country lanes”
37. Land Instability	0	-1	Large site drainage/erosion risks. High groundwater vulnerability and after rain, local gardens and property flood, and debris from	“After rain, water runs off quickly from fields.” Photos

Criterion	Council Score	Realistic Score	Why / Site Dismerits	Resident Prompt (editable)
			fields are washed into property and waterways	
23. Setting of Conservation Area	0	-2	Bardsey has a conservation area nearby; development would undermine setting.	Take photos showing transition from conservation area to fields.
24. Infrastructure Capacity (Utilities)	0	-3	Drainage, sewerage, and power networks already under pressure; development requires costly upgrades.	"We experience sewer surcharging during heavy rain." Evidence of manholes/sewage overflow.
8. Non-road Transport Network	0	-2	No cycle lanes, bridleways, or rail access; reliance entirely on cars.	Take photos of narrow lanes, no cycle space.
29. Community Facilities	0	-3	No shop, post office, or GP; school oversubscribed; village hall only by paid hire,	"We travel to Collingham/Wetherby for shops and GP; school is already full." Show empty/locked hall or distance to services.

Site LPS00914 - Address: Rigton Farm, East Rigton, Holme Farm Lane

Link - [Have Your Say Today - LPS00914 - Leeds Local Plan Outer North East](#)

Council Ref: LPS00914

Proposed Capacity: 75 dwellings (3.348 ha)

Council Total Score: -11 (Realistic adjusted score: approx -25 or lower)

Stage 1: Gateway Tests

Criterion	Council outcome	Challenge hooks (multi-reason)	Resident editable prompt
1. Settlement Network	Assess	Bardsey is a small village with limited services; adding 75 dwellings unbalances scale. Road access already at capacity.	"Bardsey is only a small rural village, adding 75 houses would overwhelm limited facilities and road access."
2. Designated Biodiversity Sites	Pass	Adjacent fields/hedgerows form part of wider ecological corridors; impacts understated.	"We see bats/owls regularly along hedgerows here. Development would remove feeding routes."
3. Functional Floodplain	Pass	Surface water flooding locally after rain; run-off would increase downstream risk.	"On [date] water pooled along [location]; I attach photos."
4. National Heritage Assets	Assess	Historic village core nearby; development would erode setting.	"This site overlooks Bardsey conservation area; it would spoil historic views."
5. Ancient Woodland	Pass	Mature trees/hedgerows adjacent; indirect harm from lighting, roads.	"Lighting here would disturb nocturnal wildlife that depends on hedgerows."
6. Green Belt	Green Belt	Entire site lies in Green Belt; no exceptional circumstances given.	"This is open countryside and part of the Green Belt that prevents sprawl."

Stage 2: Site Scores - Council vs Realistic Village

Criterion	Council score	Realistic score	Why / site dismerits	Resident editable prompt
7. Greenfield / PDL	-1	-3	Entirely greenfield, agricultural quality, openness lost.	"This is productive farmland, not brownfield."
8a. Accessibility (Bus)	-2	-3	Infrequent, unreliable service; not viable for commuting/school.	"Buses to Leeds/Wetherby are too infrequent to use daily."
8b. Accessibility (Rail)	-2	-3	No station in village; nearest station requires car.	"We have to drive miles to reach a train station."
9. Accessibility to Services (Walking)	-3	-3	No shop, GP, or dentist; school oversubscribed.	"We must drive to Wetherby/Collingham for shopping & GP."
10. Flood Risk	2	-2	Local pooling after rain; run-off from development worsens risk?	"Photos show flooding after rain in [location]."
12. Biodiversity & Geological Value	0	-3	Hedgerows/trees = foraging corridors for bats, owls, hedgehogs.	"I see [species] regularly along [location]; lighting would disrupt this." Swifts, swallows and house martins, other red list birds use this site for breeding.
13. Woodland & Trees	0	-2	Hedgerows/trees contribute to character; removal harms views. Proximity to tree preservation orders or ancient woodland	"These trees are part of the village landscape." Wildlife corridors - photos
14. Heritage Assets	0	-2	Close to Bardsey conservation area; harmful to setting. Listed buildings	"Development would change the historic approach to Bardsey."
16. Landscape Character	-2	-3	Rural open field setting; visual intrusion into countryside.	"This is open countryside with clear views over farmland."

