



walton

Neighbourhood
Development Plan

2017-2033



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PRESERVING TODAY
AND PLANNING
TOMORROW

Foreword

The history of the Walton Neighbourhood Plan extends back to 2011 when an early and very commendable local effort was researched and drawn together as a national frontrunner in Neighbourhood Planning. The trigger for that work arose from the then new legislation around the Localism Bill which became an Act of Parliament in November of that same year. What that Act did was to empower local communities in setting the vision, the future planning direction and the land use in respect of their own communities rather than simply be 'done to' by broader and less well defined national interests. It was an entirely welcome development and Walton was fast off the blocks to lay out a blueprint for its future.

The Walton work stalled in 2014 and was only more recently (early 2016) taken up again with a small and committed Neighbourhood Plan Steering Group leading the process. The earlier work was invaluable and much of that product features as evidence within this Plan.

In progressing this work, we have had a number of key aims,

- ① The views of the community are paramount – and we have sought to elicit those views by questionnaire, by conversation, through workshops and by ad-hoc email exchanges and mail drops. Where the community has responded, we have listened.
- ② We have sought to ensure that our future direction is consistent with the broader Leeds direction. We could not, and did not want to be at odds with the principles and the aims of the City and so we have kept closely in touch.
- ③ The concerns of broader interest groups were not ignored – and so, our consultation went across a really wide range of stakeholders ensuring particular collaboration with neighbouring parishes.
- ④ The Plan was not just about housing development. There are many facets to what makes a community sustainable and good to live in, work in or just visit and so our considerations went broader than a simple one-

dimensional view on *where might some more houses go...*

We have heard some very clear messages from you which have strongly shaped our thinking. You made clear that this isn't simply about protecting the status-quo of Walton, it is not about freezing the Walton of today for the next 15 years. Rather, it is about embarking on a journey of sustainable development, a better, safer and more active community for all ages and a thriving future over the years to come.

We have also chosen to append some potential future projects in line with our objectives. These, like the recent work on completing the cycle path, will quickly shape the packages of delivery of the actual work which derives from the Plan. That work will fall to the community to progress, as led and managed by the Parish Council.

You provided us with some clear views on the vision of the Walton future and we have best expressed that vision as:



By 2033 Walton will have maintained its unique identity, its beauty and charm as well as enjoying an enhanced community spirit, resulting from investment in new and existing facilities. New homes will have attracted new residents as well as enabling existing residents to remain in the community. Transformed transport and communications infrastructure will have made Walton an even better place to live and work in than today.

So, Walton is a beautiful and treasured village with a notable and enviable heritage. This Plan seeks to protect, indeed enhance, those qualities. It also seeks to build and

strengthen the sense of community and the opportunities available to those who choose to live here or work here.

We are particularly grateful for those of you who have made a contribution to the discussions and the consultations – without your input we would have been without a clear direction. We are also grateful to Ian Mackay at Leeds City Council for his patience and his consistent support; to David Gluck, a neighbourhood planning expert who has steered us through the complexity of the processes; to Abbie Miladinovic, a star who has worked tirelessly on digging out the 'broader picture' material and who has made sense of contextualising the Walton proposition.

So we are now in a position to publish this Plan for referendum.

Let me finish with a particular thanks to the Steering Group – Chris Johnson, Richard Prudhoe, Teresa Walker, Stephen Sharp and Melvyn Wood. They have all given an unstinting effort to create this Plan and the village owes each and every one of them a debt of gratitude.

Brodie Clark CBE

Neighbourhood Planning Steering Group.



1.1 Background to the Neighbourhood Development Plan

This Neighbourhood Plan will form part of the statutory Development Plan for Leeds and the Neighbourhood Plan's planning policies will be used by the City Council to help guide decisions on planning applications and appeals within the Neighbourhood Area of Walton. The Neighbourhood Plan will be operational from the time it is 'made' by the City Council through to 2033 and builds strongly on the work undertaken in 2012/14. The Community Actions mentioned in this plan are not planning policies and do not form part of the Neighbourhood Development Plan.

1.2 The Neighbourhood Planning process

In April 2012 Walton Parish Council submitted a formal application for designation of the parish as a Neighbourhood Area under part 2 of the Neighbourhood Planning (General) Regulations 2012 to Leeds City Council (LCC).

This application was subsequently approved and on 17th September 2012 the parish of Walton was designated as a Neighbourhood Area.

Following a review of the Parish boundary in 2014, the City Council approached both Walton and Thorp Arch Parish Councils in 2015 regarding the potential of changing the boundaries of the Neighbourhood Areas to accord with the revised parish boundaries. Following consideration by both Parish Councils it was agreed that the Neighbourhood Plans should be based on the Neighbourhood Areas as originally designated; the boundary for the Walton Neighbourhood Plan is shown on Map 1.

This Plan has been through several iterations and a formal 6 week consultation process. This refined version has taken into account the feedback from local residents, wider stakeholders and the examiner. This final version is now ready for the community referendum.

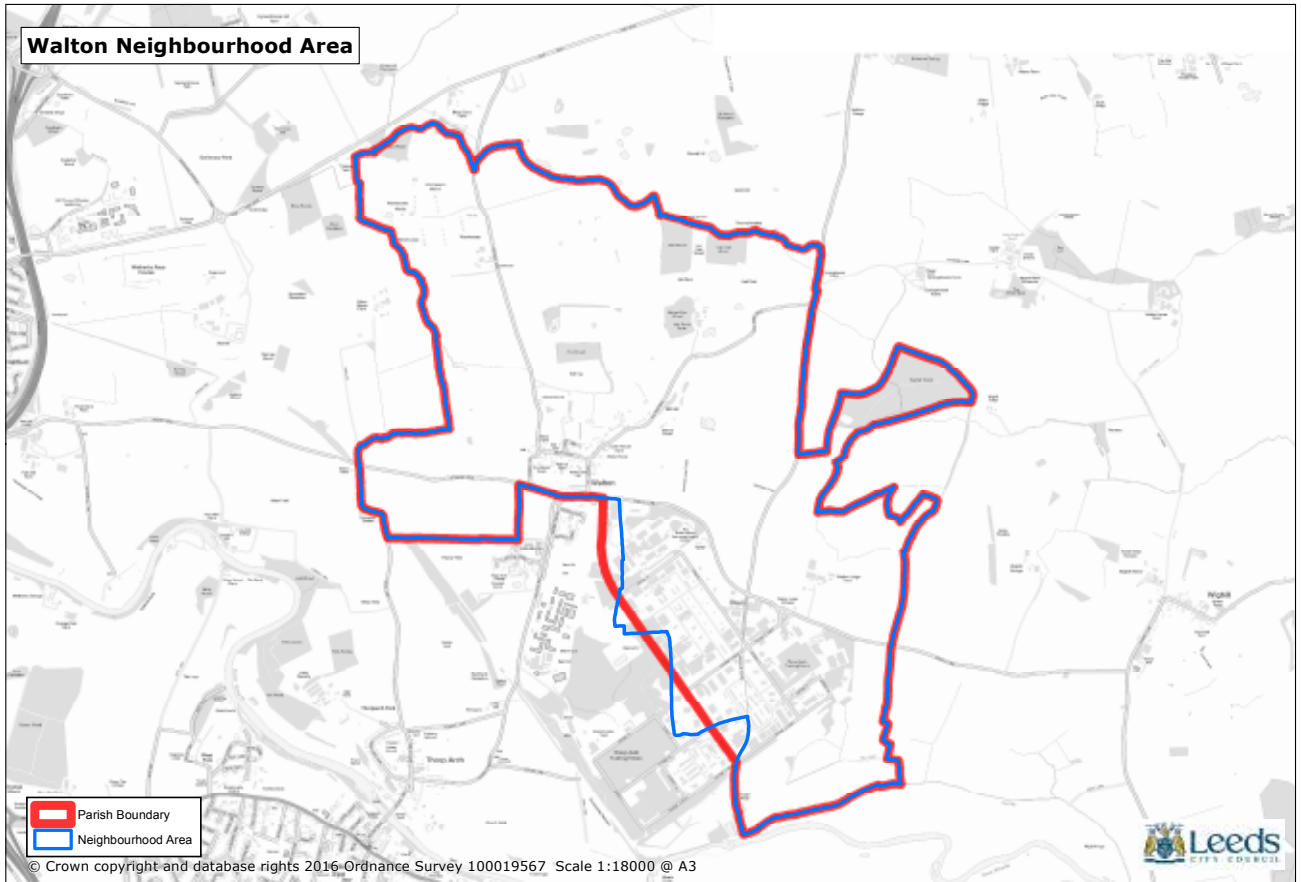
1.3 A story of consultation and engagement

Historically, consultation and village engagement was a strong feature of the early work. The original Steering Group working in close concert with the Parish Council to ensure that the views of local people were heard and fully considered. Walton Parish Council agreed in September 2011 to develop a Neighbourhood Plan. Eleven Steering Group meetings were held between November 2011 and June 2014. All these meetings were open for villagers to attend. A first draft plan was drawn up in 2012.

Steering Group meetings were held regularly and use was made of the local magazine (The Causeway) and the village notice board to update on progress.



Map1:



Path: L:\CGM\GIS Projects\Neighbourhood Planning Progress\Walton Parish\Walton Proposed Neighbourhood Area Revised.mxd



There was a well-advertised open weekend, with site plans and discussion opportunities. A survey was conducted and an analysis of findings was produced and publicised. Hard copies of the emerging Plan were placed in public libraries (Wetherby and Boston Spa) and feedback was invited by letter or online. The consultation effort included some major engagement with business interests and with stakeholder authorities.

However, the project had become very closely linked to a proposed major housing re-development of the Thorp Arch Estate (TAE). Unfortunately, this was subject to serious challenge and delay. No further progress was made between June 2014 and November 2015, and no further meetings were held.

The resumption of activity following a Parish Council meeting in December 2015 saw the formation of a smaller Steering Group (numbering just six volunteers from within the Parish) with a spectrum of skills and a common interest in supporting the community. The voice of the village was strong and formed a central rationale for the work, providing a clear consensus for progressing the planning work. Given changes over time, it also became very important to return to some first principles and seek a reaffirmation of earlier thinking.

So the present Steering Group formed and began its work in January 2016. That group has met every month with minuted discussions on plans and progress. It has worked closely with Leeds City Council (LCC) and has met on four occasions with the LCC Neighbourhood Planning Manager – either individually or along with key members of his Neighbourhood Planning team. LCC senior managers have also, separately, visited Walton and have consistently offered clear and helpful written and oral advice on the Plan and more particularly on potential housing site options. This resulted in the Parish Council commissioning the LCC

Environment and Design Group, and the Policy and Plans Group to produce a Site Concept Statement, for our three proposed housing allocations. They have also helpfully commented on our Vision and our Objectives as well as our many other proposals going forward.

Over the remainder of 2016 there were a notable number of direct engagement approaches to the village in line with our wish to be entirely and exhaustively inclusive.

The consultation process, detailed in the Consultation Statement and submitted alongside this Plan, involved a number of public meetings and numerous maildrops to the local community and wider stakeholders. All minutes of the steering group were made available on the PC website. This process culminated in a 6 week consultative period in accordance with the Reg 14 requirements.

1.4 Recognising the value of housing development.

Walton village is modest in size but has a significant rural hinterland stretching to the border with North Yorkshire (Harrogate District) and a significant local centre in the form of the town of Wetherby. In addition, the parish has a large and significant employment zone, the Thorp Arch Estate which employs around 2,000 people.

The focus for housing growth in this Neighbourhood Plan is centred on the village as the only population centre of the parish. At present, housing in the village is unaffordable for those on modest or average incomes. In addition, the potential for growth in the parish is restricted by local strategic planning for growth which identifies Walton as a 'village/rural' in the Leeds Settlement Hierarchy and, consequently, is not required to accept new housing as a contributor to the overall plan for growth across the City as a whole, or the Outer North East HMCA

(Housing Market Characteristic Area) as a sub set of this

Whilst LCC Core Strategy does not stipulate further development in Walton, the proposition set out in this Plan, supported by consultation with residents and business, is that modest growth, is not only acceptable in terms of its impact upon community and environment, but essential in order to support the sustainability of the parish. New residents will support current facilities that are threatened by under-utilisation and reduce the otherwise inevitable evolution of the village towards becoming little more than a dormitory for Wetherby, York, Leeds and beyond.

The views of the community are clearly supported by the findings of the Re’new Housing Market Assessment of Walton and Thorp Arch parishes, which finds that the current housing provision is largely unaffordable to most residents and does not provide for new householders or, down-sizers who wish to remain in the parish.

1.5 Identifying and selecting sites for future housing

From the outset the primary objective of the Steering Group was to provide maximum choice to all villagers. That is choice in the number of dwellings; the size and type of them; and choice between all potential locations.

As a first step senior design officers from LCC were asked to give an independent assessment of the village and its surrounding land to indicate all sites that they deemed potentially suitable for residential development. They were informed of the villagers’ strongly expressed aspiration to protect views of the church from all approach roads into the village.

In addition, sites known to have been previously considered and land that had previously been subject to planning applications were shown to them.

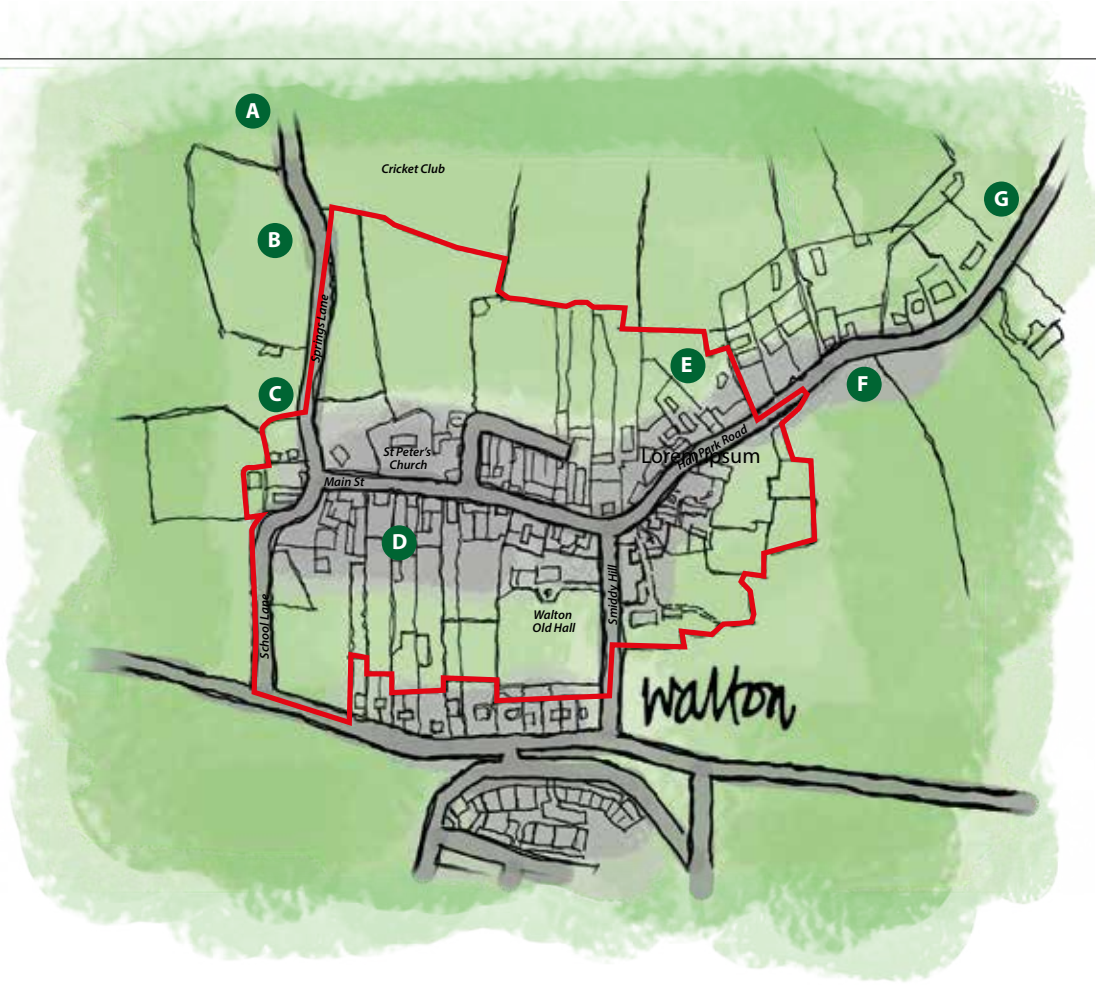
As a result of the visit, a total of seven sites (referenced as sites A-G) were identified as potentially suitable and sustainable. Landowners of these sites who were available, were then consulted to ensure deliverability and viability within the plan period.

