



# **POOL IN WHARFEDALE NEIGHBOURHOOD PLAN - Schedule of Proposed Changes**

**January 13th - February 10th 2025**

This schedule sets out specific changes proposed to the Pool in Wharfedale Neighbourhood Plan. In response to Examination Note 2 from the Examiner, a focused consultation with the residents of Pool-in-Wharfedale is being undertaken.

This consultation does not concern matters not discussed in this document, and any previous representations made on those other matters will be 'carried forward' and considered by the Examiner for the purpose of any further, less substantial modifications in the final Examiner's Report.

You can respond to this consultation at [surveys.leeds.gov.uk/s/PIWReg17/](https://surveys.leeds.gov.uk/s/PIWReg17/)

In terms of presentation, new inserted text is denoted as **bold underline**.

**Comments are to be submitted by Monday 10<sup>th</sup> February 2025 (5pm).**

No	Existing	Proposed Changes	Reason
1	<p>Renaming of Special Landscape Areas to Areas of Local Landscape Sensitivity (boundaries to remain as existing). Existing text:</p> <p><b>Otley Chevin and Wharfe Valley Southern Slopes Special Landscape Areas</b></p> <p>The Pool-in-Wharfedale Neighbourhood Area is located within a rich rural landscape. Proximity and ready access to open and varied countryside, with the River Wharfe along its northern boundary, the high ground of the Chevin and Pool Bank to the south and farmland between is one of the characteristics which define it. This accessible green environment is something which the community is anxious to preserve, a fact clearly expressed in consultations to date which highlight the importance of agricultural and recreational land. In the 2017 Policy Intentions Document consultation, over 94% of respondents supported a policy to control development within Special Landscape Areas, with over 85% of respondents to the 2019 consultation endorsing the resultant proposed policy.</p> <p>The importance of this landscape has been recognised by Leeds City Council, with much of it covered by two 'Special Landscape Area' (SLA) designations (Otley Chevin and Wharfe Valley Southern Slopes - see The Neighbourhood Plan Map) in the saved policies of the Unitary Development Plan (UDP). As a result, their character and appearance both enjoy protection against unsympathetic development. These areas are also designated as Green Belt and, for the most part, Strategic Green Infrastructure in the Council's Core Strategy, affording protection which this plan cannot strengthen. Information from the UDP, based on the 1994 Landscape Assessment produced by Leeds City Council and The Countryside Commission, does however provide more detailed information on the localised character of</p>	<p><b>Policy GE1 to designate a new Area of Local Landscape Sensitivity with new supporting text</b></p> <p><b><u>POLICY GE1: OTLEY CHEVIN AND WHARFE VALLEY SOUTHERN SLOPES AREA OF LOCAL LANDSCAPE SENSITIVITY</u></b></p> <p>In the designated <b><u>Area of Local Landscape Sensitivity</u></b>, as shown on the Neighbourhood Plan Map, development will be supported, provided it would not seriously harm the character and appearance of the landscape.</p> <p>In terms of siting, design and materials, development or change in land use must demonstrate regard to the area's landscape character and special features and contribute positively to landscape restoration or enhancement, paying particular attention to its:</p> <ul style="list-style-type: none"> <li>i. strong structure and visual unity;</li> <li>ii. interesting topography;</li> <li>iii. high scenic quality and fine views;</li> <li>iv. local rarity, e.g. in its rock formations;</li> <li>v. groups of buildings that make a positive contribution to local distinctive character;</li> <li>vi. landmarks; <b><u>and</u></b></li> <li>vii. natural and semi-natural woods, trees and hedgerows." <p><b>New supporting text:</b>  <b><u>"Recognising the importance of the two areas currently designated as Special Landscape Areas, a new Area of Local</u></b></p> </li></ul>	<p>To ensure that the status of the designation remains beyond the Local Plan Special Landscape Areas designation.</p>