Criterion	Council score	Realistic score	Why / site dismerits	Resident editable prompt
			Bardsey has a conservation area nearby; development would undermine setting.	Take photos showing transition from conservation area to fields
17. Air Quality	0	-1	More cars → congestion & pollution along A58.	“Traffic already causes fumes at school run times.”
18. Agricultural Land	-2	-3	Loss of productive farmland. Grade of agricultural land?	“This land is still used for farming.” Farming supports national interest in sustainable food supply for the country
20. Proximity to Hazards	0	-1	Busy A58; dangerous for pedestrians/cyclists.	“Crossing A58 is unsafe, especially for children.”
21. Contaminated Land	0	0	No known issues.	-
22. Mineral Resources	0	0	No known issues.	-
23. Renewable & Low Carbon Energy	-1	-2	Loss of open land for solar/wind potential.	“This land could support renewables, not houses.”
24. Green Space	0	-1	Used informally for walking/dog walking.	“We walk this field regularly; it’s valued open land.” Photos Prominent hillside position seen by the village
28. Non-road Transport Network	0	-1	No cycleways, bridleways, or safe alternatives.	“There are no safe cycle or walking routes from here.”
29. Community Facilities	0	-3	No GP, dentist, or shop; hall hire-only.	“We lack daily services; village hall isn’t public facility.”
30. Town Centre Vitality & Viability	0	-1	New homes would increase reliance on out-of-village centres.	“All shopping must be done in Wetherby/Collingham.”

Criterion	Council score	Realistic score	Why / site dismerits	Resident editable prompt
36. Waste Processing Facilities	0	-1	Waste collection already stretched; no local facility.	"Bins often missed/delayed in Bardsey already."
37. Land Instability	0	-1	Steep sections and drainage issues = erosion risk.	"Slopes already show wash-off after rain."

Site LPS00247 - Address: Land to the north of Keswick Lane, Bardsey

Link - [Have Your Say Today - LPS00247 - Leeds Local Plan Outer North East](#)

Council Ref: LPS00247

Proposed Capacity: 30 dwellings (1.102 ha)

Council Total Score: -7 (Realistic adjusted score: approx -18 or lower)

Stage 1: Gateway Tests

Criterion	Council outcome	Challenge hooks (multi-reason)	Resident editable prompt
1. Settlement Network	Assess	Bardsey is a small village with limited infrastructure; 30 new houses still disproportionate to scale. This should be FAIL is it has not 'passed the settlement test'	"Even 30 new homes would put more pressure on Bardsey's small services."
2. Designated Biodiversity Sites	Pass	Hedgerows/woodland corridors nearby; risk of habitat fragmentation.	"We see bats/hedgehogs here; development would cut through corridors."
3. Functional Floodplain	Pass	Adjacent lanes flood after heavy rain; run-off risk still present.	"On [date] flooding occurred on [road]; adding houses will worsen it."
4. National Heritage Assets	Pass	Close to Bardsey conservation area; setting undervalued.	"This land contributes to historic approaches/views of Bardsey."
5. Ancient Woodland	Pass	Veteran trees and hedges on/adjacent; lighting/roads would harm.	"Hedgerows and old trees are used by bats and owls here."
6. Green Belt	Green Belt	Entire site lies in Green Belt; no exceptional circumstances.	"This is protected Green Belt preventing sprawl."

Stage 2: Site Scores - Council vs Realistic Village

Criterion	Council score	Realistic score	Why / site dismerits	Resident editable prompt
7. Greenfield / PDL	-2	-3	Entirely greenfield, agricultural land, loss of openness.	"This land is still open countryside and used for farming."
8a. Accessibility (Bus)	0	-3	Bus service infrequent, unreliable.	"Buses don't run often enough for commuting or school runs." Inconsistent scoring with other village sites, all affected in the same way.
8b. Accessibility (Rail)	-2	-3	No station in Bardsey; requires driving.	"We must drive miles to the nearest train station." Inconsistent scoring with other village sites, all sites affected in the same way.
9. Accessibility to Services (Walking)	-2	-3	No shop, GP, dentist; school oversubscribed.	"We have to travel to Collingham/Wetherby for basic services."
10. Flood Risk	2	0	Localised flooding already occurs; run-off would worsen risk.	"On [date], water pooled on [street]; I attach photos." Site next to a main water course. Flood risk
12. Biodiversity	0	-3	Hedgerows/trees provide corridors for wildlife.	"I regularly see bats/hedgehogs in this area."
13. Woodland & Trees	0	-2	Trees/hedgerows form village character; removal harms views. Proximity to tree preservation orders or ancient woodland	"These trees shape the village setting." Provide information on such trees. Is hedgerow over 30 years old?
14. Heritage Assets	0	-1	Setting of conservation area affected.	"This development would damage Bardsey's historic character."
16. Landscape Character	-2	-3	Open countryside character lost.	"This field is open landscape; houses would urbanise it." "Connecting two villages"