A workshop was then arranged with all villagers invited to take part. 56 villagers (28%) attended the meeting, which was repeated over two days.

An overview of the seven potential sites was given in an inter-active presentation. Display boards for each site were provided for more-detailed consideration. The boards included a summary of key constraints and opportunities; an indicative practical assessment of the likely acceptable development potential for each site; and where relevant and available, comments from the landowner.

The villagers were also informed of the proposal by the Homes and Communities Agency (HCA) to build up to 200 properties adjacent to our southern parish boundary in Thorp Arch parish.

The villagers were then asked to confirm their views in a brief questionnaire. Ideas were also sought on opportunities to provide improved footpath access around the village, which has been a long-held aspiration of the village.



Of the villagers that attended the workshop:

- 🕒 68% preferred or liked Site D.
- 🕒 66% preferred or liked Sites A and E.
- 🕒 Sites B, F & G were disliked by 77%; 68%; and 71% respectively.
- 🕒 Only Site C got mixed views: 39% preferred but 37% disliked this option.

Other key results from the questionnaire:

- 🕒 66% wanted development of up to 20 dwellings.
- 🕒 57% favoured smaller units for the “over 55’s”.
- 🕒 46% wanted to see “young family homes”.
- 🕒 39% preferred bungalows.
- 🕒 78% wanted new developments to provide or improve footpaths.

Site A: Strongly supported by the community, this site serves to bring the cricket club into the village by creating a new boundary to the north west of the present community. The new development, whilst modest in size, will overlook the cricket pitch and be integrated into the village by new footpaths and improvements to the highway.

Site D: Strongly supported by the community, the site is brownfield, infill and will take a small development which serves also to remove heavy vehicles from the centre of the village.

Site E: Strongly supported by the community, the site is essentially backland development but with a strong and defensible border to the whole site. Only 3 dwellings planned so that there will be no issues relating to adding significant car movements onto Hall Park Road

An overall preference was expressed for up to 20 new dwellings. Sites were assessed and considered against consultative evidence. The combined suggested sites A, D and E should be promoted through the Plan as housing allocations. Clear proposals were put forward for new footpaths to be included. The full rationale for the selection of these 3 sites is detailed in the Walton NP Background Document entitled “Site Assessment and Rationale Report”.

2.1 Walton then...

Walton lies in the valley of the River Wharfe. It is part of West Yorkshire and is situated two and a half miles from Wetherby. Its origins go back nine hundred years to Anglo-Saxon times and its full title is Walton-in-Ainsty. The name Walton is a common one, meaning 'village or farmstead of the Britons', and is taken from the Old English 'Wahl'.

There is a strong Roman influence within the area, most notably with a Roman Road, Rudgate, running north/south alongside the eastern boundary of the village.

At the time of the Domesday Book (the village was surveyed in 1085 AD) it showed a population of 32 people with six manors containing land for nine ploughs and a given value of £1.50.

St Peter's Church is imposing and historically significant. Although the Church dates back to a period of 1325 AD, it contains remains of an earlier Norman Church of around 1150 AD. The Wesleyan Chapel which also existed in Walton was pulled down in the 1960s.

By the time of the next Census in the early 1800s, the village had grown to 237 inhabitants and 1,670

acres of fertile land owned originally by the De Brus and De Arches families, followed by the Fairfax family around 1249 AD, and more recently by the Lane-Foxes.

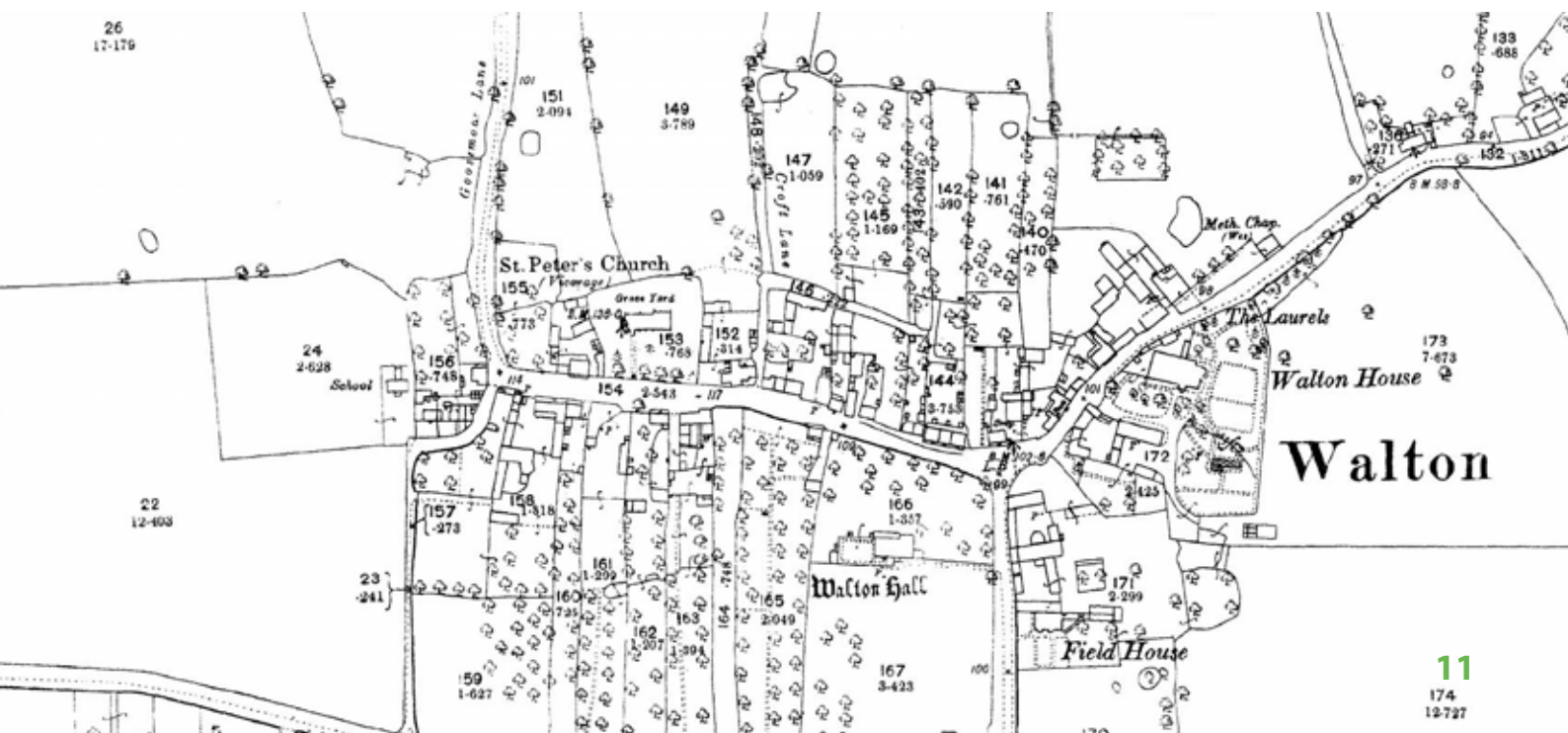
The Enclosure Act of 1816 consolidated the lands benefiting both the Lane-Foxes and the Fisher family who both provided perpetual curacies locally.

In 1840, it was recorded that within the Walton boundary, there were two Inns (The Black Bull and The Fox and Hounds), one wheelwright, one tailor, one gardener, four shoemakers, three shopkeepers, three yeomen and eight farmers. This was the first recorded commercial framework to the village.

The Inns had originally been part of the dairy farmhouses, as was normal in those times. Only The Fox and Hounds survives to this day whilst The Black Bull reverted to Moor House Farm, a dwelling house.

The York and Midland Railway opened in 1847 with a station adjacent to Walton which connected the village with surrounding towns and cities, particularly Leeds and York. The railway was closed in 1964 following the Beeching Review.

During the Second World War, with the construction of the local armaments factories (now the TAE) the



railway was extended to, and around, the factory buildings.

New roads were created at the time of the war in order to house ordnance in separate bunkers (now Champagne Whinn). As little account was made at the time of the parish boundary. A situation existed where the Walton parish boundary passed directly through buildings on the trading estate. This was addressed in the realignment of the Parish boundary in 2014, as indicated on Map 1 (see page 7).



Another area of historical interest in Walton is St Helen's Well, which is located in the south east corner of the parish opposite the old Roman Fort. There is evidence that in the 1530s there was a spring and chapel in Chapel Wood dedicated to St Helen. This spring which was referred to as a well, was known for its healing properties and people would hang strips of cloth on nearby trees and bushes when visiting the well. Today there is no trace of the chapel and the spring has dried out, but the tradition of hanging cloths or rags continued well into the twentieth century.

The armaments factories caused the passing of an Act to remove the footpath which went through the site, while the other important connecting path, leading to Bickerton, was missed at the time of re-registration, thus the people of Walton lost their key connecting footpaths.

Census 2011	
Age	Number of People
0 – 4	15
5 – 15	34
16 – 24	13
25 – 44	48
45 – 64	70
65 – 74	30
75+	15

2.2 Walton in 2017

By the Twenty-First Century, one of the two pubs had gone, as had the shop and the Post Office, but the spirit of the village remained as strong as ever. There remain strong and very close ties to the farming community, which invariably invokes annual Harvest Festivals and Summer Fayres. The strong sense of community is probably best illustrated by the fact that every single household took part in the Neighbourhood Plan survey and villagers packed out the village hall when the presentation of the results was made in April 2014.

Today Walton remains typical of a planned medieval village, following a linear pattern along the road, although it has lost its village green which was originally located on the junction of Smiddy Hill and Main Street. Most of Walton village lies in a Conservation Area that was last reviewed in 2009.

Some properties such as Croft Holding, The Old Vicarage, Ivy House Farm and three terraces lying opposite the Fox and Hounds still contain some evidence of 17th Century building practises.

During the past two centuries there has been very little change to the shape and character of Walton. By the 1920s some of the old cottages had been demolished and replaced by newer houses and during the course of the past 50 years some infill development has taken place. New houses have also been built on farms that were once in the centre of the village.

Modern houses are to be found in a ribbon style development along Hall Park Road and when the Wesleyan Chapel was demolished in the 1960s, the lintel stones were used in the building of a bungalow, which still stands today.

All the house building that has taken place in recent years has reflected the historic nature of the village and we would wish to continue to maintain its unique character when looking at future developments.

The parish has a very active sporting community in the cricket club which is notable for its engagement with young people from within and beyond the parish boundary. Presently, the cricket club has two under-9 teams, one under-11, two under-13, an under 15 and an under 18 team. In total in 2016, this amounted to over 100 young players. In addition, in 2017 a girls team began.

According to the 2011 Census, there were 225 people living in Walton. Up-to-date estimates are not available due to the small nature of the village however there have been no new houses built since the 2011 census was conducted, so it reasonable to assume that the population has remained broadly in line with those Census figures.

According to the 2011 Census there were 96 households in Walton, only 4 of which were social rented households and 7 private rented households. There were 7 households in Walton that had no cars or vans, 35 had 1 car or van,

45 had 2 cars or vans, 6 had 3 cars or vans and 3 households had 4 or more cars or vans. There were 53 full-time workers in Walton, 32 part-time workers, 27 people were self-employed, there were 6 full-time students and 29 people were retired.

Of the 118 residents aged 16 and over in employment, 24 were managers, directors and senior officials, 39 were professionals/associate professionals, 24 were in administrative and secretarial positions, 10 were skilled tradespeople, 6 people worked in caring/leisure/service occupations, 7 people worked in sales and customer service, 4 people worked as process/plant/machine operatives and 4 people were in elementary occupations.

Of the 161 residents aged 16 or over, 14 people worked mainly from home, 3 people used a bus to travel to work, 1 person used a motorcycle/scooter/moped, 81 drove a car or van, 5 people were a passenger in a car or van, 3 people used a bicycle, 11 people travelled to work on foot and 43 people were not in employment/retired.



2.2.1 The Thorp Arch Estate

To the south east of the parish lies the Thorp Arch Estate with approximately half of the Estate situated in the parish of Walton. The Second World War brought great change to this south east corner of the parish.

In February 1940, the War Cabinet approved the construction of Royal Ordnance Factory 8, on 642 acres of agricultural land in the parishes of Walton and Thorp Arch. Around 18,000 workers were employed filling shells and bombs with explosive. A single track circular railway was constructed with sidings to transport workers from the surrounding towns and cities and also to transport goods. Four stations were built, three in Walton parish: Walton Platform, Roman Road Platform, Ranges Platform and one in Thorp Arch parish, the River Platform, all of which connected to the main line at Thorp Arch station. The last trains to run on the circular railway were in 1958 when two special tours took place. The tracks were lifted the following year. Walton platform was located in what is now the visitor car park of the new British Library. Ranges platform was located on Avenue E with no trace of it remaining today. The Roman Road Platform was situated on land that now forms part of the new roundabout at Rudgate.

After WW2 the Estate was used as a Ministry of Supply storage depot until the outbreak of the Korean War in 1952, when the production of munitions recommenced, but one main difference was that this time the majority of the workforce were men. By 1953 rockets and 1,000lb bombs were also being produced.

Thorp Arch ceased production in 1958. In 1960, 450 acres of the site was bought by a local businessman, George Moore before being redeveloped as an industrial estate and is now the Thorp Arch Estate. The railway was lifted in 1959.

The National Lending Library for Science and Technology which was one of the three components of the British Library began operating in London in 1916 and moved to Walton Parish in the Thorp Arch Estate in 1961. In 1973 this became known as the British Library Lending Division. The entire newspaper collection of local and national newspapers dating back to the 16th Century was moved from London to the very modern storage building with robotic shelving, in 2013.

The rest of the Estate in Walton parish has been used by commercial businesses since the 1960s. George Moore established a small joinery factory in 1959 and now manufactures kitchen and bathroom furniture. One well known company, the Goodyear Tyre and Rubber Company, rented units here from the 1960s and the company name can still be seen on their former buildings which are now derelict. In recent years some of the old munitions buildings, have been replaced by new buildings, so that now there is a mix of old and new buildings used by different businesses. One of the newest commercial businesses is Matthew Clarke's, a national drinks distributor. The character of the Estate continues to change and provide potential employment for local people.



3.1 The Vision for Walton's journey to 2033

This statement reflects the views put forward at the consultation meetings and it has been formulated to ensure the best representation of those who offered a contribution.

By 2033 Walton will have maintained its unique identity, its beauty and charm as well as enjoying an enhanced community spirit, resulting from investment in new and existing facilities. New homes will have attracted new residents as well as enabling existing residents to remain in the community. Transformed transport and communications infrastructure will have made Walton an even better place to live and work in than today.

It is a Vision that reflects progress and a desire to develop, improve and offer some carefully and sensitively managed modernisation to ensure sustainability and to keep up with the times – but to do so in a way that respects, values and builds on the village's remarkable historical legacy. It invites a sense of moving forward, but bringing the best of the protected history with us. It is a challenging balance, but entirely realistic and most certainly deliverable in this modern age. It is not a Vision for standing still.

3.2 Objectives

The following objectives have been drawn together, following village discussions, with the aim of supporting the delivery of the Vision and directing the appropriate activity to that end. So, these six statements more clearly and readily *unpack* the vision statement into things that should be done to meet the requirements of the Vision.



1.

To support future development that will ensure parish sustainability and a thriving community.



2.

To recognise, respect and enhance the historical prominence and distinctive character of the parish.



3.

To have good access to community facilities.



4.

To be a welcoming community which promotes the interest of all.



5.

To support businesses and local employment that contributes to the vitality and sustainability of the parish.



6.

To mitigate the adverse impacts of traffic.

The previous chapter laid out, with some clarity, the key priorities expressed by the Parish – the things that matter, as expressed through the consultations of last year. These priorities were captured and they formed the substance of the community Vision and the supporting Objectives. It focussed on what the community valued and wanted.

This chapter lays out the direction and actions that the village will adopt to achieve those important Objectives. They are described as the Policies and have been pulled together into 5 themes as listed below. Within each of these 5 Policy themes we have sought to explain what they will achieve, what is the evidence that supports them and what now needs to be done. We have also identified a series of key community actions which, in themselves, represent a much more immediate set of aspirations for the Walton Parish Council.

The Parish Council, in partnership with residents, interested parties and national bodies, will develop the work associated with the Key Community Actions. It will require the guidance and support of LCC in the process and for obtaining grant funding where appropriate. Local landowners, businesses and residents are already engaged in the delivery process. CIL funding from the housing developments will also be available and managed by the Parish Council to facilitate the delivery of these Key Community Actions, which in turn, supports the Policies of the Neighbourhood Plan.