No	Existing	Proposed Changes	Reason
	<p>these landscapes and a basis for a more nuanced Neighbourhood Plan policy in respect of new development.</p> <p><b>Otley Chevin</b>  Extending westwards from Pool-in-Wharfedale and Bramhope (outside the Neighbourhood Area), this part of the SLA occupies the southern slopes of the Wharfe Valley and affords fine views across the valley to Nidderdale, Farnley Moor and Leathley Moor. The steepest slopes, including the Chevin Forest Park, are heavily wooded and include unique rock formations. The remainder consists mainly of a fairly intact field pattern with walls or hedges and mature trees. Scattered farmsteads and houses occupy the north-facing slopes north of the Chevin woodlands and the A660, south of the disused railway line.</p> <p><b>Wharfe Valley Southern Slopes</b>  This area occupies the southern escarpment slopes of the Wharfe Valley and the valley floor down to the river, extending from Pool-in-Wharfedale eastwards to Collingham (outside the Neighbourhood Area). It is characterised by the flat but well-treed arable land south of the river ascending to the steep north-facing escarpment slopes with scattered woodlands, largely beyond the Neighbourhood Area boundary. There are fine long distance views across the valley from many lanes and other viewpoints. The Harrogate-Leeds railway viaduct north of Bramhope and the wooded outlier of Rawden Hill near Weardley are attractive elements in many views.</p> <p><b>POLICY GE1: OTLEY CHEVIN AND WHARFE VALLEY SOUTHERN SLOPES SPECIAL LANDSCAPE AREAS</b>  In the designated Special Landscape Areas, as shown on The Neighbourhood Plan Map, development will be supported, provided it would not seriously harm the character and appearance of the landscape.  In terms of siting, design and materials, development or change in land use must demonstrate regard to the area's</p>	<p><b><u>Landscape Sensitivity is designated in the Neighbourhood Plan. This area follows the same boundaries as they apply to the Neighbourhood Plan area as the Special Landscape Areas originally designated in the UDP. The designation does not preclude any development taking place in the area, but it does mean that proposals will need to be designed to be in harmony with, and respect, the landscape character and special qualities of the area.</u></b></p>	

No	Existing	Proposed Changes	Reason
	<p>landscape character and special features and contribute positively to landscape restoration or enhancement, paying particular attention to its:</p> <ul style="list-style-type: none"> <li>I. Strong structure and visual unity;</li> <li>ii. interesting topography;</li> <li>iii. high scenic quality and fine views;</li> <li>iv. local rarity, e.g. in its rock formations;</li> <li>v. groups of buildings that make a positive contribution to local distinctive character;</li> <li>vi. landmarks;</li> <li>vii. natural and semi-natural woods, trees and hedgerows.</li> </ul>		
2	<p>Existing policy text TT1 and policy TT3 to be superseded:</p> <p><b>Current: POLICY TT1: IMPROVED WALKING AND CYCLING PROVISION</b>  Development directly affecting the Pool-in-Wharfedale footpath and cycleway network, as shown on the Neighbourhood Plan Map, will be expected to be compatible with it and contribute to improvements of it.  Development likely to increase pedestrian footfall and/or cycle usage within the network will be expected to contribute to improvements or new desired provision in their immediate vicinity and to provide connections to the network.  Development which would add to and/or improve the cycleway and footpath network will be supported.  Development which would prevent or harm the development of Wharfedale Greenway along the identified route, as shown on the Neighbourhood Plan Map, or of designated access routes to the Greenway, will not be supported.</p>	<p><b>Revised proposed policy amendments (merging of policy TT1 and TT3 to be superseded by the following)</b></p> <p>POLICY TT1: <b><u>SUSTAINABLE TRANSPORT MODES: IMPROVED WALKING, CYCLING, WHEELING AND RIDING PROVISION AND LONG TERM RAILWAY REINSTATEMENT</u></b>  Development directly affecting the Pool-in-Wharfedale footpath, <b>bridleway</b> and cycleway network, as shown on the Neighbourhood Plan Map, will be expected to be compatible with it and contribute to improvements of it.</p> <p>Development likely to increase pedestrian footfall and/or cycle usage within the network will be expected to contribute to improvements or new desired provision in their immediate vicinity and to provide connections to the existing network.  <b>Otherwise acceptable</b> development which would add to and/or improve the cycleway, <b>bridleway</b>, and footpath network, <b>while maintaining the historic railway line</b>, will be supported.</p>	<p>The combined policy is designed to make the intent of previous TT1 and TT3 clearer. To ensure the prioritisation of the walking and cycling provision while also supporting reinstatement of the railway line if it does not prejudice this.</p>