Criterion	Council score	Realistic score	Why / site dismerits	Resident editable prompt
17. Air Quality	0	-1	More car use increases congestion/pollution.	"Traffic already causes fumes during school runs."
18. Agricultural Land	0	-2	Loss of working farmland. What grade?	"This land is farmed and productive." Livestock graze here. Loss of productivity for national food supply
20. Proximity to Hazards	0	-1	Site close to A58; unsafe for pedestrians.	"Crossing near this road is dangerous."
21. Contaminated Land	0	0	None noted.	-
22. Mineral Resources	0	0	None noted.	-
23. Renewable / Low Carbon	-1	-2	Loss of open land for potential renewables.	"This site could be used for solar/wind, not housing."
24. Green Space	0	-1	Informal walking/amenity space.	"I use this field for walking/dog walking."
28. Non-road Transport Network	0	-1	No cycle paths, bridleways, or safe alternatives.	"There are no safe cycling/walking routes here." Opposite junction to school road, and commuter traffic. Poor road conditions.
29. Community Facilities	0	-3	No GP, dentist, or shop; hall is hire-only.	"We lack everyday facilities in Bardsey."
30. Town Centre Vitality	0	-1	All shopping must be done outside village.	"We rely on Wetherby/Collingham for everything."
36. Waste Processing	0	-1	Waste collection already overstretched.	"Bins are often delayed/missed in Bardsey."
37. Land Instability	0	-1	Slopes/drainage risk erosion.	"Water already runs off slopes after heavy rain."

Site LPS00232 - Address: Land to the east of Woodacre Lane and west of dwellings on Castle Fields, Bardsey

Link - [Have Your Say Today - LPS0F0232 - Leeds Local Plan Outer North East](#)

Council Ref: LPS00232

Proposed Capacity: 43 dwellings (1.598 ha)

Council Total Score: -9 (Realistic adjusted score: approx -20 or lower)

Stage 1: Gateway Tests

Criterion	Council outcome	Challenge hooks (multi-reason)	Resident editable prompt
1. Settlement Network	Assess	Bardsey is a small settlement with no shops, GP, or employment base; 43 homes still disproportionate. This should be FAIL is it has not 'passed the settlement test'	"Even 43 homes would overwhelm Bardsey's limited services and change its rural character."
2. Designated Biodiversity Sites	Pass	Site connects to hedgerows/woodland corridors used by bats and birds.	"I've seen bats/owls along these hedges; development will cut their routes."
3. Functional Floodplain	Pass	Localised flooding still occurs on nearby lanes and fields; run-off from hard surfacing worsens risk.	"After heavy rain on [date], [road/field] flooded – I took photos."
4. National Heritage Assets	Pass	Views into/out of Bardsey Conservation Area affected; setting undervalued.	"This land contributes to Bardsey's historic setting."
5. Ancient Woodland	Pass	Veteran trees/hedgerows support biodiversity; lighting/roads harm habitat.	"Hedge and mature trees here are vital for bats and owls."
6. Green Belt	Green Belt	Entire site lies within Green Belt; no exceptional circumstances demonstrated.	"This is Green Belt land protecting our village from sprawl."

Stage 2: Site Scores - Council vs Realistic Village

Criterion	Council Outcome	Realistic score	Why / site dismerits	Resident editable prompt
7. Greenfield / PDL	-2	-3	Entirely undeveloped agricultural land, loss of openness.	"This is open countryside, pasture and Green Belt. Building here would permanently destroy it."
8a. Accessibility (Bus)	0	-3	Bus service infrequent, unreliable, limited evenings/Sundays.	"Buses don't run often or reliably - not suitable for daily commuting or school journeys." Inconsistent scoring with other Bardsey sites, all affected with the same issues.
8b. Accessibility (Rail)	-2	-3	No station in Bardsey; nearest stations require driving.	"We must drive miles to the nearest train station, so development here forces car use."
9. Accessibility to Services (Walking)	-2	-3	No GP, dentist, supermarket; schools oversubscribed.	"We walk long distances or drive for shops, GP or school places - local services are already stretched."
10. Flood Risk	2	-1	Localised flooding already occurs; increased run-off would worsen risk. Heavy clay soils = poor drainage; risk of standing water.	"On [date], water pooled on [street]; I attach photos. Development will worsen this flood risk." "Water sits on this land after rain - extra houses will make this worse."
12. Biodiversity	-2	-3	Hedgerows and field margins provide habitats for wildlife.	"I see bats, hedgehogs and owls here - destroying hedgerows and fields would remove their habitat."
13. Woodland & Trees	-2	-3	Trees and hedgerows define village setting; loss harms landscape. Proximity to tree preservation orders or ancient woodland	"These hedgerows and trees shape Bardsey's character - losing them would be devastating."