We firmly believe that our adoption and delivery of these Policies will take us on an important and positive journey towards achieving the Vision for Walton. They form the central core of delivering a sustainable, optimistic and positive future for this Parish.

THEME POLICY

Heritage and green spaces (HG)

- HG1 Local green spaces
- HG2 New green spaces
- HG3 Local non-designated heritage assets
- HG4 Local design
- HG5 Key views

Community facilities (CF)

- CF1 Protecting and improving existing community facilities
- CF2 New and improved community facilities

Transport (T)

- T1 Traffic management
- T2 Public Rights of Way

Housing (H)

- H1 Sites for new homes
- H2 Land west of Springs Lane/Walton cricket pitch
- H3 Land south of Main Street (Coal Yard)
- H4 Land north of Hall Park Road

Business and employment (BE)

- BE1 Information and communications technology
- BE2 Supporting employment and enterprise
- BE3 Thorp Arch Estate





4.1.1 Introduction to Waltons’ Heritage and Green Spaces policies.

The Heritage and green spaces theme comprises five policies which directly support the vision and objectives of the Plan. Specifically, it reflects the sustainability and development of green spaces, but equally refers to the assets of the parish and the historic design and views within the community. It directly supports the community vision of beauty and charm and the preservation of the unique identity of the Parish. It similarly builds on the two important objectives around sustainability and the historical prominence and distinctive character of the parish.

There is a distinct lack of opportunities for children’s play in Walton. To address this, the Parish Council has pursued a two-pronged approach. Firstly, the provision of a new children’s play area in the village has formed a Key Community Action, and progress on this is ongoing on the site (LS2) adjacent to the Village Hall. Secondly, the Neighbourhood Plan proposes to designate this site as a New Green Space for its amenity value and to deliver on the

Vision and Objectives for Walton to enhance Walton’s community spirit through increased access to community facilities.

General Conformity with Core Strategy:

The Policies in this section seek to provide more locally distinctive applications of Policies in the Leeds Core Strategy (CS). CS Policy G3 sets the standards for greenspace provision across Leeds, and G4 sets the framework for new greenspace provision in developments. The Walton Neighbourhood Plan Policies provide locally-specific guidance on how these policies should be applied, and seek reduce the identified deficit in provision through the designation of Local Green Spaces and new provision. CS Policy P11 provides for the conservation of undesignated heritage assets and Policy P10 encourages high-quality and inclusive design of developments that demonstrate a thorough contextual analysis of sites. Policies HG3 and HG4 of the NP fulfil these CS Policies and HG5 seeks to preserve the historic views in Walton as highlighted by the Walton Conservation Area Appraisal and Management Plan.

4.1.2 Which objectives do the policies support?



1

To support future development that will ensure parish sustainability and a thriving community.



2

To recognise, respect and enhance the historical prominence and distinctive character of the parish.

4.1.3 What evidence is there supporting these policies?

Walton is proud of its long and distinguished history which can be traced back to Anglo-Saxon times. The village is characterised by its style of development and some particularly key aspects of its heritage which should be preserved, not least the array of croft and toft¹ sites and its ridge and furrow² fields. The views and the various aspects of St Peter’s

¹Used to refer to medieval settlements, the toft refers to the land on which the house was built, the croft is the adjoining plot of land used for pasture or arable. Generally seen as narrow parallel strips of land.

²A medieval system of arable farming. Soil was formed into ridges with a furrow on either side by ploughing. This also served as a system of land tenure, where tenants rented a number of the strips defined by the furrow.

church are key features, and the future of Walton should continue to respect, preserve and display these historical landmarks to best effect.

The Conservation Area Appraisal and Management Plan (2010) describes the important historic aspects and setting of the village within the wider parish context and its key points are summarised in Appendix 1 (Character and Heritage Appraisal).

'The Social Value of Public Spaces' report, by the Joseph Rowntree Foundation, outlines the benefits of public space accessibility to the cultural and social life of local communities. It finds that public spaces, such as parks or green spaces can be integral to the creation of local identity and increased sense of space. The increased provision of public green spaces in Walton would help to deliver

the objective of supporting a thriving community, as the provision of such spaces facilitates identity and community formation.

As can be seen in the Table 1, in terms of green spaces there are severe limitations for informal recreation. For example, the cricket pitch is held in trust for the purposes of cricket but is not available for broader community use and has restricted access and St. Peter's churchyard has its own restrictions. In addition, of the candidates for Local Green Space designation (see Appendix 2), just three have public

Map 2:
Conservation Area and the built environment

- Extent of conservation area
- Listed structure
- Other positive building
- Neutral building
- Positive boundary treatment
- Neutral boundary treatment
- Negative boundary treatment



access, with no requirement for improved access resulting from the future designation. Furthermore, according to Policy G3 of the Leeds Core Strategy (Standards for Open Space Sport and Recreation), Walton parish could be expected to have, according to its population, the following quantities of green spaces (see table 1 below):

As part of the Plan process, potential Local Green Spaces were identified to seek to address some of the deficits identified in Table 1. Assessments were carried out on each of the identified sites and some were discounted. The resultant sites selected are designated as Local Green Spaces. These green space developments will be progressed through the benefits of the Community Infrastructure Levy, along with direct support from community residents and grant available money. The full assessment is detailed at Appendix 2.

In the 2002 Parish Plan, 4 of the 7 aspirations identified by the village involved improving

connectivity through the development of cycleways and footpaths providing access to green spaces such as the cricket pitch and potentially a village green.

During the 2012 Village Survey 92% of respondents were in agreement when asked if they wanted to protect the croft & toft layout of the village and 84% of respondents in the 2016 consultation stated that they liked and wished to maintain Walton's historic, rural feel.

The 2010 Conservation Area Appraisal and Management Plan (CAAMP) identifies the nature of Walton as being a central band of development with an outer rim of open spaces. It identifies a number of key views that should be maintained, with particular mention of views of the church when approaching the village from Springs Lane and entering the village from School Lane. These views and others identified through local research as a part of this Plan are illustrated in the Key Views maps 3 and 4.

Table 1: Green space provision, Walton parish

Type	Target quantity (Leeds Core Strategy)	Actual quantity in Walton	Location in Walton
Parks and Gardens	0.225 hectares	0	N/A
Outdoor Sports	0.27 hectares	2.35 hectares	Cricket pitch
Amenity Green Space	0.10 hectares	0.32 hectares	St. Peter's churchyard
Equipped play facilities (within 720m walking)	0.45	0	N/A
Allotments	0.05 hectares	0	N/A
Natural Green Space	0.45 hectares	0	N/A
TOTALS	1.545	2.67	

KEY VIEWS

Map 3:
Approach Views

1.

Springs Lane
The winding road undulates with the Church the clear destination

Hall Park Road
Church viewed on the approach along Hall Park Road

2.

Wetherby Road
The Church and village Hall prominent landmarks from a mile away

3.

Wighill Lane
Church above the converted farm buildings on Smiddy Hill

Thorp Arch
The Church tower visible above newer house and trees

Map labels: Springs Lane, Hall Park Road, Main St, Pool Lane, St Peter's Church, Walton Old Hall, Smiddy Hill, Walton.

Map 4:
Short Range Views

6. From rear of Church along Springs Lane

7. From rear of Church across to cricket pitch

8. From cricket pitch looking up to the Church

9. Looking East along Hall Park Road

10. Looking West along Hall Park Road

11. School Lane
Tight bends reveal the old school house and church

12. Main Street
Looking East along Main Street

13. Main Street
Looking West from the Church

14. Main Street
Looking West along Main Street from Church steps

14. Main Street
Looking West from the Church

14. Main Street
Looking West along Main Street from Smiddy Hill junction

15. Smiddy Hill
Looking North along Smiddy Hill with Walton Old Hall on the left

16. Smiddy Hill
View looking up towards Wighill Road

In addition to the heritage assets found in and adjacent to the village, there are a number of historical features located throughout the TAE which are of significance in this industrial landscape. These include ammunition magazines, pill boxes, blast screens and other features of the heritage of this unique area. The route of the Roman road of Rudgate also traverses the estate from its crossing at the River Wharfe. The route has been lost as it crosses the estate but emerges again on its northern border where it continues its journey onwards through the parish and onwards into North Yorkshire.

Whilst conservation of the historic environment is largely covered by the protections afforded by the designated Conservation Area and List Building Status (see Appendix 1), there are several notable buildings and structures of historic value which should be afforded some protection

Consultation with Historic England has made clear the importance placed upon the Estate by that body. They have advised that the TAE is the most complete remaining example in England of a WW2 Royal Ordnance Filling Factory (ROFF), in terms of extent, surviving layout and range of structures.

So, the overall evidence for a series of policies in this area is very strong. Partly it reflects the need to protect the outstanding heritage of the village, including views of the church, and partly it rightly focusses on the importance of remedying the notable shortfall in green space provision. HG1 through to HG5 positively and comprehensively address these issues.

4.1.4 Heritage and green spaces policies

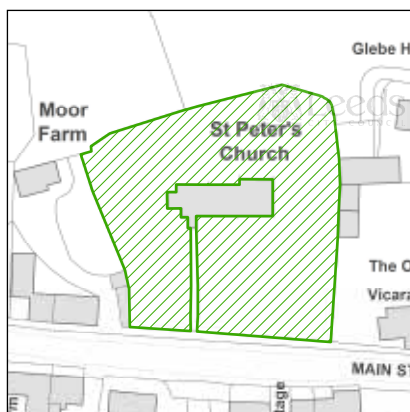
HG1: Local Green Spaces

The following area is designated as a Local Green Space:

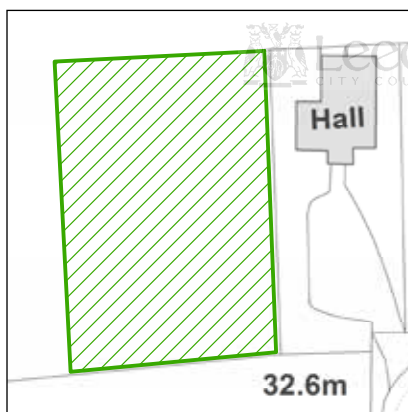
- © LGS1 Churchyard

Development on the Local Green Space will not be approved other than in very special circumstances.

Map 5:
Local Green Spaces



LGS1



NGS1



NGS2

HG2: New Green Spaces

New green space shall be provided to meet the identified shortfall in the parish and the needs of new housing development at:

- a) Land to the west of the village hall (site NGS1) is allocated for a children's play area.
- b) Land to the west of Springs Lane (site NGS2) is allocated as a village green.

These greens space developments will be progressed through the benefits of the Community Infrastructure Levy, along with direct support from community residents and grant available money.

HG3: Local non-designated heritage assets

The following assets have been designated as non-designated heritage assets.

Development proposals affecting these assets should demonstrate how they will contribute to the conservation and enhancement of these non-designated heritage assets.

- Ⓒ Magazines and Blast Screens
- Ⓒ Legacy World War 2 Pill Box.

These and other potential assets were considered and the summary in Appendix 3 lays out the justification. Full account was also taken of the views and advice of Historic England.



HG4: Design in the Village Centre

Development proposals should be in keeping with the parish's existing built environment design and character. The following key features should be conserved:

- Ⓒ Historic boundary walls
- Ⓒ The remaining and existing medieval pattern of crofts and tofts that run at right angles to main street.

In addition, development proposals should:

- Ⓒ Use materials and building methods in keeping with those used in existing buildings in the immediate locality.
- Ⓒ Reflect, respect and be consistent with styles and designs which predominate within the conservation area.
- Ⓒ Consider the impact of the proposal on neighbouring properties.
- Ⓒ Be inspired by and respect the landscape setting, including topography and features such as mature trees, becks and hedgerows, as described in the Character & Heritage Appraisal at Appendix 1.



HG5: Key views

Development proposals should respect and maintain key views as identified on maps 3 and 4, in order to maintain the character and appearance of the village. Particular attention should be paid to the views of St. Peter's Church, which is prominent from all directions due to its elevated position.



COMMUNITY ACTIONS

The Parish Council, in partnership with the residents, interested parties and national bodies will deliver the work associated with the community actions.

Deliver a more readily accessible focus on the heritage of the village.

A project which looks to consider and develop approaches towards making the heritage of Walton more prominent to the broader community and to visitors. There are a potential range of activities including, historical narrative boards at prominent places; readily available pamphlets describing the history of the village; speaker and presentation options around local groups; particular focus and celebration of key historic buildings...and more.

The aim, to strengthen and celebrate the significant history of the village.

4.2.1 Introduction to Walton’s community facilities policies

The Community Facilities theme comprises two policies which directly support the vision and objectives of the Plan. Specifically, it reflects the imperative to both protect the existing facilities, but also to look towards creating more community and recreational facilities. It directly supports the community vision of an enhanced community spirit through investment in new and existing facilities. It similarly builds on the two important objectives around access to community facilities and a welcoming community, of interest to all.

General Conformity with Core Strategy:

Policies in this section seek to provide locally distinctive applications of Policies in the Leeds Core Strategy (CS). CS Policy P9 states that community facilities and services are important to the health and well-being of a neighbourhood, and that new facilities should be provided in accessible locations without undermining residential amenity. Community facilities in Walton are of vital importance to the sustainability of the local community, and the Neighbourhood Plan seeks to offer some protection to those existing facilities while providing encouraging new provision that is appropriate to the village setting.

4.2.2 Which objectives do these policies support?

Policies in this section deliver the Vision by addressing the following objectives:



To have good access to community facilities.



To be a welcoming community which promotes the interest of all.



4.2.3 What evidence is there supporting these policies?

Existing community facilities play an important role in Walton's community life:

- ③ The Grade 2* listed, 12th century, St Peter's Church is a key landmark and significant focal point of the village. It offers potential to be a better used facility for the local community.
- ③ The Village Hall was once the village school. This building now provides a village facility for activities and meetings. It does not currently realise its full potential and the village clearly wishes to develop this further through the promotion of new activities.
- ③ The Fox and Hounds Public House is the only remaining pub in the village.
- ③ Walton Park Cricket Club – is an important facility to the village. Providing a location not only for cricket but also hosting village fêtes and events by agreement.
- ③ The Post Box is viewed as an important facility for young and old and is well used by residents of the village.

Throughout the consultations and questionnaires there has been a very clear theme of the need to progress and develop the existing village facilities. There is a strong desire for more community use of the village hall; for lunch clubs and coffee mornings; for a play area, attractive to young families; for a more enterprising approach to recreational paths and cycle tracks; for greater creativity towards the addition of public benches and opportunities for shared community activities. Some of the contributions spoke of a stronger heart to the village



and the final plan would wish to explore progress and develop these proposals. There is clearly a need and a strong village desire to develop a significantly stronger community identity.

Continued use of these valued community facilities can be assured as necessary, through a period of active marketing of 6 months for the sale of the site in its existing use or providing opportunities for the local community to take over the site in its existing use through the Parish Council or a local community trust.

COMMUNITY ACTIONS

The Parish Council, in partnership with the residents, interested parties and national bodies will deliver the work associated with the community actions.

Create a children's play area.

A project which looks to develop approaches towards providing specific play facilities for young children in a safe and communal setting. The development will offer a focus for children and parents to enjoy a facility for a particular age range for which there is currently an under provision.

The aim, to fill a gap in the community facilities portfolio for the particular benefit of young parents and their children

Develop the role and use of the village hall.

A project which looks to develop approaches towards providing a more active village community use of the village hall. This will inevitably involve some revisiting the successes of the past with potential options around coffee mornings; regular village activities; a stronger marketing approach and the potential for an increased club use.

The aim, to provide a greater range of community activities – for all ages and for a wide set of interests. Additionally, to attract a broader interest in the hire and wider use which, in itself, will attract further village benefits.

Deliver improved communications within the village.

A project which looks to develop improved networks of communication through exploiting old and new approaches and technology. Potentially, a number of strands including better use of notice boards; improved mobile phone and broadband connectivity, village discussion groups; better links to and with the Parish Council and improved use of Causeway and other periodicals.

The aim, to enhance the sense of one community and to modernise ways of speedy communication.

4.2.4 Community facilities policies

CF1: Protecting existing community facilities

Proposals for the change of use of a community facility listed below shall demonstrate that reasonable efforts have been made to secure their continued use for the current purposes and/or alternative provision is made:

- Ⓞ St Peter's Church.
- Ⓞ The Village Hall.
- Ⓞ The Fox and Hounds Public House.

CF2: New and improved community facilities

Developments that provide improved or new community recreational facilities will be supported where such developments:

- a) Do not undermine existing local services or other policies set out in this Plan.
- b) Are of an appropriate scale so as not to overwhelm their surroundings.
- c) Incorporates appropriate access and highway safety.