No	Existing	Proposed Changes	Reason
	<p><b>Delete policy TT3:</b></p> <p><b>Current: POLICY TT3: POOL-IN-WHARFEDALE RAIL LINK REINSTATEMENT</b></p> <p>Development which would prevent the reinstatement of a Pool-in-Wharfedale rail or tram link, along the line of the former railway as shown on the Neighbourhood Plan Map or prejudice the associated provision of a Pool-in-Wharfedale railway station to service the link, will be resisted.</p>	<p>Development which would prevent or harm:</p> <ol style="list-style-type: none"> <li>1. the Wharfedale Greenway along the identified route, as shown on the Neighbourhood Plan Map;</li> <li>2. designated access routes to the Greenway; or;</li> <li><b>3. the historic railway line and its potential future reinstatement;</b> will not be supported.</li> </ol> <p><b>Development which supports the long term aspiration to reinstate the historic Railway line as a train or tram route without prejudicing the active travel function of the route will be supported.</b></p>	
3	<p><b>POLICY CFS3: LAND EAST OF MAIN STREET</b></p> <p>Land East of Main Street, as shown on the Neighbourhood Plan Map, presents an opportunity for the development of community uses, which could include any of expanded or new village retail, parish council offices and cultural uses (such as a parish museum/archive), together with associated public car parking.</p> <p>Any development of this site should have regard to the following:</p> <ol style="list-style-type: none"> <li>i. preservation or enhancement of the character or appearance of the Pool-in-Wharfedale Conservation Area within which the site is located;</li> <li>ii. preservation of the settings of listed and positive buildings adjacent and opposite to the site;</li> <li>iii. the carrying out of a traffic impact assessment of the development;</li> <li>iv. provision of electric vehicle charging infrastructure in parking spaces to at least the minimum standard of provision either recommended or required.</li> </ol>	<p>It is proposed policy CFS3 to be deleted from the neighbourhood plan.</p>	<p>It is unlikely that the land will become available over the lifetime of the plan.</p>

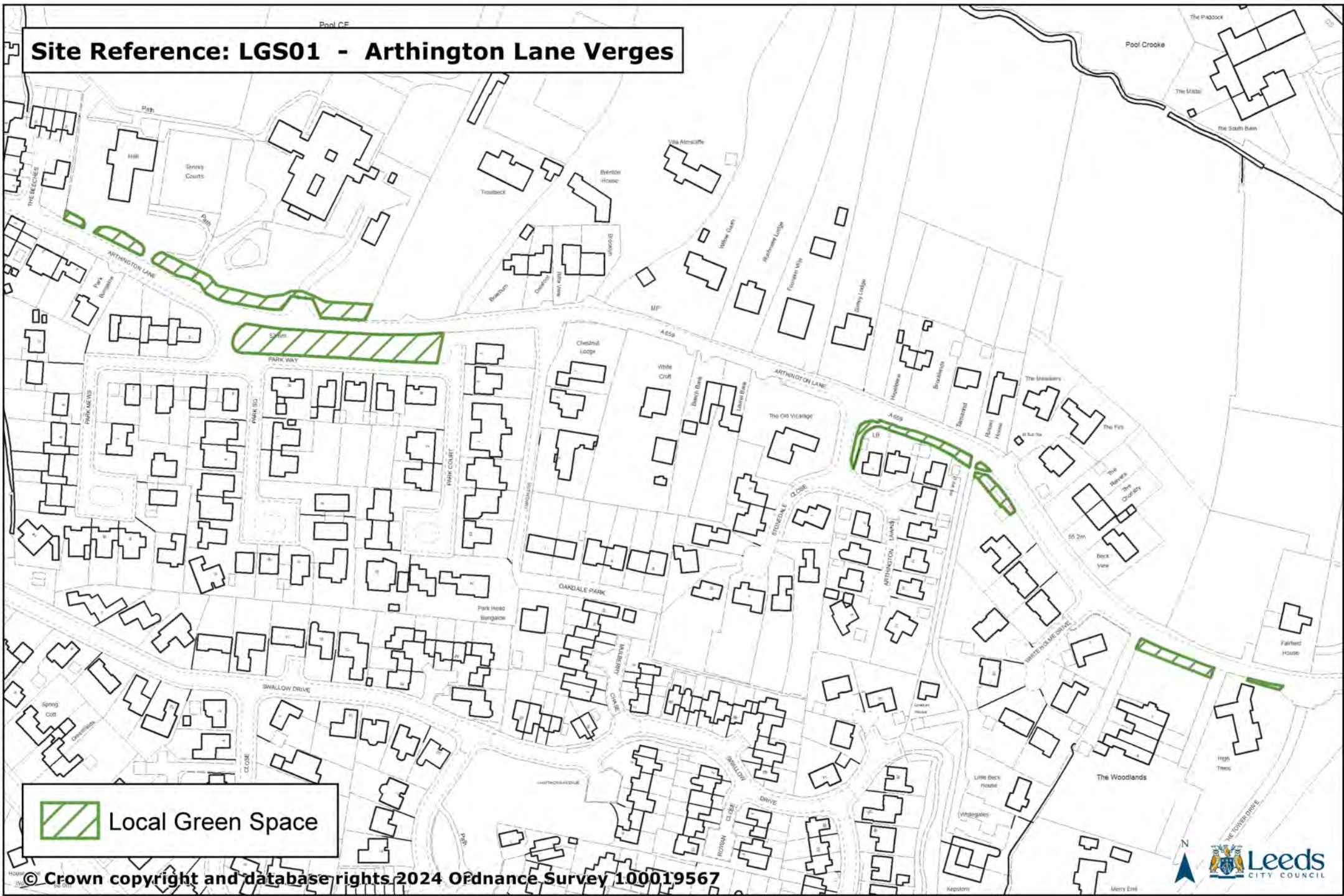
No	Existing	Proposed Changes	Reason
4	Local Green Space – Site Reference LGS01 – Arthington Lane Verges	Local Green Space – Site Reference LGS01 – Arthington Lane Verges	Consequential amendment to reflect policy GE3 and provide further clarity.
5	Local Green Space – Site Reference LGS5 – Pool Bank Quarries	Local Green Space – Site Reference LGS5 – Pool Bank Quarries	Consequential amendment to reflect policy GE3 and provide further clarity by removing hard surfacing and buildings
6	Local Green Space – Site Reference LGS6 – Pool in Wharfedale Riverside Park	Local Green Space – Site Reference LGS6 – Pool in Wharfedale Riverside Park	Consequential amendment to reflect policy GE3 and provide further clarity by removing hard surfacing and buildings
7	Local Green Space – Site Reference LGS7 - Pool in Wharfedale Church of England Primary School Grounds	Local Green Space – Site Reference LGS7 - Pool in Wharfedale Church of England Primary School Grounds	Consequential amendment to reflect policy GE3 and provide further clarity by removing hard surfacing and buildings
8	Local Green Space – Site Reference LGS8 – St Wilfrid's Churchyard	Local Green Space – Site Reference LGS8 – St Wilfrid's Churchyard	Consequential amendment to reflect policy GE3 and provide further clarity by removing hard surfacing and buildings