14. Heritage Assets	0	-2	Within/adjacent to Bardsey Conservation Area; harms historic setting.	"This would damage Bardsey's historic character and the setting of our conservation area."
16. Landscape character	0	-3	Site visible in open countryside; development would erode rural character. Development would be prominent on approach roads into the village.	"This site is highly visible in the countryside - new houses would ruin the landscape." "Everyone entering Bardsey would see a housing estate instead of countryside."
17. Air quality	0	-1	Extra traffic increases emissions in village lanes.	"More cars on our narrow roads will worsen local air quality."
18. Agricultural Land	0	-1	Land used for grazing livestock	Loss of grazing and grassland
20. Proximity to hazards	0	-1	Primary School route, Poor sightlines and tight bends make safe access difficult.	Busy primary school route, photos of cars and pedestrians Dark skies village, no street lighting and developments will bring street lighting. Accidents more likely.
21. Contaminated Land	0	0	No known issues - make any issues know	
22. Mineral Resources	0	0	No known issues - make any issues know	
23. Renewable and low carbon energy	-1	-2	No evidence of integration of on-site renewables; housing would increase grid demand.	"Houses will need gas/electric - no local solar/wind."
24.Green Space	0	-1	Well-used for informal walks. Offers valley views for residents and adjacent to East Keswick Wildlife Trust site. Important for locals	"I walk/dog walk here."

28. Non-Road Transport Network	0	-1	No cycle lanes/bridleways.	"There's no safe cycle route into/out of Bardsey."
29. Community facilities	0	-3	Village hall and sports field at capacity; no new provision. Local primary oversubscribed; extra pupils add pressure. No GP in Bardsey; nearest surgeries overstretched.	"Our hall and sports clubs are already stretched - more people would strain them further." "Bardsey school is already full - where will extra children go?" "I have to drive X miles to get to X"
30. Town Centre Vitality and Viability	0	-1	All shopping must be done outside village.	"We rely on Wetherby/Collingham for everything."
36. Waste Processing	0	-1	Waste collection already overstretched.	"Bins are often delayed/missed in Bardsey."
37. Land Instability	0	-1	Slopes/drainage risk erosion.	"Water already runs off slopes after heavy rain."

Site LPS00302 - Address: Rear Bardsey Primary Academy Woodacre Lane & Woodacre Crescent, Bardsey

Link - [Have Your Say Today - LPS00302 - Leeds Local Plan Out North East](#)

Council Ref: LPS00302

Proposed Capacity: 209 dwellings (9.277 ha)

Council Total Score: -13 (Realistic adjusted score: approx -25 or lower)

Stage 1: Gateway Tests

Criterion	Council outcome	Challenge hooks (multi-reason)	Resident editable prompt
1. Settlement Network	Assess	209 homes would more than double the scale of Bardsey; totally disproportionate to its small size and services. This should be FAIL is it has not 'passed the settlement test'	"This site would overwhelm Bardsey – far more houses than our facilities could ever cope with."
2. Designated Biodiversity Sites	Pass	Site forms part of connected wildlife corridors (hedgerows, bat foraging).	"I regularly see bats and owls hunting here."
3. Functional Floodplain	Fail	Large parts lie in/next to Flood Zone 3b; downstream impacts on existing properties.	"During [storm/date] the road/fields here flooded badly."
4. National Heritage Assets	Pass	Development would affect views into Bardsey Conservation Area and church setting.	"This land contributes to Bardsey's historic setting."
5. Ancient Woodland	Fail	Adjacent veteran trees/woodland create irreplaceable habitats; lighting/traffic threaten them.	"The woodland edge here supports owls and hedgehogs."
6. Green Belt	Green Belt	Entire site is Green Belt; large-scale development = urban sprawl up A58 corridor.	"This Green Belt protects our village – once lost, it's gone forever."

Stage 2: Site Scores - Council vs Realistic Village

Criterion	Council score	Realistic score	Why / site dismerits	Resident editable prompt
7. Greenfield / PDL	-2	-3	Entirely undeveloped farmland; permanent loss of openness.	"This land is still farmed – not brownfield."
8a. Accessibility (Bus)	-3	-3	Limited, unreliable bus service.	"Buses don't run often enough for work or school."
8b. Accessibility (Rail)	-2	-3	No station in Bardsey; reliance on cars.	"We drive miles just to catch a train."
9. Accessibility to Services (Walking)	-3	-3	No local shop, GP, or dentist; school full.	"We have to travel to Collingham/Wetherby for basics."
10. Flood Risk	2	-3	Adjacent to functional floodplain; surface run-off increases flood danger.	"I've photographed flooding on [road/field] after heavy rain."
12. Biodiversity	-2	-3	Hedgerows/woodland support bats, owls, hedgehogs.	"We have hedgehogs in our gardens from this land."
13. Woodland & Trees	0	-3	Veteran trees contribute to character/ecology. Proximity to tree preservation orders or ancient woodland	"These trees are vital for wildlife and views." Photos
14. Heritage Assets	0	-2	Setting of Bardsey Conservation Area undervalued, this lies in close proximity.	"The development would harm the historic setting of Bardsey."
16. Landscape Character	-2	-3	209 homes = urbanisation of rural edge. Opposite to School which is a rural primary school. Adjacent to a wildlife park	"This open countryside would become a housing estate." Take photos showing transition from conservation area to fields
17. Air Quality	0	-1	Extra traffic adds congestion and emissions.	"Traffic is already bad at school run times."
18. Agricultural Land	0	-2	Loss of productive farmland.	"This land is actively farmed."