4.3.1 Introduction to Waltons Transport policies

The Transport theme comprises two policies which directly support the vision and objectives of the Plan. Traffic management has been a key and loudly voiced concern of the community, as has the desire for greater accessibility through greater and improved rights of way. It directly supports the community vision of transformed transport infrastructure and the objectives of mitigating adverse traffic impacts and developing improved access.

General Conformity with Core Strategy:

The Policies in this section seek to satisfy accessibility requirements and encourage the improvement to existing highways issues in Walton as provided by Core Strategy Policies T1, T2 and SP11. Neighbourhood Plan Policy T2 encourages improvements to the Public Rights of Way network in Walton, which is currently the only Parish in the district not to have any definitive rights of way, applying Core Strategy Policy G1(iv). Policy T1 of the Neighbourhood Plan encourages highways mitigation measures to be provided through new developments to satisfy accessibility criteria in CS Policy T2.

4.3.3 What evidence is there supporting these policies?

Addressing transport issues in the parish, both through policies and the associated community actions will have clear benefits to residents, not just in terms of improving accessibility but also in relation to wider agendas; in particular those relating to addressing health, improving air quality and contributing to reducing carbon emissions from motorised vehicle movements.

- Health will be improved by encouraging safe and accessible opportunities for walking and cycling.

4.3.2 Which objectives do these policies support?

Policies in this section deliver the Vision by addressing the following objectives:



To mitigate the adverse impacts of traffic.



To have good access to community facilities.



- © Air quality and carbon emissions will be improved through reducing the number of vehicular movements by local residents.

Direct public transport access to neighbouring towns is mixed, and in some cases totally absent. There are particular concerns about the village increasingly being used as a short cut between York Road and the Thorp Arch Estate with high volumes of traffic, often at excessive speeds. The morning and evening traffic, particularly, represents an unacceptable level of risk to the Walton community, often exacerbated with heavy goods vehicles. The narrowness of village roads limit on-street parking and this, combined with these challenging sight lines, raise the levels of risk for the local community.

Given the small size of the village and the significant throughput of farming vehicles, normal traffic calming measures are likely to be inappropriate. Narrow roads and sharp bends would make the options of 20mph limits and electronic warning notices more relevant and effective.

In order to improve accessibility to local towns and cities a separate public transport sub committee has been set up. This will be operating within the umbrella of Leeds Communities Committees, with the objective of improving both links and timing of the public transport network. Seven local Parishes have joined together in support of this initiative.

In the 2002 Parish Plan, 4 of the 7 aspirations identified by the village and aimed at improving village life, involved increasing connectivity through the development of cycleways and footpaths providing access to green spaces such as the cricket club and, potentially, a village green. Such would also develop improved links to neighbouring communities.

During the 2012 Village Survey when asked the direct question about the provision of a cycle track 96% of respondents were in agreement.

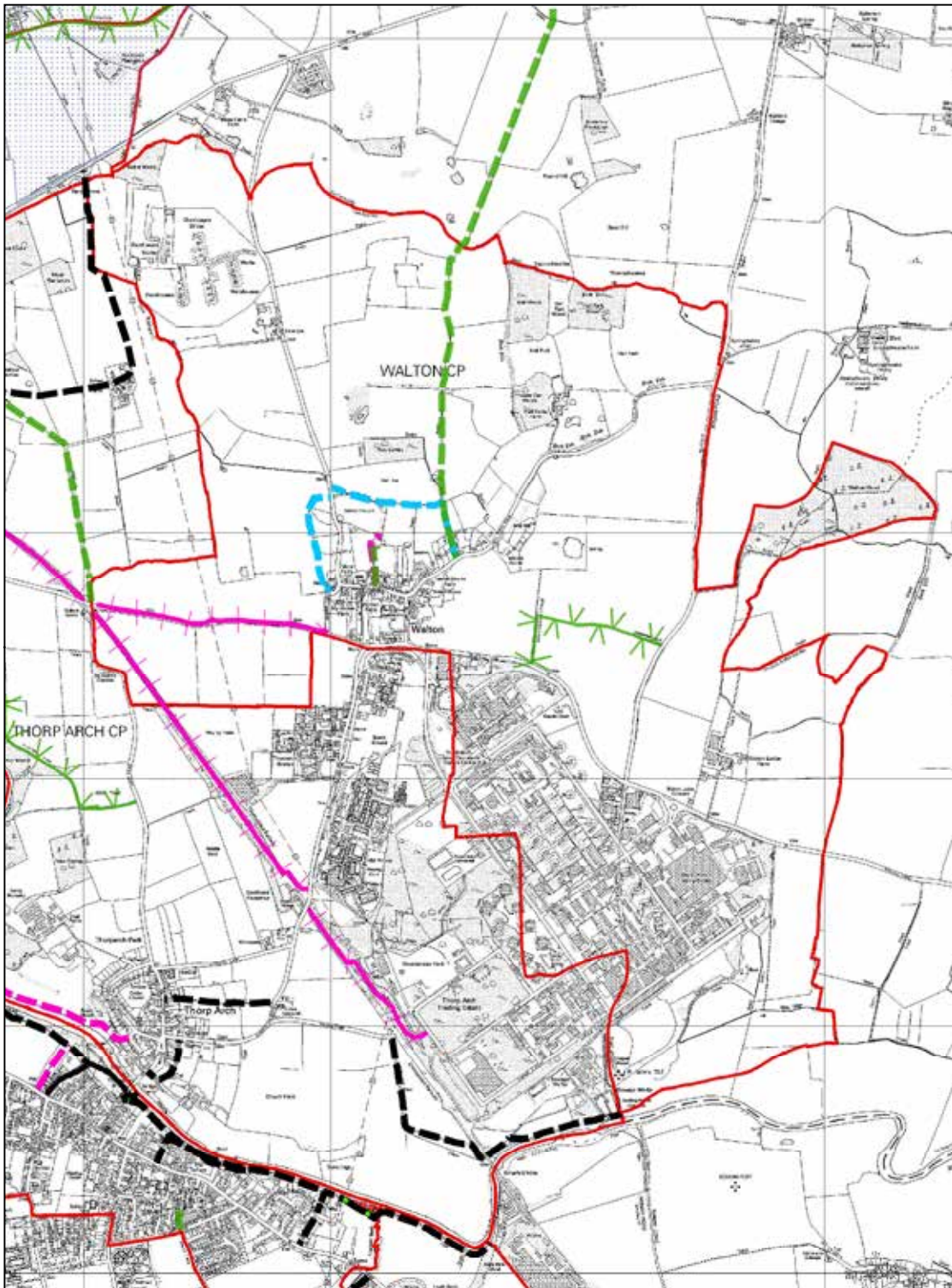
These themes were reiterated in the 2016 survey. In this consultation people were asked to suggest things that they thought would improve life in the village. 56% stated a desire for improved cycle track and footpath connections. This cycle track was delivered in early 2017, providing a direct link to Wetherby for cyclists and pedestrians alike.

This lack of rights of way is acknowledged in the Leeds Rights of Way Improvement Plan (ROWIP) where it is noted that Walton is the only parish in the city to not have any definitive public rights of way.

The ROWIP also acknowledges the potential of a Definitive Map Modification Order (DMMO) that could facilitate the creation of a lost link from Walton Village to Bickerton in North Yorkshire. Again this was an identified aspiration in the Parish Plan of 2002. This would require the help of the Leeds City Countryside and Access Service to work with landowners, Parish and Town Councils to facilitate the required process.

A permissive path does currently exist connecting Main Street via Croft Lane to the cricket club. In the draft Neighbourhood Plan of 2012 an additional possible permissive path route was identified linking Hall Park Road to the cricket pitch via blind lane. This proposal is now supported by the landowners.

Map 6:



Walton Neighbourhood Plan: Claimed, Permissive and Aspirational Paths

Key

	Definitive	Claim/Review	Permissive	Aspirational
Footpath				
Bridleway				
Restricted Byway				
Byway				



0008012660
Meters

Please Note: This is a working copy of the Definitive Map and is not a legal document. It should only be treated as an indication of public rights of way.
Furthermore, the data shown on this map has currently not been corrected according to the OS Positional Accuracy Improvement Programme. The map base used by Leeds City Council follows the Ordnance Survey data from Pre August 2004 so some rights of way may be misaligned to the current Ordnance Survey maps.
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4.3.4 Transport policies

T1: Traffic management

Development proposals which will directly access onto Wetherby Road, Wighill Lane, School Lane, Main Street, Smiddy Hill or Springs Lane in the village of Walton will be required to make provision for, and contribute to, traffic calming and control measures in the near vicinity of the development

These should be appropriate to the size of the development and anticipated traffic volumes resulting from the development.

T2: Public Rights of Way

Where feasible all new housing developments should provide safe pedestrian access to link up with existing or proposed footpaths, ensuring that residents can walk safely to bus stops and other village facilities.

COMMUNITY ACTIONS

The Parish Council, in partnership with the residents, interested parties and national bodies will deliver the work associated with the community actions.

Deliver an improvement in traffic safety through all residential areas of Walton

A project which looks to develop approaches towards providing a safer community with the analysis and the careful consideration of traffic calming/controlling measures; looking to address issues of speeding traffic, congestion bottlenecks and high risk traffic hotspots.

The aim, to ensure that Walton is a safe place to live and that traffic intrusion on community life is not unreasonable.

Create more extensive path connectivity within Walton and with other villages and points of interest.

A project which looks to develop an improved network of paths and tracks around the village – but also to develop opportunities for path connections to all neighbouring villages.

The aim, to support those who value the opportunity to walk extensively and who would prefer to walk or cycle where such opportunities are available and reasonable.

Deliver an improved public transport service.

A project which looks to develop an improved direct public transport availability. To work with the transport companies in seeking to consider timings and routes of bus services with a view to seeking improvements, where reasonable, to the services for Walton.

The aim, to offer the best possible public transport service to the community of Walton and to increase the push towards the public transport as the preferred method of local travel.

4.4.1 Introduction to the Walton's Housing policies

The Housing theme comprises four policies which directly support the vision and objectives of the Plan. Specifically, it reflects the case for more housing in Walton and the desire to develop particular locations in line with a strategic view of village development. It directly supports the community vision of attracting new residents and enabling existing residents to remain in Walton with a wider range of housing stock. It supports objectives around sustainability, a welcoming and thriving community together with its distinctive style and its focus on traffic management. (note 10)

It also, importantly seeks to progress a strategic aligning of housing and community facilities, bringing the cricket ground 'into' the village and providing stronger direct access to the village hall and proposed playground. It also looks towards some small-scale development more centrally in the village, with excellent opportunities for downsizing and smaller units.

General Conformity with Core Strategy:

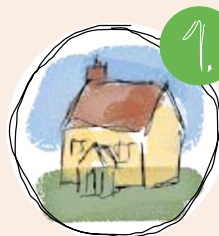
Core Strategy Policies SP7 and H2 provide for limited development in rural areas and ties the development of windfall sites (such as those being allocated through this Plan) to infrastructure capacity and availability. Leeds City Council officers have confirmed that the additional housing development proposed through the Plan would not place any overwhelming demand on school places and the Parish Council considers that the demands on local infrastructure would be minimal given the scale of new development. Parking provision should be made in accordance with the Leeds City Council Parking Standards.

4.4.3 What evidence is there supporting these policies?

Particular and focussed discussions and consultation provided a clear direction for the future housing ambitions and sustainability desire of the village. There was a strong consensus on the need for further housing for the future and there were very clear preferences, strong arguments for and consistent rationale around the siting of such developments. So, a clear interest and support for the addition of approximately 20 dwellings; an imperative on the requirements for sympathetic designs and materials and, thereafter, a range of

4.4.2 What objectives do these policies support?

Policies in this section deliver the Vision by addressing the following objectives:



1.

To support future development that will ensure parish sustainability and a thriving community.



2.

To recognise, respect and enhance the historical prominence and distinctive character of the parish.



4.

To be a welcoming community which promotes the interest of all.



6.

To mitigate the adverse impacts of traffic.

preferences for family dwellings – new families; downsize homes and retirement opportunities. The siting has been a particularly important issue and was influenced strongly by a more strategic approach to the forward shaping of the future Walton village and the value of a small shift to its centre of gravity.

The Leeds City Council evidence has been important – most notably their evaluation of alternative sites and an analysis which proved helpful at the village discussions.

On the question of appropriate types of housing Re’new (January 2016), conducted a Housing Market Assessment for Walton. Some key issues raised in the report were:

- Ⓢ A joint income of between £45,000 and £73,000 would be needed to afford entry level housing (one and two bedroom flats or 2 bedroom houses) in Thorp Arch, Walton and nearby villages and over 85% of households do not earn that level of income. Additionally, a deposit of £26,000 for a one bed flat, and £42,000 for a two bedroom house or flat, would be required to secure an 80% mortgage at current Loan to Value Ratios (LVRs). This would take potential first time buyers on average incomes between 6 and 10 years to accumulate. People in bottom quartile jobs. (Shelter has put the level of affordability at 35% of income) would require a joint income of between £13,500 and £21,000. A single income of £16,000 to £21,000 is needed to afford rents for 1 or 2 bed properties. This raises concerns that this could lead to difficulties for low paid households in maintaining tenancies.
 - Ⓢ Existing market rents require a joint income of between £16,500 and £26,200 to afford a 1 bed or 2 bed property, or a single income of £20,000 to £32,000 - out of reach of the majority households on low incomes in work, and would require two
- incomes per household to afford at all.
- Ⓢ Affordable Rents (80% market rents), would take between 45% and 93% of income for those in very low paid jobs and between 25% and 51% of income for people in bottom quartile jobs. A joint income of between £13,500 and £21,000, and a single income of £16,000 to £21,000 is needed to afford rents for 1 or 2 bed properties. This raises concerns that this could lead to difficulties for low paid households in maintaining tenancies.
 - Ⓢ Analysis of the 2011 Census and intelligence gathered from local estate agents indicate that there may be between 100 and 150 existing residents in the Wetherby area who may express a demand to buy a new home in Thorp Arch or Walton over the next 10 years. 32 would be private or social housing tenants wanting to buy a new home over the next 10 years. Three may be social housing tenants who want to buy a new home over the next 10 years. 101 may be homeowners who want to take up the opportunity to buy a new home over the next 10 years; of these 17 may be previous first time buyers (2nd Stagers). 43 may want or need to ‘trade up’ to a larger home over the next 10 years. 41 may be older homeowners who want to downsize to a more manageable home over the next 10 years.

4.4.4 Housing policies

The Parish, during the June 2016 consultation and follow up questionnaires, made a strong case for an increase in housing within the village of Walton. The arguments in support of the proposed developments were directly linked to the agreed vision and were based essentially on the sustainability of the village going forward. The proposal was for a small-scale increase to ensure greater opportunities for downsizing and

to encourage new arrivals to the community. There was a strong sense of the need for an increase in new families.

The case for accepting an increase in housing stock was well made,

- Ⓢ It matches and contributes to the long-term sustainability the village.
- Ⓢ It allows for a wider population pool, with a greater number of active community members contributing to the projects, the life and the vitality of the community.
- Ⓢ It brings greater opportunities to build local businesses and develop better social infrastructure – to add further vitality to the community.
- Ⓢ It provides housing in a strong health and wellbeing part of the Leeds catchment, in support of the 2016 Public Health Report on Leeds.
- Ⓢ It allows the development of a greater variety of house types, much more suitable for the developing and desirable population of Walton than is currently available.

Precise figures are difficult and this is not an exact science. The design proposals in the Plan are indicative and are substantiated by community support for them.

The figure of approximately 20, however, matches a proposition that creates a potential realigning of the village in a way that brings key recreational facilities more central to the community and produces benefits of green space and a community pond with direct links to the village hall. It also sustains the essential character of the village, which is essential in supporting the vision for Walton.

A significant increase over 20 new dwellings in Walton could undermine local character and

overwhelm the small-settlement nature of Walton and local infrastructure. When considered ad infinitum it could serve to negate the purpose of this neighbourhood plan and fail to contribute to the achievement of the sustainable development of Walton.

The 20 figure sits at a vital balance point of a number of issues. Firstly, it is a balance of an evidenced assessment of the local housing market and anticipated future demand whilst Walton parish remains outside of the settlement hierarchy. Secondly, it balances the strong desire of the local residents to increase housing stock whilst not overwhelming local services and infrastructure. Lastly, and importantly, it is a balance of housing growth levels big enough to deliver on long-held objectives (increased provision of footpaths and cycleways, the provision of a village green, and drawing local community facilities into the “core” of Walton), whilst not compromising (rather, enhancing) Walton’s unique character and charm.