<b>No</b>	<b>Existing</b>	<b>Proposed Changes</b>	<b>Reason</b>
9	Neighbourhood plan Policies Map	Revised Neighbourhood plan Policies Map	Policies map updated to provide clarity.



# Appendices

# Site Reference: LGS01 - Arthington Lane Verges

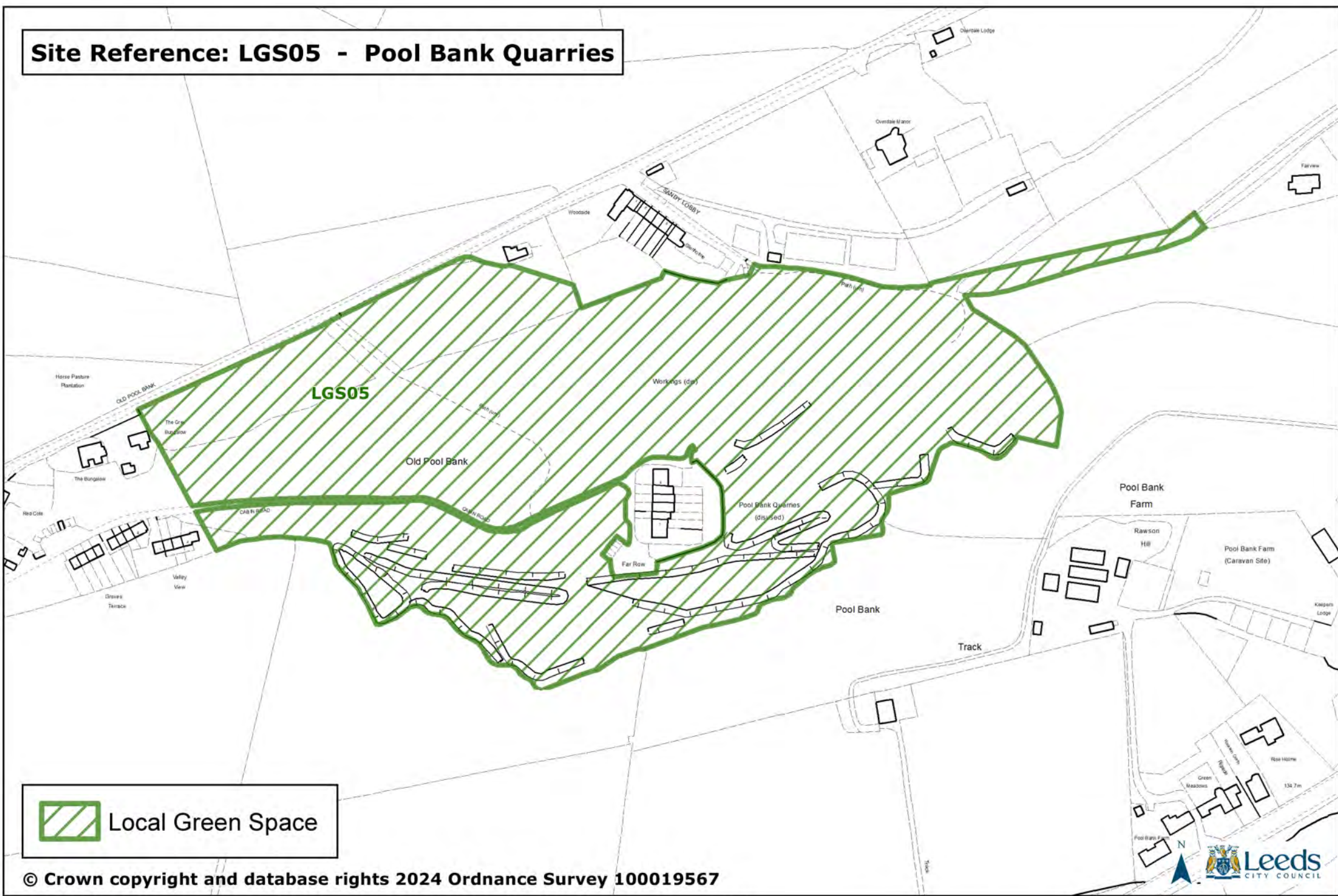


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**Site Reference: LGS05 - Pool Bank Quarries**



 Local Green Space

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# Site Reference: LGS06 - Pool-in-Wharfedale Riverside Park