Criterion	Council score	Realistic score	Why / site dismerits	Resident editable prompt
20. Proximity to Hazards	0	-1	A58 junctions already dangerous for pedestrians/cyclists.	"Crossing this road is unsafe."
21. Contaminated Land	0	0	No known issues - make any issues know	-
22. Mineral Resources	0	0	No known issues - make any issues know	-
23. Renewable and Low Carbon Energy	-1	-2	Could be used for solar/low carbon use instead.	"Fields like this are better for renewables than houses."
24. Green Space	0	-1	Well-used for informal walks.	"I walk/dog walk here."
28. Non-road Transport Network	0	-1	No cycle lanes/bridleways.	"There's no safe cycle route into/out of Bardsey."
29. Community Facilities	0	-3	Bardsey has no GP, dentist, or shop; school oversubscribed.	"We have to travel elsewhere for everything."
30. Town Centre Vitality	0	-1	Residents depend on Collingham/Wetherby shops.	"We shop outside Bardsey, harming sustainability."
36. Waste Processing	0	-1	Refuse services already stretched.	"Our bins are often delayed/overfilled."
37. Land Instability	0	-1	Slopes and drainage add erosion/safety risks.	"After heavy rain, water runs off this land quickly."

Site LPS00795 - Address: Land North of Wayside Crescent, West of Wetherby Road, Bardsey/Scarcroft

Link - [Have Your Say Today - LPS00795 - Leeds Local Plan Outer North East](#)

Council Ref: LPS00795

Proposed Capacity: 502 dwellings (22.3 ha)

Council Total Score: -13 (Realistic adjusted score: approx -30 or worse)

Stage 1: Gateway Tests

Criterion	Council outcome	Challenge hooks (multi-reason)	Resident editable prompt
1. Settlement Network	Assess	502 homes = doubling Bardsey's entire population; contrary to village role in settlement hierarchy. This should be FAIL is it has not 'passed the settlement test'	"This site would more than double Bardsey's size – totally unsustainable."
2. Designated Biodiversity Sites	Pass	Hedgerows and tree lines connect local wildlife corridors; fragmentation inevitable.	"I often see bats and owls foraging along the hedgerows here."
3. Functional Floodplain	Fail	Large site includes/abuts Flood Zone 3b; downstream flood risk to Collingham and Bardsey.	"I've seen this land flood after heavy rain – water running into [road/field]."
4. National Heritage Assets	Pass	Development would alter historic setting of Bardsey village and listed church.	"The open setting of Bardsey would be lost."
5. Ancient Woodland	Pass	Veteran trees and boundary woodland highly sensitive; lighting and roads would degrade habitats.	"Wildlife from the woodlands (hedgehogs/owls) visit our gardens."
6. Green Belt	Green Belt	Entire site is Green Belt; 502 dwellings = major urban sprawl up A58 corridor. No "exceptional circumstances".	"This Green Belt protects Bardsey from merging with Collingham – once lost, gone forever."

Stage 2: Site Scores - Council vs Realistic Village

Criterion	Council score	Realistic score	Why / site dismerits	Resident editable prompt
7. Greenfield / PDL	-2	-3	Entirely farmland; total loss of rural openness.	"This is agricultural farmland, not brownfield."
8a. Accessibility (Bus)	-3	-3	Poor bus service, not fit for commuters.	"The buses don't run early/late enough for work."
8b. Accessibility (Rail)	-2	-3	Nearest rail stations miles away; car reliance inevitable.	"We have to drive to Wetherby or Cross Gates for rail."
9. Accessibility to Services (Walking)	-3	-3	Bardsey lacks shops, GP, dentist; school full.	"I must drive to Collingham/Wetherby for food or healthcare."
10. Flood Risk	2	0	Large area overlies FZ3b; run-off worsens flood danger.	"During [date] floodwater covered roads/fields near this site."
12. Biodiversity	0	-3	Hedgerows/trees = bat, owl, hedgehog corridors. Red List birds, migratory birds	"I have photos of hedgehogs/bats here."
13. Woodland & Trees	-2	-3	Veteran trees/wet woodland under direct threat. Proximity to tree preservation orders or ancient woodland. Drainage and development would damage wet woodland habitat.	"These trees are vital to wildlife and landscape character."
14. Heritage Assets	0	-2	Site affects Bardsey's historic setting/would destroy key cherished views of ancient historic church.	"This would erode Bardsey's historic rural character because..."
16. Landscape Character	-2	-3	502 homes = complete urbanisation of rural landscape.	"This countryside would vanish under houses."
17. Air Quality	0	-2	Huge traffic increase along A58.	"Traffic queues already cause bad air by [location]."
18. Agricultural Land	0	-2	Loss of productive farmland.	"This land is actively farmed."