Following the extensive consultations described, the 7 identified potential sites were further scrutinised against a set of criteria designed to assess the contribution of each towards the contribution of each site towards the sustainable development of the parish.

The criteria used for the assessment are shown in Table 2. More detail on the approach and outcomes for each site is contained in the supporting document ‘Site Assessments and Rationale Report’.

Table 2: Neighbourhood Plan objectives and site assessment criteria

Objective	Assessment Criteria
1 To support future development that will ensure village sustainability and a thriving community.	a. Is the site large enough to deliver the right mix of homes? b. Is the site deliverable?
2 To recognise, respect and enhance the historical prominence and distinctive character of the village.	a. Is the site in or adjacent to Conservation Area? b. Will the site impact on historic buildings? c. Will the site obstruct views of St Peter's Church
3 To have good access to community facilities.	a. Is the site in walking distance of community facilities? b. Are there good connections to commercial/service centres, including bus/rail services? c. Can the site deliver new greenspace on site?
4 To be a welcoming community which promotes the interest of all.	a. Is the site within walking distance of community buildings, e.g. village hall/church/amenity areas? b. Does the site provide the opportunity to enhance community facilities?
5 To welcome businesses and local employment that contributes to the vitality and sustainability of the parish.	a. Does the site impact on local employment? b. Can the site provide affordable population?
6 To mitigate the impacts of traffic using the village as short cut.	a. Is the site near to public transport connections? b. Is the site accessible to community facilities by non-motorised means?
7 To be supported by the existing residents as contributing positively to the vitality of the community	a. Support indicated in community surveys? b. Sites promoted by the community, rather than developers?

- The 3 sites selected, as currently envisaged, will have the combined effect of:
- a. Providing the opportunity for approximately 20 new homes.
 - b. Relocating an HGV based industry from the village centre and bring back into use a brownfield site in a way that will compliment and enhance the Conservation Area
 - c. Bring forward a range of homes, including single storey and smaller units with a consequent range of affordability and access.
 - d. Bring a valuable social asset, the Cricket Club, towards the heart of the community;
 - e. Link the community together via a new set of foot and cycle paths;
 - f. Create new public green space and, via developer contributions, provide opportunities to improve existing spaces;
 - g. Enable improvements to highways, including appropriate traffic calming measures.

Critically, new homes will provide the opportunity for existing residents to stay in the village in homes more suited to their needs and simultaneously provide opportunities for new young families and those wishing to access the local housing market for the first time, supporting clubs and societies, community facilities, businesses and bringing fresh vitality to the village.

Taken together the preferred sites provide a coherent and balanced set of opportunities for improving the sustainability of the parish over the Plan period. The sites are spread geographically through the village and a key advantage of this has been the opportunity to create a new network of paths linking together the community 'off road'.

Trees have an important role to play in enhancing the environment, helping to improve air quality and maintaining the existing character of Walton Parish. They should be managed responsibly with over mature trees being replaced by native species whenever possible.

The village design policy, referring to new housing development is laid out in HG4 which describes more clearly the importance around layout, design and materials. Appendix 4 sets out the Concept Statement for housing development in the Walton Plan area. The Concept Statement includes matters to be considered by developers of each site when preparing their proposals including indicative site layouts.

H1 Sites for new homes

The following sites are allocated for housing to provide approximately 20 new homes within the plan period:

- Ⓒ Land West of Springs Lane/Walton cricket pitch.
- Ⓒ Land South of Main Street (Coal Yard).
- Ⓒ Land North of Hall Park Road.

Proposals for development on all allocated sites should adhere to the design principles set out in Appendix 4 'Design Principles and Site Concepts':

- a) Development proposals must be underpinned by a robust analysis of both the village of Walton and of the immediate site context, to inform the scale, massing, form, materials and details of any proposal;
- b) Developments should seek to ensure where possible they offer views of St. Peter's church, or do not obscure existing views of it;
- c) Small grass verges and landscaping are found to the edges of highway throughout Walton and these features should be incorporated into any proposal of a scale which allows them;
- d) Where buildings front main highways and where developments propose new highway, orientation of dwellings should continue this feature;
- e) Variation of the building line to the street will assist in mirroring the character of Walton where existing dwellings have a range of set-backs, from buildings which meet 'back of footpath' through to dwellings with generous front gardens with mature landscaping;
- f) Vertical articulation of dwellings and their façades should be dealt with sensitively. Many dwellings in the village benefit from chimneys which add definition to roof lines and also pitched canopies to entrance ways offer articulation to the front façade, joining the ground and first stories;
- g) Landscape treatments within front gardens are a strong visual feature of streets within Walton, and a landscape plan for a development of any size should be considered from the outset, with plants, shrubs and trees provided with space to mature within the built form layout.
- h) Developments on the two smaller sites should not preclude a consideration of self-build.

**Map 7:
Site Plans**

**H2 Land West of Springs Lane/
Cricket pitch**



**H3 Land South of Main Street
Coal Yard**



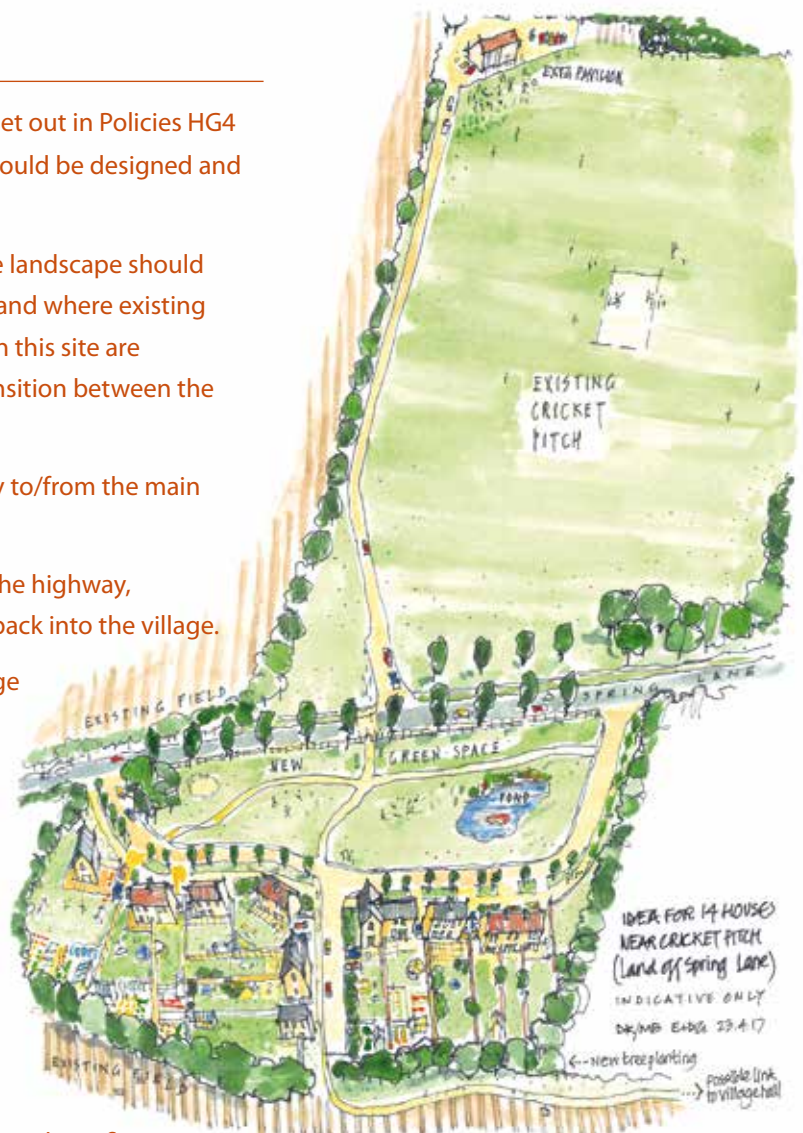
H4 Land North of Hall Park Road



**H2 Land west of Springs Lane/Walton
cricket pitch**

In addition to taking account of the criteria set out in Policies HG4 and H1, proposals for developing this site should be designed and laid out to:

- a) Including the assimilation of the site into the landscape should be included in the scheme at an early stage and where existing landscape features do not exist, proposals on this site are required to provide a positive landscape transition between the development and open land.
- b) Incorporate measures to ensure connectivity to/from the main portion of the current settlement.
- c) Incorporate all necessary improvements to the highway, including a designated pedestrian footway back into the village.
- d) Incorporate a publicly accessible open “village green” space that covers at least 40% of the site and designed to prevent parking on it.
- e) Incorporate Sustainable Drainage Schemes (SUDS) as required.
- f) Boundary treatments between units which are consistent and reflect of those found in the village centre
- g) Utilise materials in construction that are in keeping with the historic core of the village, such as magnesian limestone stonework and pantile roofing.



Courtesy LCC

H3 Land south of Main Street (Coal Yard)

In addition to taking account of the criteria set out in Policies HG4 and H1, proposals for developing this site should be designed and laid out to:

- a) Ensure that mature landscape features to the site edge are retained and enhanced where possible to assist in screening any development within the site from it's surroundings and provide an attractive setting.
- b) Provide remediations given the likelihood that the site may leave contamination.
- c) Maintaining suitable aspects to the adjacent land and properties so as not to overwhelm neighbouring properties
- d) Undertake arboricultural surveys to minimise impact upon mature trees bounding the site. Any loss of mature trees should be mitigated by replacement on a one-for- one basis in the vicinity.
- e) Utilise materials in construction that are in keeping with the Conservation Area, such as magnesian limestone stonework and pantile roofing.



Courtesy LCC

H4 Land north of Hall Park Road

In addition to taking account of the criteria set out in Policies HG4 and H1, proposals for developing this site should be designed and laid out to:

- a) Considering and protecting the amenity of existing dwellings.
- b) Retaining, where possible mature trees and other landscape features located within the site. Any loss of trees will be mitigated through replacement in the vicinity on a one for one basis.
- c) The assimilation of the site into the landscape to the north should be included in the scheme at an early stage and where existing landscape features do not exist, proposals on this site are required to provide a positive landscape transition between the development and open land.
- d) Incorporating sewerage to be provided 'off-grid' through private drainage systems.
- e) The development of this site for single-story bungalows that are accessible and adaptable will be supported.



Courtesy LCC

4.5.1 Introduction to Walton's business and employment policies.

The Business and employment theme comprises three policies which directly support the vision and objectives of the Plan. Specifically, it looks to support business development, employment and enterprise in a number of particular ways. It directly supports the community vision of making Walton a better place to live and work and it supports

objectives around a sustainable and thriving community; a welcoming community – promoting the interests of all and supporting business to strengthen the vitality and sustainability of the parish.

General Conformity with Core Strategy:

The Policies in this section seek to encourage the economic sustainability of Walton and satisfy Core Strategy (CS) priorities. Policy SP8 of the Core Strategy supports the development of a competitive local economy, including through the provision of sufficient supply of land and buildings, the diversification of the rural economy and high quality communications infrastructure. Policy BE1 of the Neighbourhood Plan provides for improved communications infrastructure in the Walton context, whilst encouraging the provision of significant local employment opportunities on the Thorp Arch Estate through Policy BE3 and encouraging appropriate small-scale business development to apply Core Strategy Policy SP8 in Walton.

4.5.2 Which objectives do these policies support?

Policies in this section deliver the Vision by addressing the following objectives:



1.

To support future development that will ensure parish sustainability and a thriving community.



3.

To have good access to community facilities.



4.

To be a welcoming community which promotes the interest of all.



5.

To support businesses and local employment that contributes to the vitality and sustainability of the parish.

4.5.3 What evidence is there supporting these policies?

Walton has a number of home based businesses which have little or no adverse impact on the village environment. Such activity is clearly welcome and contributes to the sustainability of the local economy and environmentally reducing the need to travel to and from work. Outside of the village, but within the parish, there is a much wider range of business, industry and other commercial activities on the Thorp Arch Estate. Again, such is to be welcomed as it provides employment opportunities and scope for local diversification. There are however, many concerns about the impact of Walton's close proximity to such a busy trading estate – not least concerns about traffic and the risks associated with speeding cars and heavy goods vehicles. At present there are

approximately 160 businesses located on TAE with around 2,000 people employed. In addition, there are approximately 800 people employed by the British Library and a further 550 at HMP Wealstun (located in neighbouring Thorp Arch parish). The largest employer on TAE is Moores Furniture Group with approximately 500 employees.

On the northern fringes of the Walton Parish lies a small industrial estate called Champagne Whinn, which is situated on land that was used as an Ordnance Storage Depot, for the munitions produced at Royal Ordnance Factory 8, as the munitions had to be stored well away from the main production site.

From Census 2011 data, there were 118 people resident in the parish in employment, of whom 27 were self-employed and 14 worked mainly from home. 63 were in Director/managerial/professional positions. 11 people walked to their place of work.

Within the local community (i.e. outside Thorp Arch Estate) there are 2 farms, a public house/restaurant and a coal yard/transport business.

The potential for SME in the Parish is considerable and would provide interest, occupation, purpose, vibrancy and sustainability to the community.

The need for local development is clear given a technology infrastructure that is slow in broadband speeds, provides limited mobile phone access and has modest public transport options. Developments in this area could positively and potentially diversify the semi rural community, add vibrancy and avoid stagnation of the village

The consultations made clear that traffic was one of the most serious concerns. Future major development must be carefully considered before it can secure the support of Walton. Any subsequent revenue arising from such developments must be carefully identified and, where possible, be directed specifically towards facilities for the parish.



COMMUNITY ACTIONS

The Parish Council, in partnership with the residents, interested parties and national bodies will deliver the work associated with the community actions.

Deliver a culture and practices that support home working, existing Walton businesses and the future of businesses at Thorp Arch Estate.

A project which looks to develop a 'making it easy' for small businesses culture. Considerations could include improved IT developments (broadband etc.); a business forum and a stronger and more influential relationship with the Thorp Arch business community

The aim, to maintain business vibrancy and to encourage the diversity and potential commitments that come alongside a business interest.

Consider the viability of a shop outlet within the village.

A project which looks to develop a potential shop offer. To explore what works in other villages; potential links to existing Walton businesses; a volunteer business; nature and remit of any such shop.

The aim, to provide a further community facility which has a clear and beneficial role but which also offers a village/community focus.

4.5.4 Business and employment policies

BE1 Information and Communications Technology

The provision of technology infrastructure that serves to improve communications networks across the parish, including mobile phone technology, will be supported where such infrastructure is designed to be as unobtrusive as is practicable.

BE2 Supporting employment and enterprise

Within the Plan area outside the Thorp Arch Estate, proposals that support the development of small scale enterprises, including the diversification of land based businesses, that satisfy national and local strategic planning policies and that meet the needs of and are compatible with the rural character of the parish, will be supported provided that they:

- a) Contribute to the semi-rural character and vitality of the local area.
- b) Protect residential amenity.
- c) Do not adversely impact upon road safety.

BE3 Thorp Arch Estate

All future development within the boundaries of the former ROFF should take place within the context and parameters of an agreed design code for the Estate.