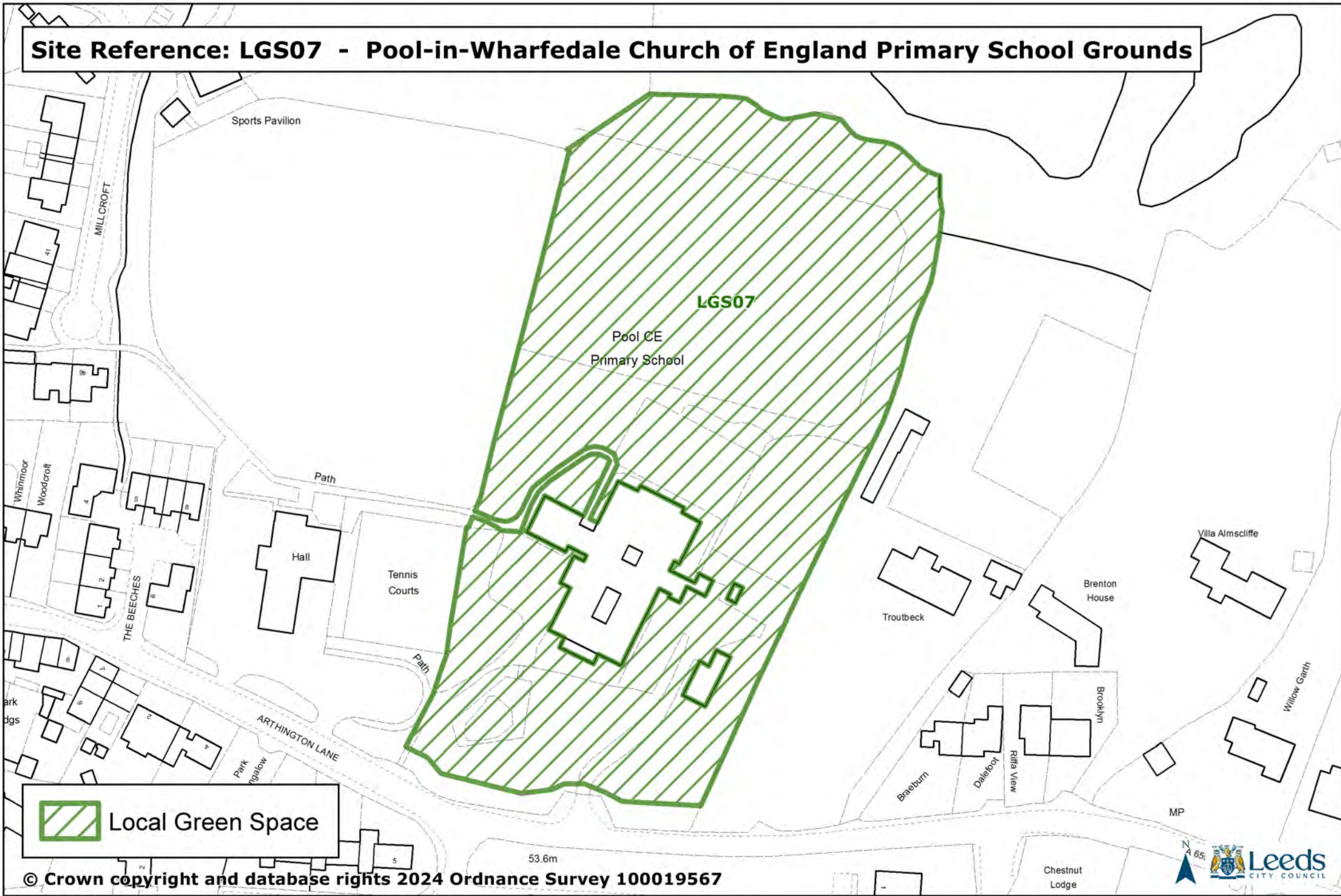
 Local Green Space


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**Site Reference: LGS07 - Pool-in-Wharfedale Church of England Primary School Grounds**



 Local Green Space

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Site Reference: LGS08 - St Wilfrid's Churchyard