Criterion	Council score	Realistic score	Why / site dismerits	Resident editable prompt
20. Proximity to Hazards	0	-2	A58 is dangerous for walking/cycling.	"Crossing the A58 here is unsafe."
21. Contaminated Land	0	0	No known issues - make any issues know	-
22. Mineral Resources	0	0	No known issues - make any issues know	-
23. Renewable and Low Carbon Energy	-1	-2	Land could be used for renewables.	"This land is better for solar/low carbon energy."
24. Green Space	0	-2	Used for walking/dog walking.	"I walk here regularly with family/dog." Footpaths, views and bridleways would be affected
28. Non-road Transport Network	0	-2	No cycleways or bridleways.	"No safe cycle route in/out of Bardsey."
29. Community Facilities	0	-3	Bardsey lacks GP/dentist; school at capacity.	"Our GP is already oversubscribed."
30. Town Centre Vitality	0	-2	Dependency on Wetherby/Collingham shops.	"All our shopping is done outside Bardsey."
36. Waste Processing	0	-1	Bin lorries struggle already.	"Collections are already missed here."
37. Land Instability	0	-1	22ha of sloping farmland = drainage/erosion risks.	"After heavy rain, run-off floods [road/area]."

Site LPS00442 - Address: Land North of Syke Lane, West of Wayside Mount

Link - [Have Your Say Today - LPS00442 - Leeds Local Plan Outer North East](#)

Council Ref: LPS00442

Proposed Capacity: 491 dwellings (21.8 ha)

Council Total Score: -12 (Realistic adjusted score: approx -28 or worse)

Stage 1: Gateway Test

Criterion	Council outcome	Challenge hooks (multi-reason)	Resident editable prompt
1. Settlement Network	Assess	491 homes = doubling Bardsey's size; unsustainable growth; contrary to Leeds settlement hierarchy. This should be FAIL is it has not 'passed the settlement test'	"This site would overwhelm Bardsey's scale and character."
2. Designated Biodiversity Sites	Pass	Hedgerows & streams link to wildlife corridors; development = fragmentation.	"We see bats, hedgehogs, owls here – they would be displaced."
3. Functional Floodplain	Pass	Large site = increased run-off; downstream flood risk.	"Flooding already happens nearby during heavy rain."
4. National Heritage Assets	Pass	Would erode Bardsey's historic rural setting and conservation features.	"This site affects Bardsey's historic rural setting."
5. Ancient Woodland	Pass	Sensitive habitat at edges; development impacts via light, drainage.	"Wildlife from woodland visits my garden."
6. Green Belt	Green Belt	Site is all Green Belt; 491 homes = large-scale encroachment. No "exceptional circumstances".	"This Green Belt keeps Bardsey distinct from Collingham."

Stage 2: Site Scores - Council vs Realistic

Criterion	Council score	Realistic score	Why / site dismerits	Resident editable prompt
7. Greenfield / PDL	-2	-3	Entirely farmland; no brownfield use.	"This is farmland, not previously developed."
8a. Accessibility (Bus)	-3	-3	Limited bus services; not suitable for sustainable commuting.	"Buses don't run early/late enough for my job."
8b. Accessibility (Rail)	-2	-3	Nearest rail miles away; car reliance unavoidable.	"We have to drive for rail services."
9. Accessibility to Services (Walking)	-3	-3	Bardsey lacks shops/GP/dentist; school full.	"I must drive to Collingham/Wetherby for shops or healthcare." This site directly impacts bridleways and footpaths, views of the conservation area and church, and overall village
10. Flood Risk	2	-2	Council wrongly scored positive; run-off & impermeable surfaces = major risk.	"The land floods after heavy rain."
12. Biodiversity	0	-3	Hedgerows/trees host bats, hedgehogs, owls.	"I have photos of hedgehogs/bats here."
13. Woodland & Trees	-2	-3	Veteran trees & shelterbelts threatened. Proximity to tree preservation orders or ancient woodland	"These trees are vital for wildlife and rural character."
14. Heritage Assets	0	-2	Development harms Bardsey's setting.	"This would change the historic look of the village."
16. Landscape Character	-2	-3	491 homes urbanise rural edge of Bardsey.	"Open countryside would be lost." Would dwarf conservation area and village, scale unsustainable and irreversible.