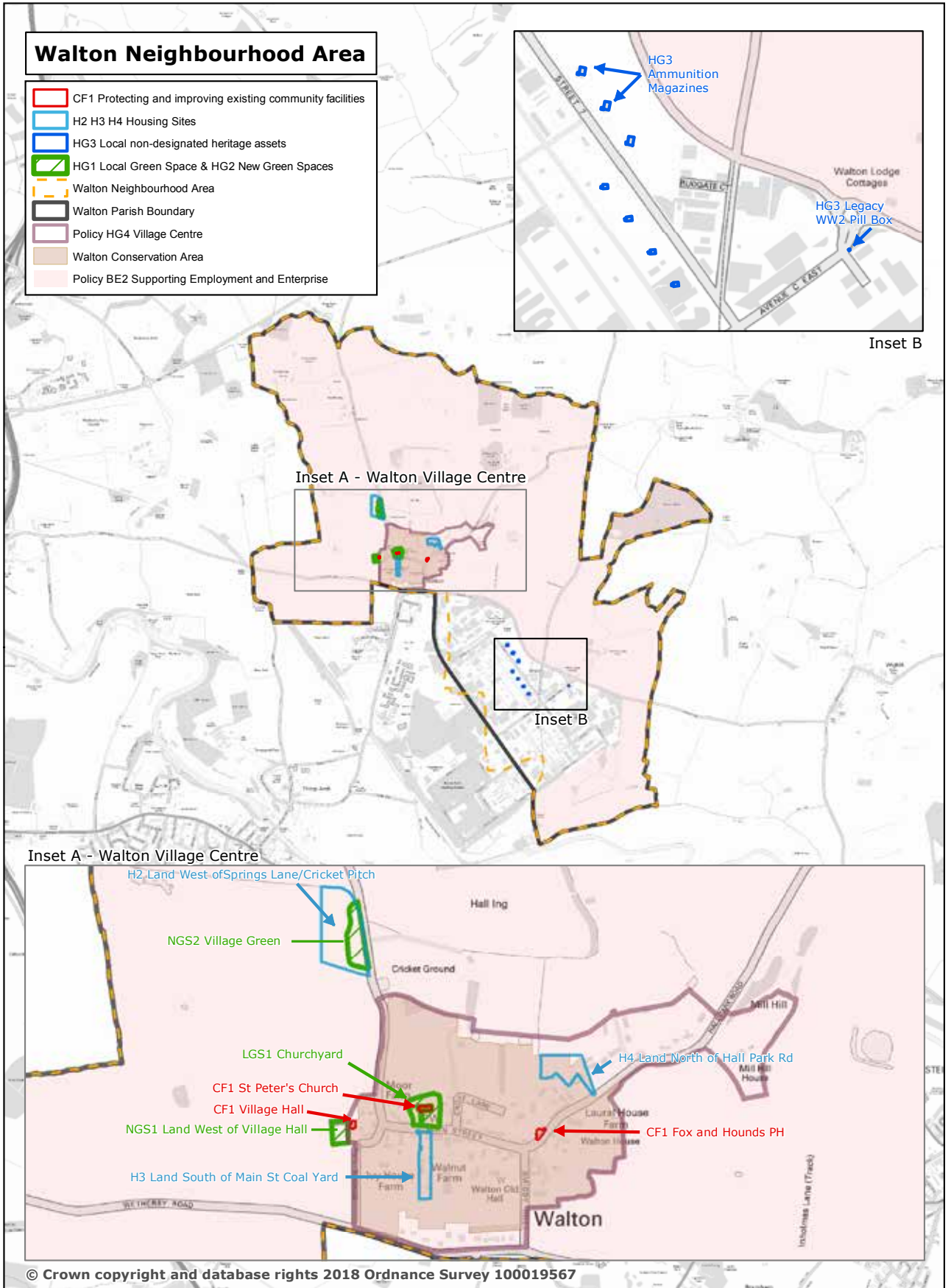
COMMUNITY ACTIONS

The Parish Council, in partnership with the residents, interested parties and national bodies will deliver the work associated with the community actions.

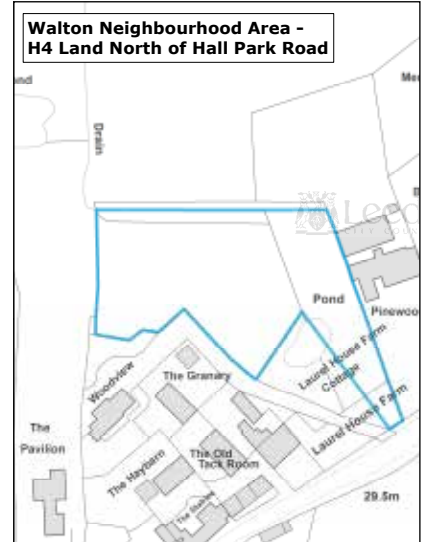
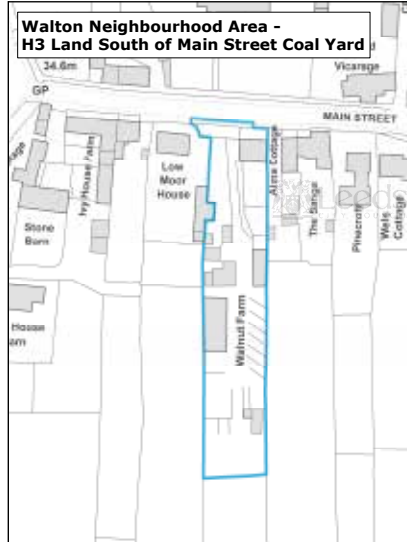
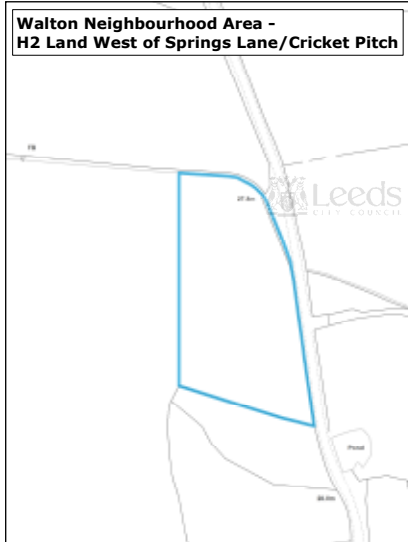
In order to recognise this national significance, a design code and design parameters should be developed in partnership between Leeds City Council, Walton Parish Council, the owners of the Estate and Historic England in order to provide a robust framework for bringing forward the detailed aspects of any future development and securing the heritage significance of the site!



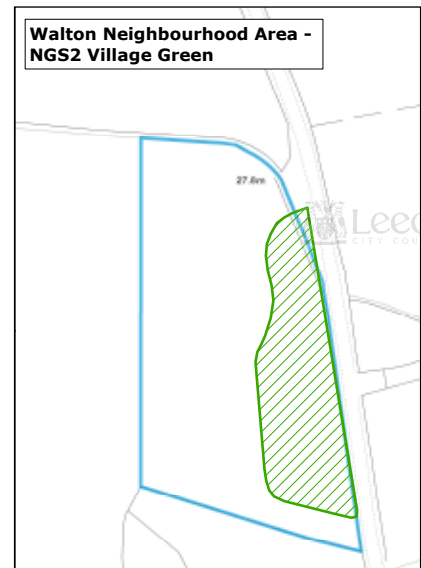
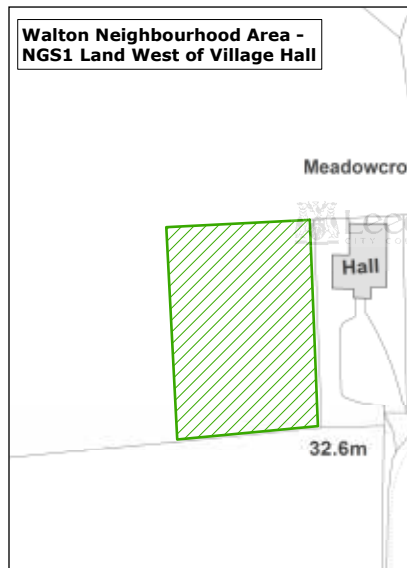
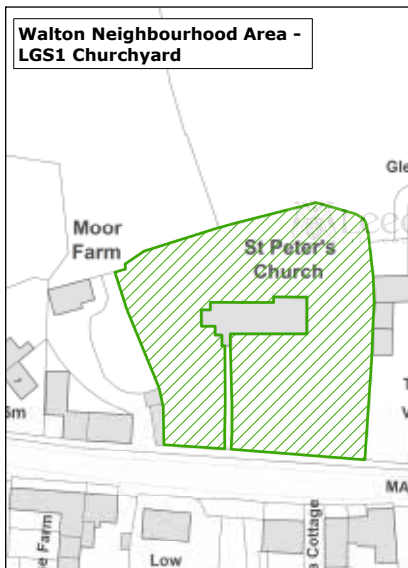
Map 8



Housing Sites



Local Green Spaces





This document has been produced by
Walton Parish Council on behalf of the community,
with the help of the Leeds City Council Neighbourhood
Planning Team. It has been supported by grant funding
from Locality.

For more information, and updates, please visit:
www.walton-pc.gov.uk



walton

Neighbourhood
Development Plan
Appendices

Appendix 1: Character and Heritage Appraisal

1. Introduction

The parish of Walton is comprised of 3 distinct areas, each with their own characteristics which may inform policies within this Plan. They are:

- a. Walton village
- b. Open countryside
- c. Thorp Arch Estate (TAE)

Walton lies in the valley of the Wharf River, a West Yorkshire village two and a half miles from Wetherby, with its origins going back nine hundred years. Its full title is Walton-in-Ainsty, and it is able to trace itself back to Anglo-Saxon times. The name Walton is a common one meaning "Village or Farmstead of the Britons", and is taken from the old English "Wahl". The old Celtic name for Walton was Wealstun. There is a strong Roman influence upon the area with a Roman Road, Rudgate running due north/south alongside the eastern boundary of the village.

2. Environment and natural assets

2.1. Green spaces within and outside Walton village.

The village of Walton contains few formal or informal recreational green spaces beyond the cricket ground. The trading estate is purposely set out in an 'open' style with green spaces creating a 'parkland' environment despite the industrial nature of the estate. Outside the village, the landscape is predominantly arable farmland, interspersed with small deciduous woodlands and copses.

2.2. Landscape character

a. Walton Village: The built-up area of Walton village is almost wholly designated as a Conservation Area. Walton Conservation Area was designated in 1981 and encompassed much of the old village. This boundary was reviewed in 2009 and was still considered to be appropriate. To the southern end of the village the Conservation Area boundary runs toward Wetherby Road but excludes the newer development along its northern edge. To the east the boundary continues to follow the

extent of the settlement as shown in 1849 and also includes the site of the old quarry; the grounds of Walton House give further definition.

As the boundary intersects Hall Park Road it diverts to the south and then follows the boundary of the fields to the north-east of Laurel House Farm. The northernmost edge of the Conservation Area incorporates the limit of the burgage plots lying to the north of the village as well as the fields beyond the church. The north-western most corner of this field is the site of the village pinfold although no obvious traces of it remain. Walton retains a strong historic character and its medieval plan form largely survives into the present day.

Magnesian limestone remains the predominant building material in the settlement though some newer dwellings are rendered. In order to maintain the character of the village new development should respect these characteristics. Traditional window details have not always been maintained but many buildings retain their original timber doors and windows. However, as few buildings in the settlement are listed, architectural details such as doors and windows are not protected.

b. Open countryside: The open arable landscape type occurs in the lower lying and gently rolling eastern pans of the district, and can be found in four landscape units including that covering Walton - East Wetherby (Leeds City Council Landscape unit reference: VOY I). Occurring on generally fertile, productive soils, this landscape type is characterised by medium to large regular fields of arable farmland. The openness of the farmland is emphasised by the lack of hedgerow, trees and woodland, which allows for long, uninterrupted views from areas of higher ground. Where woodlands do occur they are mainly within small copses or plantations. Isolated farmsteads and buildings are present throughout, with settlements restricted to small villages. Occasional pockets of pasture occur around some settlements, although these tend to be dwarfed by the surrounding large scale arable farmland.

The main drivers influencing landscape change in the areas of open arable farmland, appear to be related to gradual agricultural intensification. Amalgamation of fields into larger units has occurred to a small extent, but perhaps of greater significance is the gradual loss of hedgerows, with many appearing poorly maintained and suffering from neglect. This has the effect of emphasising the sense of openness, particularly on the exposed ridge tops.

c. Thorp Arch Estate (TAE): The south-eastern part of the parish has been built on over the years and contains part of the Thorp Arch Estate and the British Library. The land on which all these are built was farmland up until 1940 when the Ministry of Supply compulsorily purchased the land for the erection of a munitions factory. This resulted in the loss of three farms and part of a Roman road called Rudgate that ran across the site. The site employed up to 10,000 workers at its peak and continued after the end of the Second World War as a storage depot and then came back into use for munitions during the Korean War from 1950 to 1953. After that it was partly decontaminated and then developed as a trading estate and out of town shopping centre. Part of the northern edge of the area was bought in the 1960s initially for The National Lending Library of Science and more recently for The British Library.

The land is characterised by many original munitions factory buildings and structures, high blast mounds and walls as well as some areas that have been untouched since the site closed for munitions, and which have returned to wildlife havens and include some SEGI sites. The original buildings on the estate are typically low profile but higher more conspicuous warehouse type structures have been added. The British Library is very prominent from the approach roads and is of stark design with external steel components that do not blend well with the surrounding area although there are some trees that as they mature, provide some screening on the western side.

2.3. Watercourses

There are no watercourses in Walton of note, apart from the River Wharfe that forms a small section of the south eastern boundary of the parish with Newton Kyme.

2.4. Woodlands

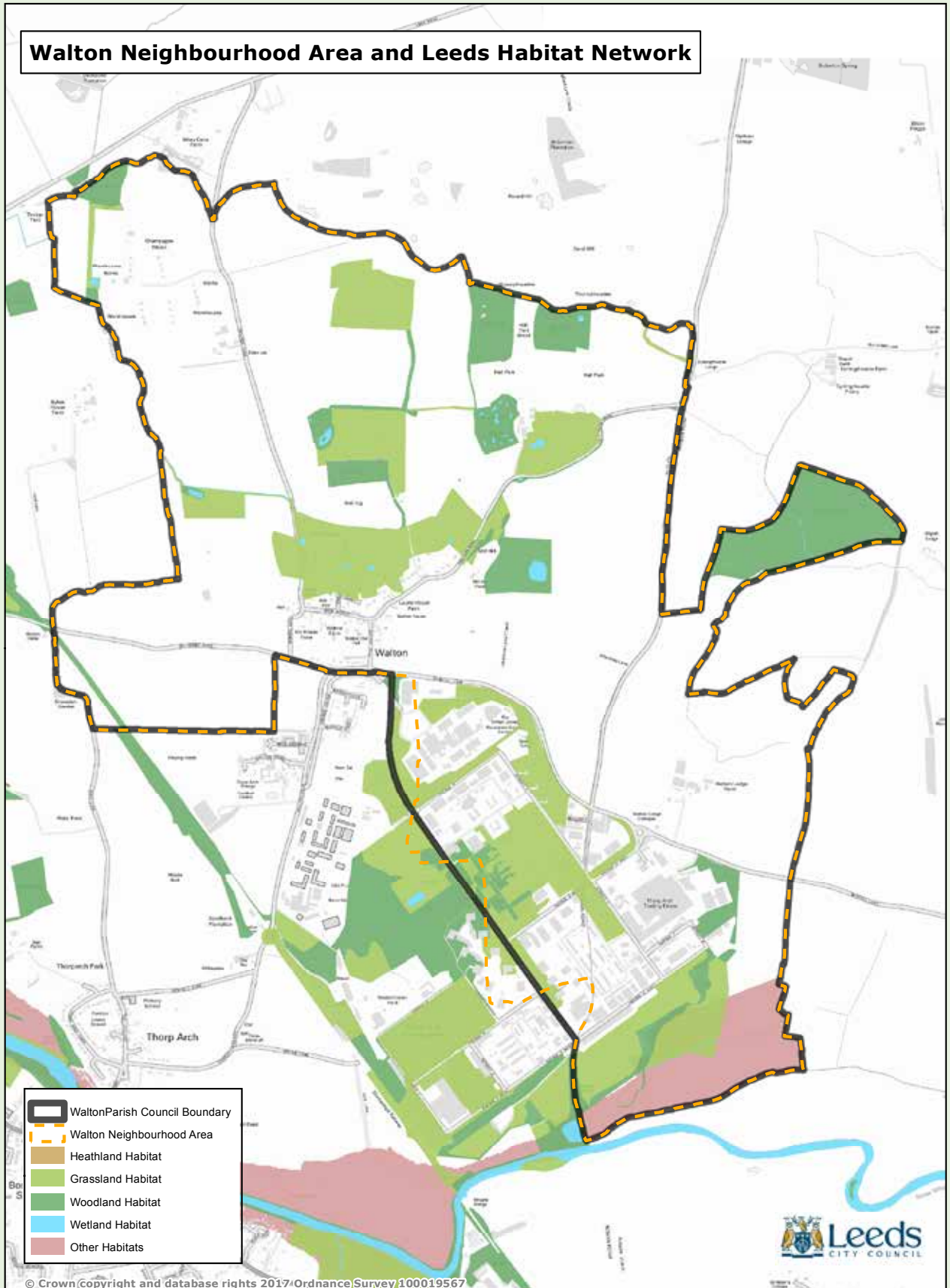
There are a number of woodlands in the parish, including a large block of dense woodland at Walton Wood and smaller deciduous woods at Hall Park Wood, Bell Wood, near Hall Parks Farm and at Fox Covert.

2.5. Nature conservation and places of special interest

The Leeds Habitat Network map (map 4) shows areas within the parish which have been designated as different habitats by Leeds City Council. These are broadly related to the wooded areas and green areas within TAE which support local wildlife, including birds and small mammals.