Manor House


St Wilfrid's Church

War Meml

Path

LGS08

Path

 Local Green Space

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CHURCH LANE

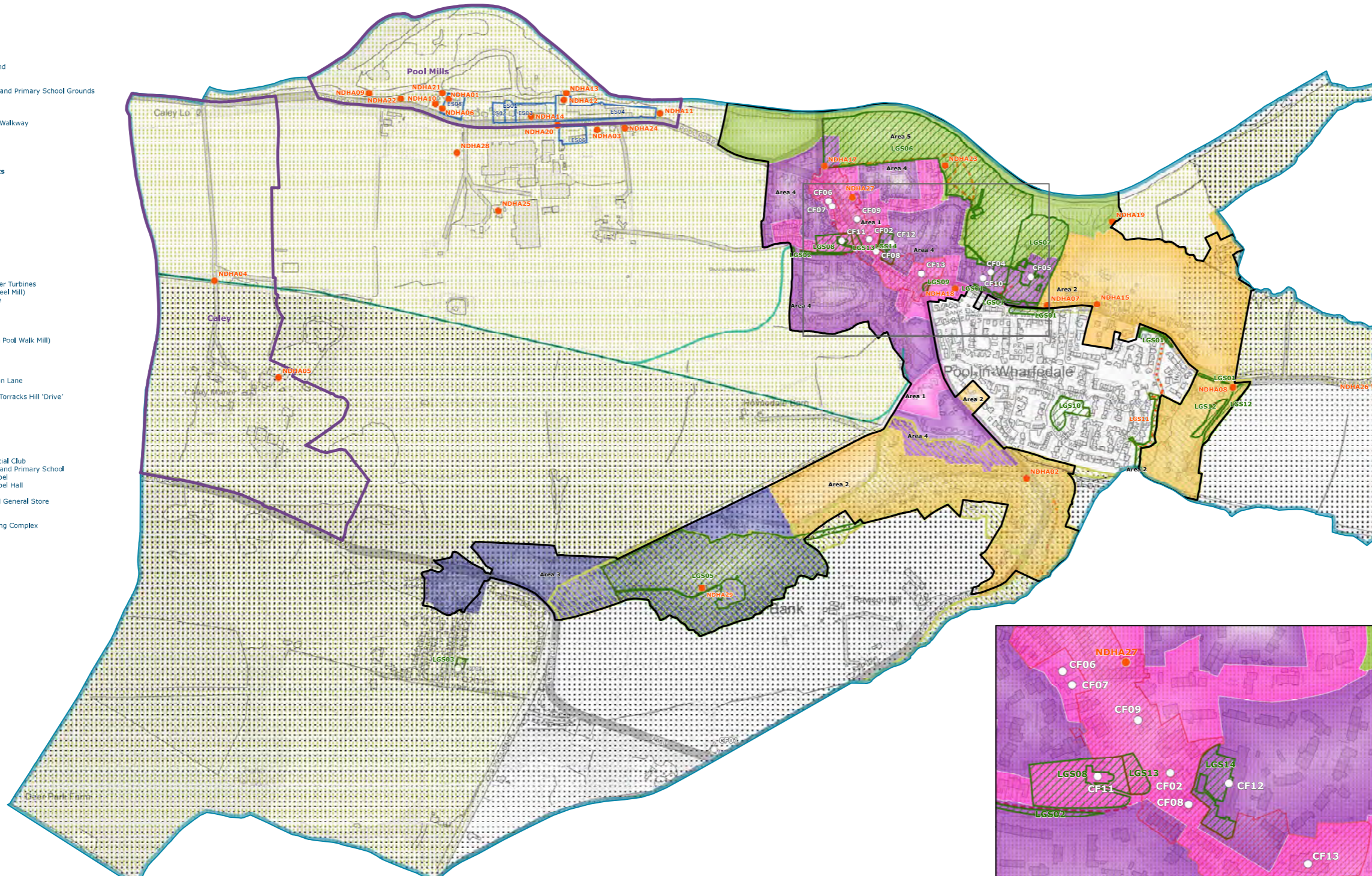




# Pool-in-Wharfedale Neighbourhood Plan Map – Submission Version 2019-2033

## SITES LIST

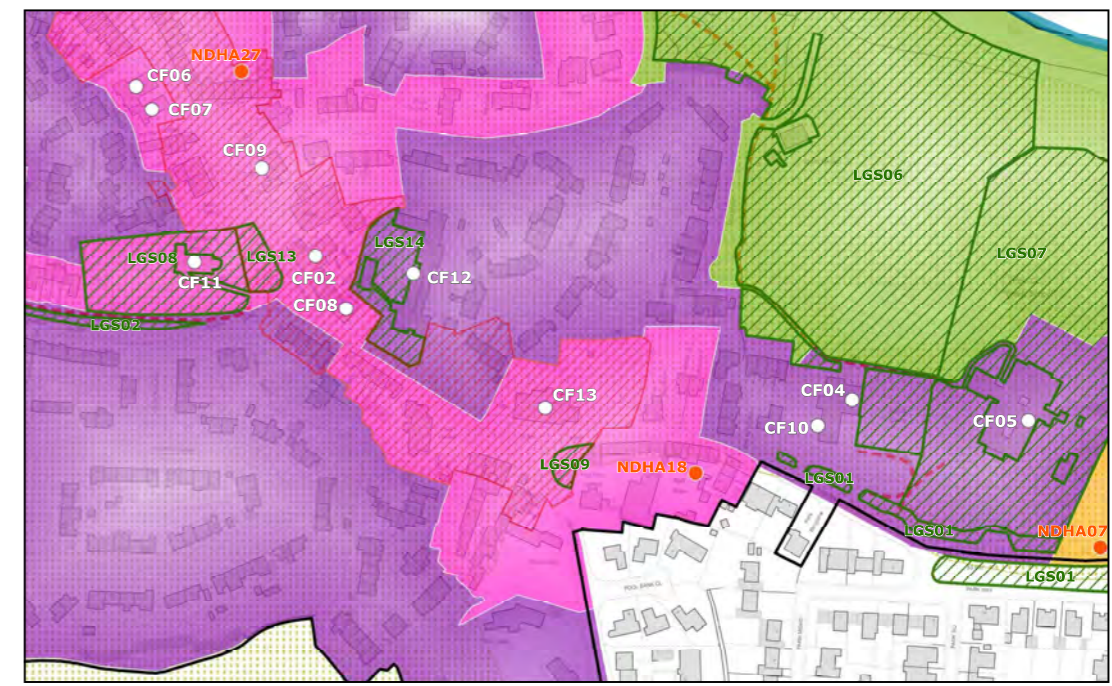
- Local Green Space**
- LGS01 Arthington Lane Verges
- LGS02 Church Lane
- LGS03 Old Pool Bank Children's Playground
- LGS05 Pool Bank Quarries
- LGS06 Pool-in-Wharfedale Riverside Park
- LGS07 Pool-in-Wharfedale Church of England Primary School Grounds
- LGS08 St Wilfrid's Churchyard
- LGS09 Stocks Hill
- LGS10 Swallow Drive Greenspace
- LGS11 Swallow Drive to Disused Railway Walkway
- LGS12 The Tower Drive
- LGS13 War Memorial Gardens
- LGS14 Wharfedale Court Amenity Space
  