Criterion	Council score	Realistic score	Why / site dismerits	Resident editable prompt
				Take photos showing transition from conservation area to fields
17. Air Quality	0	-2	More car trips along A58 = pollution.	"Traffic fumes already bad near [location]."
18. Agricultural Land	0	-2	Loss of working farmland.	"This land is actively farmed."
20. Proximity to Hazards	0	-2	A58 is unsafe for pedestrians/cyclists.	"Crossing the A58 is dangerous."
21. Contaminated Land	1	0	No known issues - make any issues know	Reduce scoring to match the rest of the village site. Inconsistent scoring. All other sites score '0', why does this attract a +1
22. Mineral Resources	0	0	No known issues - make any issues know	-
23. Renewable and Low Carbon Energy	-1	-2	Land could instead support renewables.	"This land is better for solar/low carbon."
24. Green Space	0	-2	Used for recreation, walking, informal play.	"I walk my dog here regularly." This open space is important to the community because...
28. Non-road Transport	0	-2	No safe cycling/walking networks.	"No cycle lanes link Bardsey to anywhere."
29. Community Facilities	0	-3	Bardsey's GP/school at capacity. No access to local dentist Travel to secondary schools Travel for groceries	"Our GP is already oversubscribed." Etc...
30. Town Centre Vitality	0	-2	No support to Bardsey; all shopping done in Wetherby.	"We drive out of Bardsey for food."
36. Waste Processing	0	-1	Lorries already struggle.	"Collections often missed."

Criterion	Council score	Realistic score	Why / site dismerits	Resident editable prompt
37. Land Instability	0	-1	Large site drainage/erosion risks.	"After rain, water runs off quickly from fields."

Site LPS00673 - Address: Site of the Blessed Sacrament Church Keswick Lane Bardsey

Link - [Have Your Say Today - LPS00673 - Leeds Local Plan Outer North East](#)

Council Ref: LPS00673

Proposed Capacity: 11 dwellings (0.405 ha)

Council Total Score: -4 (Realistic adjusted score: -12 or worse)

Stage 1: Gateway Tests

Criterion	Council outcome	Challenge hooks	Resident editable prompt
1. Settlement Network	Assess	Even small-scale development alters village balance; sets precedent for larger Green Belt incursions. This should be FAIL is it has not 'passed the settlement test'	"Even 11 houses is a major change for this part of Bardsey."
2. Designated Biodiversity Sites	Pass	Adjoining hedgerows/grassland support wildlife corridors.	"We regularly see hedgehogs and bats here."
3. Functional Floodplain	Pass	Small plots can still increase flood/run-off risk.	"Water already collects on nearby roads/verges after rainfall."
4. National Heritage Assets	Pass	Loss of rural edge harms setting of Bardsey's historic village form.	"This erodes Bardsey's historic rural edges."
5. Ancient Woodland	Pass	No direct woodland here but small sites still impact ecological linkages.	"This land connects to hedgerows used by wildlife."
6. Green Belt	Green Belt	Green Belt encroachment, no exceptional justification; precedent setting.	"This Green Belt site should stay as open space."

Stage 2: Site Scores - Council vs Realistic

Criterion	Council score	Realistic score	Why / site dismerits	Resident editable prompt
7. Greenfield / PDL	3	-2	Council scored incorrectly: this is not brownfield, it's Green Belt.	"This is not a brownfield site."
8a. Accessibility (Bus)	0	-2	Minimal bus service; unsuitable for sustainable living.	"Buses don't fit commuting or school schedules." All bus services are limited in the village and score -3, inconsistent with rest of scoring. Bus stop adjacent to site but infrequent service.
8b. Accessibility (Rail)	-2	-3	Same as council – no rail access.	"We must drive to use rail."
9. Services (Walking)	-2	-3	Village has very few shops/services; car dependency.	"No local shop, I drive to Collingham/Wetherby." Inconsistent scoring, same issues as other Bardsey sites
10. Flood Risk	2	0	Council incorrectly gave +2; small sites still add run-off/flooding risk/area of local springs/surface water flooding.	"The road floods after rain."
12. Biodiversity	0	-2	Hedgerows provide foraging for bats, birds, hedgehogs.	"I have photos of wildlife using these fields."
13. Woodland & Trees	0	-1	Several mature trees, tree preservation orders? And hedgerow, older than 30 years?	Supports kites and roosting barn owls Photos of mature trees
14. Heritage assets	0	-2	Church building	Forms part of village character and is a landmark along Keswick Lane
16. Landscape Character	-2	-2	Development erodes village edges.	"Open countryside would be lost."
17. Air Quality	0	-2	Extra car journeys required; no local services = increased emissions.	"We drive [X miles] to shops/GP - 314 extra households = thousands more car trips weekly."

Criterion	Council score	Realistic score	Why / site dismerits	Resident editable prompt
			Wetherby Road is a busy artery into Leeds and out of Leeds for commuters, air quality is already compromised	"At 8am it takes me [X mins] to get onto A58; 314 homes = hundreds more cars daily."
18. Agricultural Land	0	0	Not used as farmland	Not used as farmland
20. Proximity to Hazards	0	-2	Keswick Lane is unsafe for pedestrians/cyclists.	<p>"Crossing this Keswick Lane is dangerous, cars speed through the village and use this road as a rat race."</p> <p>Slow down signs have be put up due to speeding traffic</p> <p>The road is very narrow, making cars drive fast past pedestrians</p>
21. Contaminated Land	0	0	No known issues - make any issues know	-
22. Mineral Resources	0	0	No known issues - make any issues know	-
23. Renewable / Low Carbon	-1	-1	Land could instead support carbon sequestration/biodiversity.	"Fields provide natural climate benefit."
24. Green Space	0	-1	Open space	Contributes to rural open space adjacent to playing fields
28. Non-road Transport	0	-2	No safe cycling/walking networks.	"No cycle lanes link Bardsey to anywhere."
29. Community Facilities	-2	-2	GP/school already full – 11 houses still add strain.	"Our GP waiting times are already long."