Walton Neighbourhood Area and Leeds Habitat Network



2.6. Public footpaths and cycle ways

Walton is notable for having no public rights of way and few permissive paths. The neighbourhood plan is seeking to develop improved connectivity around the village through the creation of a number of new permissive paths linking new developments to existing facilities. The Parish Council has recently created a new cycle path and bridleway from the village to the former railway line linking Tadcaster with Wetherby, via Thorp Arch.

3. Built environment of the Parish and the Village

3.1. Listed buildings

The following are noted as being listed or scheduled by Historic England:

Croft Holdings

- 📍 List Entry Number: 1115512
- 📍 Heritage Category: Listing, Grade: II
- Location: Main Street, Walton, Leeds

Church of St Peter

- 📍 List Entry Number: 1115540
- 📍 Heritage Category: Listing, Grade: II*
- Location: Main Street, Walton, Leeds

Walton Old Hall

- 📍 List Entry Number: 1135036
- 📍 Heritage Category: Listing, Grade: II
- Location: Smiddy Hill, Walton, Leeds

The Old Vicarage

- 📍 List Entry Number: 1313489
- 📍 Heritage Category: Listing, Grade: II
- Location: Main Street, Walton, Leeds

Light Anti-Aircraft gun emplacement for the former Thorp Arch Royal Ordnance Factor

- 📍 List Entry Number: 1407624
- 📍 Heritage Category: Listing, Grade: I
- Location: Moores Furniture Group Ltd, Queen Mary House, Thorp Arch Estate, Walton, Leeds

Settlement site revealed by aerial photography near Moat House

- 📍 List Entry Number: 1003801
- 📍 Heritage Category: Scheduling
- Location: Walton, Leeds

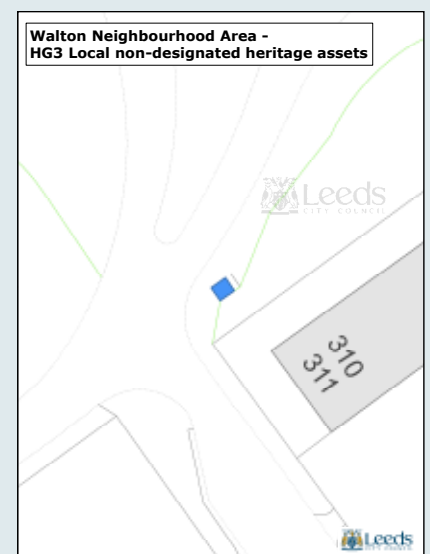
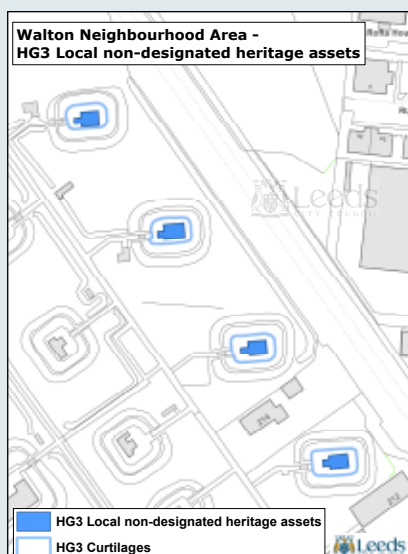


Appendix 2: Local Green Space Assessment

Site name/ location	Characteristics of the site	Proximity to community	Local significance	Area in Hectares	Land ownership	Outcome / reason
LGS1: Churchyard, St Peter's church	Traditional churchyard	Centre of village	Historic area, listed building	0.32	Church of England	Designated Green Space
LGS2: Land to west of village hall	The village hall is the old school. The land to the west is currently unused agricultural land.	On the edge of the village. Less than 5 min walk from the centre.	Land has been identified as potential expansion of village hall land for provision of play area.	0.93	In private ownership. Owner is in agreement with application.	Designated New Green Space
LGS3: Ridge & furrow field	Distinctive ridge and furrow field east of School Lane. Contains a number of mature fruit trees.	On the edge of the village. Less than 5 min walk from the centre.	Land has been identified as significant ridge and furrow in the Leeds Conservation Area plan.	0.58	In private ownership. Owner is in agreement with application.	Not designated. Removed after recommendation by examiner
LGS4: Land Around Village Hall	The village hall is the old school. The land around the hall is the old school grounds.	On the edge of the village. Less than 5 min walk from the centre	The grounds provide a multi purpose area for car parking and holding out door events.	0.70	Village Hall	Not designated as representation was made that this may limit future development of the village hall & car parking facilities
LGS5: The Cricket Grounds	Cricket Ground is located to the North of the Village Centre	On the edge of the village. Less than 5 min walk from the centre	The cricket pitch provides an important recreational facility for both Walton and other local communities	1.95	Private	Not designated as the land is under private ownership and the landowner would rather make their own arrangements to protect this land.
LGS6: Land to the rear of the Church	Field is on the north side of the village. Accessed down Croft Lane. It is between the Church and the Cricket Ground	On the edge of the village. Less than 5 min walk from the centre	The undeveloped nature of the land protects the views both from, and towards the church	1.22	Private	Not designated as the land is under private ownership and the landowner would rather make their own arrangements to protect this land.

Appendix 3: Non designated heritage assets assessment

Feature name	Location	Description	Why is the feature of interest and significance?	Outcome
Ammunition Magazines and Blast Screens	There are 7 of these located on Street 7 in Thorp Arch Estate.	The remains of Munitions Magazines used during WW2, consisting of red brick buildings, with concrete blast screens in front of them and railway sidings directly in front of them.	Of historic value as they are examples of the Munitions Works at Royal Ordnance Factory 8 during WW 2. The railway sections are the only surviving remains of the internal railway system and this rare and valued historic remnant from WW2 serves as an important reminder of the very significant and highly commended local contribution to the national war effort.	Designated as non-designated heritage assets
Pill Box	Corner of Avenue C and Street 8, near the new Rudgate roundabout.	Red brick pill box built and used during WW2.	Of important historic value as a remaining symbol of the local plans and arrangements to protect the community during WW2. A constant and important reminder of the significant work undertaken within the Ordnance Factory and the focus on national and local protection.	Designated as non-designated heritage asset



Appendix 4: Allocated sites: Design principles and site concepts



Walton Neighbourhood Plan

Opportunities for Residential Development Concept Statement

May 2017





1. Introduction

Local residents and the Neighbourhood Plan Steering Group (NPSG) have identified three housing sites in the village to accommodate up to 20 new homes that they feel could help to deliver for local housing needs and contribute to the ongoing sustainability of the village. The selection of the sites is covered in a separate report and will be outlined in the plan; this involved strategic thinking, consideration of the site options and significant local engagement.

The three sites identified by the NPSG are:

1. Land off Spring Lane (Opposite the Cricket Pitch);
2. Land off Main Street (Coal & Haulage Yard);
3. Land off Hall Park Road;

These are considered in more detail in sections 4, 5 and 6.

2. Walton Village

Walton village is located approximately 2.7 miles east of Wetherby, 1.7 miles north-east of Boston Spa and 500m north-west of the Thorp Arch Estate. Access to the village from the south is by School Lane or Smiddy Hill and from the north by Spring Lane and Hall Park Road. These four roads create two junctions at either end of the village which are connected by Main Street which runs east – west through the village (see plan for illustration of village form).

Development in Walton is primarily on Main Street, with a ribbon of development to the north side of Hall Park Road, providing a linear grain to the village. The junction of Main Street, Hall Park Road and Smiddy Hill creates a node to the eastern end of the village, featuring the Fox and Hounds public house, a post box and public telephone box. St. Peter's Church, located to the north of Main Street, is a notable visual landmark, visible from distance in the surrounding area.

Many forms of dwellings are evident throughout the village, with detached, semi-detached and terraces present throughout. Buildings of two stories facing onto the main highways are predominant, with occasional instances of gables turned to the street. There are some 1 and 1.5 storey 'bungalows' present in the more recently developed parts of the village such as Hall Park Road. The majority of roofs within the village are of pitched forms, with occasional examples of hipped roofs being seen.



▲ Traditional dwellings in Walton, mostly in stone, with some brick and render in later buildings. Frontage is primary element to street, with some occasional instances of gables facing the highway. Mixture of roof materials and colours. Set backs from highway short, with mixed boundary treatments including walls and soft landscaping. Chimneys and pitched door canopies add rhythm to street.



▲ Early to mid 20th century dwellings found in the centre of the village. Window proportions differ significantly from traditional forms and hipped roofs used. Entrance located to side of properties away from street. Chimneys still used.



◀ Contemporary additions have used traditional materials and details found on older properties, such as window proportions, head and sill styles and pitched canopies over the doors. Garages and taller boundary treatments assist in absorbing the car from the street scene. Chimneys are not used which distinguish new dwellings from old, but do not contribute as strongly to rhythm of street.

2. Planning Policy Context

Full analysis of Walton Neighbourhood Plan conformity with regard to the ‘basic conditions’ will be included in the ‘basic conditions’ statement to be submitted for independent examination, to help the NPSG to do this the following section sets out in general terms some relevant sections of the Leeds Core Strategy and the National Planning Policy Framework (NPPF). The extent to which the plan has regard to the NPPF and general conformity with local strategic policies is also covered in the Walton NP Background Document “Conformity of Emerging Policies with National and Local Policy”.

Core Strategy - Local Strategic Policy

Core Strategy Policy SP6

Provides for the accommodation of 70,000 new homes between 2012 and 2028, with the delivery of 500 homes per year on small and unidentified sites and Core Strategy Policy SP7 provides for 700 infill/extension homes over the plan period in other rural areas (Walton does not form part of the Settlement Hierarchy outlined by the Core Strategy due to the small nature of the settlement, meaning that it constitutes part of such “other rural areas”).

Core Strategy Policy H2

Sets out that new housing development on non-allocated sites will be acceptable if the development does not exceed the capacity of infrastructure and adheres to accessibility standards set out in the core strategy and that Green Belt Policy is satisfied for sites in the Green Belt.

Core Strategy Policy H4

Policy H4 of the Core Strategy outlines the housing density requirements, but gives special provision for the preservation of local character, townscape and design whilst further consideration is afforded to sites within Conservation Areas.

Core Strategy Policy H5

Policy H5 of the Core Strategy outlines the Council’s requirement for the provision of affordable housing. Walton falls within Zone 1 set by policy H5, and the site West of Spring Lane exceeds the on-site size threshold, as it is being allocated for up to 14 homes. The site south of Main Street and the site off Hall Park Road do not exceed capacity thresholds for affordable housing.

Core Strategy Policy P10

Sets out the Council’s requirement for the design of new development, that it should be based on contextual analysis and provide good design that is appropriate to its location, scale and function. New development should respect and enhance existing features, landscapes, streets and buildings according to local distinctiveness.

Core Strategy Policy G1

Policy G1 includes provisions for enhancing Green Infrastructure and green spaces within new developments. Walton currently experiences a deficiency of local amenity green spaces, and is the only parish in Leeds not served by a network of formal public rights of way (PROW). Efforts by the Parish Council and Steering Group as a result of progress on the Walton Neighbourhood Plan have resulted in a new cycle path being built along the southern edge of the village connecting the village to Wetherby and Thorp Arch. The proposed housing sites all provide opportunities to improve the PROW network, and the owners of the sites at Hall Park road and west of Spring Lane have expressed their wish to contribute to this objective. In addition, the site west of Spring Lane provides a new village green for Walton. The allocation of this site has been conditional upon that basis, both from the perspective of the Steering Group and more significantly, the Landowner.

National Planning Policy Framework (NPPF)

Paragraphs 56 to 58

Sets out the Government's requirement for good design in new development, outlining how good design is intrinsic to plan-making and place-making. Paragraph 58 requires neighbourhood plans to set out policies for the quality of development expected for the area, based on set objectives and an understanding and evaluation of its defining characteristics. This report provides the basis for this and appropriate policies set out by the Walton Neighbourhood Plan. Paragraph 58 also requires that policies optimise the potential of the site to accommodate development, including the incorporation of green and other public space, a criteria satisfied by each site in some way, most notably by the proposed site west of Spring Lane.

Paragraph 55

Outlines how sustainable development can be achieved in rural areas. Housing should be located where it will enhance or maintain the vitality or rural settlements, in particular, that housing development in one village may support services in a nearby village.

Paragraphs 73 and 74

Paragraphs 73 and 74 outline how access to open spaces contribute to the health and well-being of communities, and that planning policies should address deficits or surpluses of open space, sports and recreational facilities in the area. As stated in the above section, Walton is currently deficient in the provision of open spaces, one key open space in the village being the Cricket Pitch. Development of the site west of Spring Lane would draw the Cricket Pitch further into the envelope of development in Walton. Coupled with the provision of a new village green on this site, the deficiency of public open space would be addressed.

Paragraph 75

Outlines how planning policies should protect and enhance public rights of way and access. Again, as stated in the section above, each of the proposed allocations seek

to provide some accessibility to new public rights of way, helping to realise the long-held objective of creating a circular footpath around the village (indicated on the spatial concept drawing at page 6).

Neighbourhoods for Living

Neighbourhoods for Living [NFL]: is a comprehensive residential development guide which details everything from process, key themes include:

- Use: in terms of planning, the appropriate siting of uses, including residential development, within existing contexts;
- Movement: aspects of highways and how highways are an element which contributes to the overall character of a development;
- Space: areas around developments and dwellings are just as important as the dwellings themselves and this chapter explores successful public realm;
- Form: finally exploring the architecture of dwellings themselves;
- NFL also explores design process through analysis, concept, scheme, detail.

Neighbourhoods for Living Memorandum 2015 [NFLM15]: is not an adopted document, but supports NFL and expands on key design issues.

Street Design Guide [SDG] is a highways-led design SPD which details appropriate street types for use within residential development, which is often key to creating pedestrian-friendly residential streets with character, which also function correctly and avoid the car becoming a dominant element of the street scene.

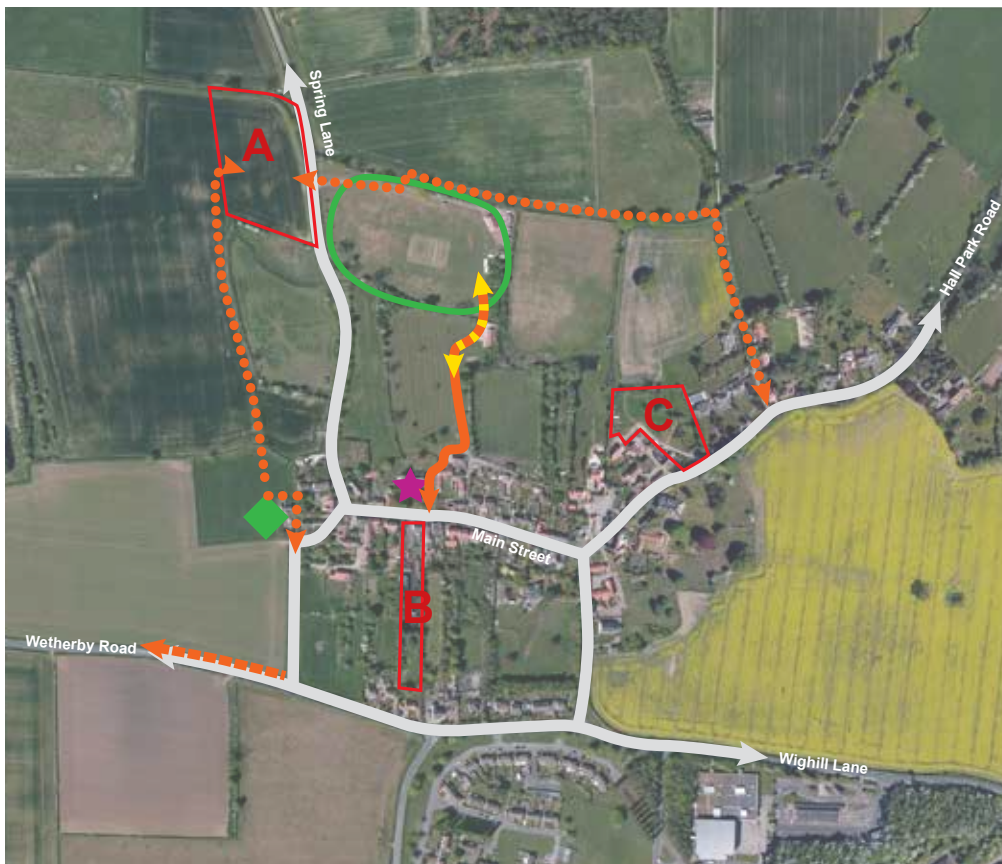
Walton Conservation Area Appraisal and Management Plan (CAAMP) (2010)

In February 2010 a Conservation Area Appraisal and Management Plan was published for Walton, which offers guidance on the historic development of the village, important physical characteristics such as form and layout, through to architectural principles.