- Non Designated Heritage Assets**
- NDHA01 'The Rosary' (Blue Barn)
- NDHA02 Archway, Avenue des Hironnelles
- NDHA03 Braime House
- NDHA04 Caley Drive Railway Bridge
- NDHA05 Caley Hall Farm
- NDHA06 Garage, Blue Barn
- NDHA07 Gateposts, Troutbeck
- NDHA08 Gateway, Tower Drive
- NDHA09 Goat Sluice Gate
- NDHA10 High Mill Cottages
- NDHA11 Longlands Cottages
- NDHA12 Low Mill
- NDHA13 Low Mill Turbine Building and Water Turbines
- NDHA14 Marton Mills (The Paste Mill and Reel Mill)
- NDHA15 Milepost remains, Arthington Lane
- NDHA17 Old School Gatepost
- NDHA18 Outhouses, Acorn Cottages
- NDHA19 Pool Crooks Field Barn
- NDHA20 Pool Mills Tunnels
- NDHA21 Site and remains of High Mill (aka Pool Walk Mill)
- NDHA22 Site of Lime Kiln
- NDHA23 Site of Pool Corn Mill and remains
- NDHA24 The 'Cartref Complex'
- NDHA25 Torracks Hill
- NDHA26 Village Boundary Stone, Arthington Lane
- NDHA27 Wash House behind Chapel Row
- NDHA28 World War Two Air Raid Shelters, Torracks Hill 'Drive'
- NDHA29 Pool Bank Quarries
  
- Community Facilities**
- CF01 Dyneley Arms Public House
- CF02 Half Moon Public House
- CF03 Old Pool Bank Village Hall
- CF04 Pool-in-Wharfedale Sports and Social Club
- CF05 Pool-in-Wharfedale Church of England Primary School
- CF06 Pool-in-Wharfedale Methodist Chapel
- CF07 Pool-in-Wharfedale Methodist Chapel Hall
- CF08 Pool-in-Wharfedale Pharmacy
- CF09 Pool-in-Wharfedale Post Office and General Store
- CF10 Pool Village Memorial Hall
- CF11 St Wilfrid's Church
- CF12 Wharfedale Court Sheltered Housing Complex
- CF13 White Hart Public House
  
- Employment Sites**
- ES01 Elm Nook (aka Elm House)
- ES02 Highfield
- ES03 Marton Mills
- ES04 Pool Business Park
- ES05 The Blue Barn
- ES06 Whiteley Court



## MAP KEY

- Neighbourhood Area**
- Boundary Line
  
- Green Environment**
- Area of Local Landscape Sensitivity (ALLS)
- Local Green Infrastructure (ref Policy GE2)
- Local Green Space (ref Policies GE3 and GE4)
  
- Heritage Assets**
- Local Heritage Areas (ref Policies BH2-BH5)
- Non-Designated Heritage Assets (ref Policy BH5)
  
- Community Facilities and Services**
- Community Facilities (ref Policy CFS1)
  
- Transport and Traffic**
- Line of Pool-in-Wharfedale Rail Link (ref Policy TT3)
  
- Employment**
- Employment Sites (ref Policy E1)
  
- Non Neighbourhood Plan Designations**
- Strategic Green Infrastructure
- Pool Main Street Air Quality Management Area (ref Policy GE6)
- Pool in Wharfedale Conservation Area Boundary (ref Policy BH1)
- Conservation Area Character Areas (ref Policy BH1)
- Character Area 1 - The Historic Core
- Character Area 2 - 19th Century Villas
- Character Area 3 - Pool Bank Quarry
- Character Area 4 - 20th Century Housing
- Character Area 5 - Wharfe Valley
- Footpaths (ref Policy TT1)
- Definitive - Footpath (ref Policy TT1)
- Definitive - Bridleway (ref Policy TT1)
- Non-Definitive Footpath (ref Policy TT1)
- Non-Definitive Restricted Byway (ref Policy TT1)
- Non-Definitive Byway (ref Policy TT1)
- Recreational Footpath (ref Policy TT1)
- Wharfedale Greenway (ref Policy TT1)

## INSET MAP





# POOL IN WHARFEDALE NEIGHBOURHOOD PLAN - Schedule of Proposed Changes

January 13th-February 10th 2025