Criterion	Council score	Realistic score	Why / site dismerits	Resident editable prompt
30. Town Centre Vitality	0	-2	No support to Bardsey; all shopping done in Wetherby.	"We drive out of Bardsey for food."
36. Waste Processing	0	-1	Lorries already struggle.	"Collections often missed."
37. Land Instability	0	-1	Large site drainage/erosion risks.	"After rain, water runs off quickly from fields."

Site LPS00540 - Address: Haighfield Caravan Park, Blackmoor Lane, Bardsey

Link - [Have Your Say Today - LPS00540 - Leeds Local Plan Outer North East](#)

Council Ref: LPS00540

Proposed Capacity: 21 dwellings (0.766 ha)

Council Total Score: -7 (Realistic adjusted score: -13 or worse)

Stage 1: Gateway Tests

Criterion	Council outcome	Challenge hooks	Resident editable prompt
1. Settlement Network	Assess	Even modest growth shifts village scale & harms settlement pattern. This should be FAIL is it has not 'passed the settlement test'	"21 homes in Bardsey will change the balance of the village."
2. Designated Biodiversity Sites	Pass	Proximity to hedgerows, farmland and bat foraging corridors.	"I see hedgehogs, bats and owls in this area."
3. Functional Floodplain	Pass	Small sites still worsen run-off and surface water.	"Water collects on [road/field name] after heavy rain."
4. National Heritage Assets	Pass	Development affects rural setting of Bardsey conservation area.	"This harms the setting of historic Bardsey village."
5. Ancient Woodland	Pass	Loss of edge habitat / wildlife corridors. Proximity to tree preservation orders or ancient woodland	"Hedgerows here are key to biodiversity."
6. Green Belt	Green Belt	No exceptional justification; inappropriate development by definition.	"This site is Green Belt and must remain so."

Stage 2: Site Scores - Council vs Realistic

Criterion	Council score	Realistic score	Why / site dismerits	Resident editable prompt
7. Greenfield / PDL	0	-1	Incorrectly neutral – it is wholly Greenfield / Green Belt farmland. Temporary caravans sited here.	“This is not brownfield land.”
8a. Bus Accessibility	-3	-3	Buses infrequent, not sustainable.	“The bus doesn’t run at times I need for work/school.”
8b. Rail Accessibility	-2	-3	Nearest rail station several miles away.	“I have to drive 15-20 mins to the train.” Inconsistent scoring, all other Bardsey sites score -3 for no railway station.
9. Accessibility to Services (Walking)	-3	-3	Bardsey lacks key services; no shop/GP.	“We must drive to Wetherby for basics.”
10. Flood Risk	2	0	Council overestimates; local drainage issues present.	Flooding down the hill and down stream
12. Biodiversity and Geological Value	0	-2	Fields & hedgerows provide habitat.	“We have owls and bats here.”
13. Woodland & Trees	0	-1	Hedgerow loss reduces biodiversity corridor.	“These hedgerows support bird nesting.”
14. Heritage Assets	0	0		
16. Landscape Character	0	-1	Open countryside edge harmed.	
17. Air Quality	0	-1	All development will affect air quality irrespective of size	
18. Agricultural Land	0	-1	Loss of farmable land.	“This land is still farmed / productive.”
20. Proximity to Hazards	0	0	No known proximity to hazards known	Local residents to suggest if any.

Criterion	Council score	Realistic score	Why / site dismerits	Resident editable prompt
21. Contaminated Land	0	0	No known issues - make any issues know	
22. Mineral Resources	0	0	No known issues - make any issues know	-
23. Renewable and Low Carbon Energy	-1	-2	Development adds emissions; farmland offers sequestration. No evidence of integration of on-site renewables; housing would increase grid demand.	"This land already locks in carbon." "Houses will need gas/electric - no local solar/wind."
24. Green Space	0	-1	Open space	Contributes to rural open space adjacent to playing fields
28. Non-road Transport	0	-2	No safe cycling/walking networks.	"No cycle lanes link Bardsey to anywhere."
29. Community Facilities	0	-2	GP & school already oversubscribed.	"Local GP and school cannot cope."
30. Town Centre Vitality	0	-1	No support to Bardsey; all shopping done in Wetherby.	"We drive out of Bardsey for food."
36. Waste Processing	0	-1	Lorries already struggle.	"Collections often missed."
37. Land Instability	0	-1	Large site drainage/erosion risks.	"After rain, water runs off quickly from fields."