A conservation area covers the historic centre of the village, within which there are four Listed Buildings (further structures may be curtilage listed);

- Walton Old Hall (Grade II);
- Croft Holdings (Grade II);
- The Old Vicarage (Grade II); and
- Church of St. Peter (Grade II*).

Development within the Conservation Area must maintain and enhance the character of the area and not be detrimental to its notable qualities. Specialist advice should be sought for working within the Conservation Area and number of important recommendations are made regarding local characteristics that should be conserved, protected and reflected in any future development in the village including:



▲ Illustration of potential development sites and proposed/existing connections and green space improvements

Key

- | | |
|-----------------------------|------------------------------|
| Potential development sites | Indicative proposed footpath |
| Existing highways | Church |
| Existing footpath | Proposed green space |
| New cycle route | Cricket pitch |
| Permissive footpath | |

- New development must respond sensitively and creatively to the historic environment;
- Surviving historic features should be retained and where necessary sympathetically repaired;
- The historic toft-and-croft plan and the current relationship between spaces and buildings should be respected;
- Mature trees which make a positive contribution to the character of the Conservation Area should be retained whenever possible; and
- Stone boundary walls which make a positive contribution to the Conservation Area will be retained and new boundary treatments should fit with the character of existing boundary walls and should be constructed from matching limestone.



▲ Approximate boundary of the proposed site off Spring Lane

3. Potential Development Sites

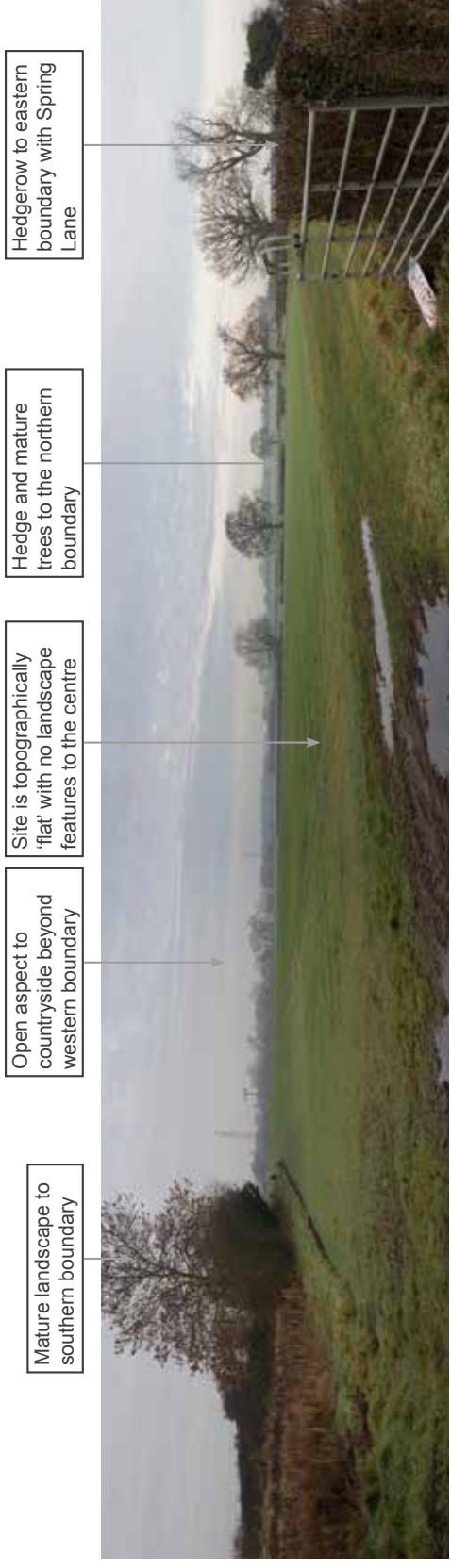
The image on page 6 illustrates the sites identified as possible locations for development, and on the following pages, opportunities and constraints are discussed, followed by concept illustrations of how the sites could be brought forward in a sensitive manner.

Land off Spring Lane (Walton Cricket Pitch) [A]

This site is currently used for grazing and farmland, relatively flat topographically, bounded to the north and south by hedgerows, mature trees and other open land, to the east by Spring Lane, beyond which is Walton cricket ground, and to the west open agricultural land. No formal plot boundary is established, meaning to the western edge, the site has little constraint. The site is 1.3ha in size, the largest of the three proposed sites, meaning that it offers greater opportunity to deliver on wider objectives of the neighbourhood plan, which will be addressed in the sections to follow.

Rationale for the site proposal

The site was favoured by the residents through NPSG consultation. In addition, it offers the opportunity to deliver on the wider objectives of the draft neighbourhood plan, namely to provide a village green for Walton, which has been a long-term aim of both the Parish Council and the Steering Group. It would also serve to integrate the Walton Cricket Pitch into the village which further adds to re-orientating the village around existing community facilities in Walton. The landowner has expressed that they want the site to deliver a village green, as well as providing large gardens for new homes to allow opportunities for families and residents to grow their own food. They have also expressed that they would be unwilling to release the site for development should these criteria not be satisfied. An aspiration to provide a footpath adjacent to the highway leading to the cricket pitch and this development site exists, and bringing forward this site could help deliver this and further enhance connectivity around the village.



Hedgerow to eastern boundary with Spring Lane

Hedge and mature trees to the northern boundary

Site is topographically 'flat' with no landscape features to the centre

Open aspect to countryside beyond western boundary

Mature landscape to southern boundary

▲ View from south eastern site access from Spring Lane looking north west



Trees to south eastern boundary around site access

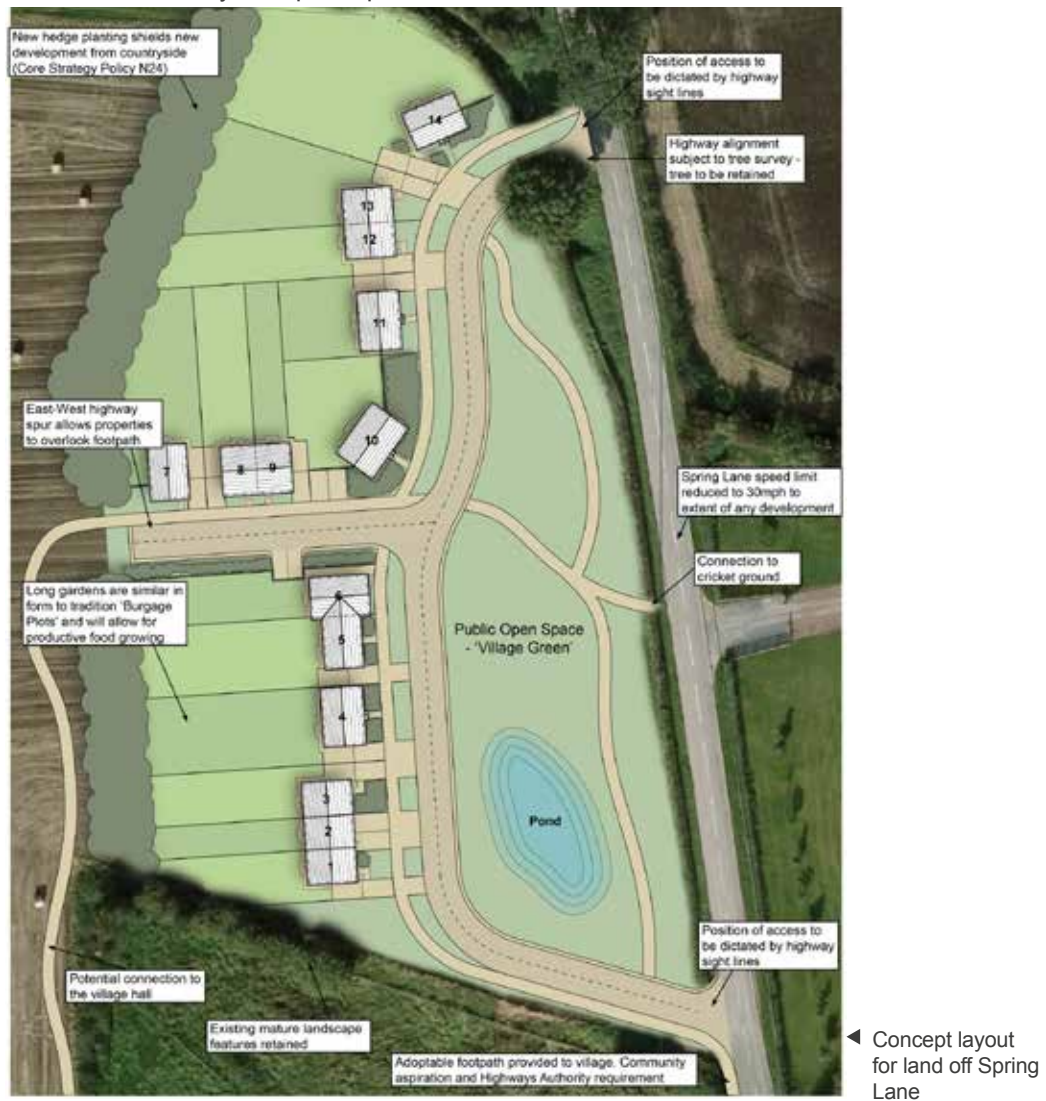
Site access onto Spring Lane and beyond to cricket pitch

Hedgerow to eastern site boundary with Spring Lane

▲ View from south west of site looking to north and east toward Spring Lane and Cricket Ground

Site Opportunities

- To integrate the village and the cricket ground;
- A flat site with few constraints capable of being delivered quickly;
- Use positive features from the nearby Conservation Area to enhance the village overall;
- Potential for on-site affordable housing;
- Provision of a village green;
- The delivery of a footpath link around the village;
- Proximity to cricket ground may enhance security to the sports ground;
- Attractive views of the open countryside;
- Site is unlikely to impact upon view of the church;



Site Considerations

- Access onto a 60mph highway
- Screening – there is an open aspect to the wider countryside
- Somewhat disconnected from the centre of the village



Land off Main Street (Coal & Haulage Yard Site) [B]

Located to the south of Main Street, this site is accessed by a narrow frontage to the west of an existing house and is linear in nature, being much longer north-south than it is wide east-west. Main Street forms the northern boundary, with domestic plots with gardens and out buildings forming the eastern and western boundaries and a further garden and residential property to Wetherby Road forming the southern boundary.

Currently, the land has a residential component to the north, an industrial use, as a coal & haulage yard, to the centre and an open grassed area to the south. Mature trees and hedgerows are found to the boundaries, however there is little landscaping to the centre of the site. A number of small agricultural/industrial buildings are located within the site; however the size and configuration of these are likely not to lend themselves to residential development without significant expansion and/or modification.

Rationale for the site proposal

This site was a preferred option by residents throughout the NPSG consultation. In addition to providing further housing in Walton, it also provides the opportunity to deliver on wider NP objectives of minimising the impact of traffic in the centre of the village. The site currently serves as a coal & haulage yard generating high levels of HGV traffic in the centre of the village. The landowner has recognised the need to move his business out of the narrow and restrictive village centre. The site also lies within the Walton Conservation Area.

Site Opportunities

- Provision of smaller dwellings within the historic centre of the village with the potential for “downsizing” or starter homes
- Close to village amenities
- The re-development of a commercial HGV site will reduce HGV traffic through the village
- Brownfield site
- Mature landscape features to the site edge assist in screening any development within the site from its surroundings and provide an attractive setting;

Site Considerations

- Access – design challenge given the narrow and steep road (may require upgrading)
- Narrow and restricted site
- Mature landscape features at the site boundary
- Possible contamination given current use as a coal & haulage yard
- Maintaining suitable aspects to adjacent land and properties.



- ▲ Approximate location of the potential development site south of Main Street (The Coal & Haulage Yard)
- Approximate extents of the proposed development site off Main Street (The Coal & Haulage Yard)
- Land also in the same ownership as the proposed development site



- ▲ Access from Main Street and existing dwelling on the northern site boundary

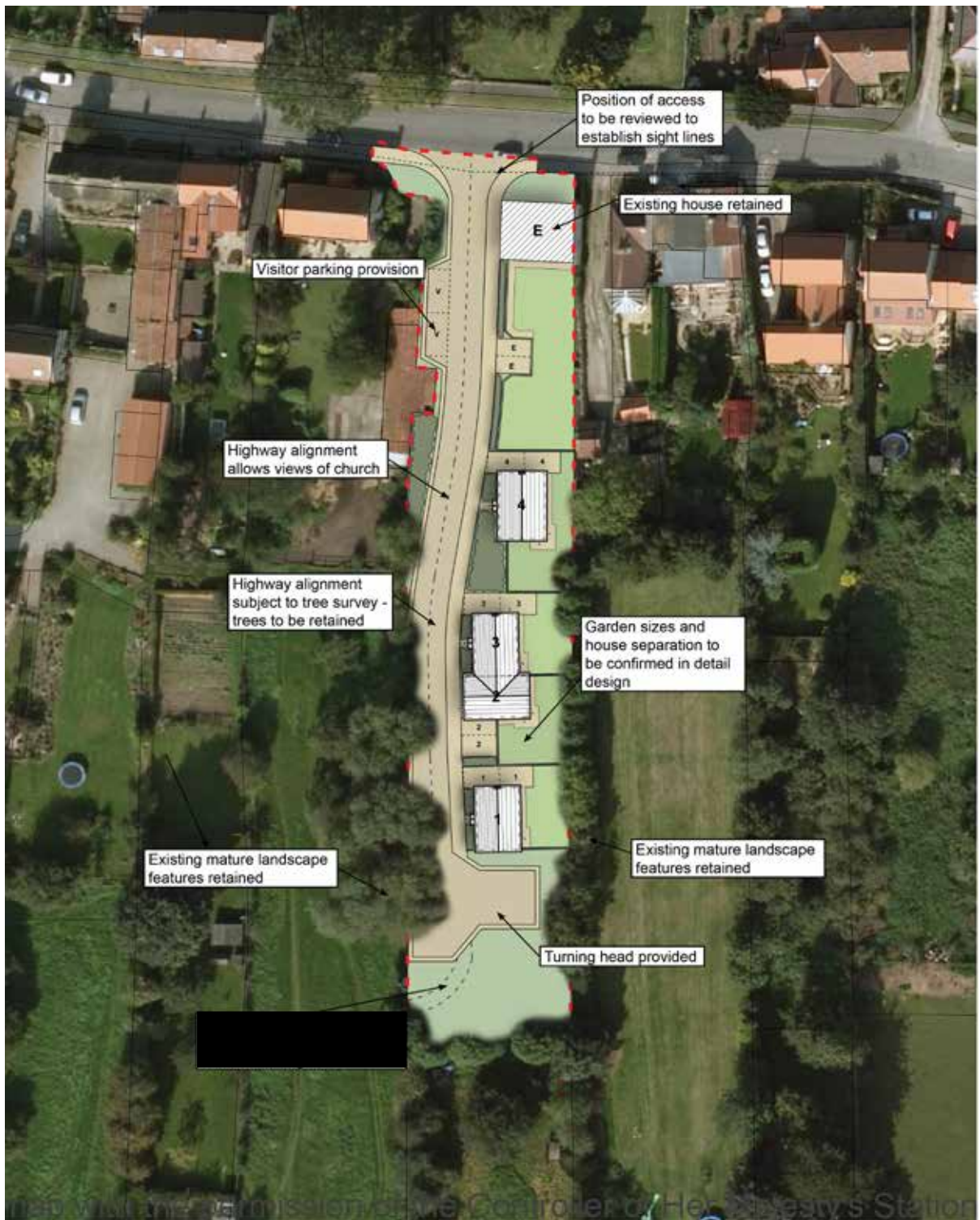


- ▲ Industrial buildings on site and opportunity for view to church



- ▲ Any proposed development must be sensitive to the setting of existing surrounding dwellings
- ◀ The site has challenging proportions, being much longer (north - south) than it is wide (east - west)





▲ Concept layout for Land off Main Street (The Coal & Haulage Yard)



Concept illustration of potential development on Land off Main Street (The Coal & Haulage Yard) [B] ▲

Development

Land off Hall Park Road [C]

This site lies to the north of Hall Park Road and behind several existing properties. It is bounded to the south and east by existing dwellings, to the west by open grassed private garden and to the north by open agricultural land. Topography is highest to the southern edge of the site along the access track and falls slightly to the north and east. Along the boundaries there are mature trees and hedgerows, with some mature trees within the irregularly shaped site, and there is a pond to the south east.

Rationale for the site proposal

This site was favoured by residents through neighbourhood planning consultation exercises. It is a small, infill site which again offers the opportunity to deliver on wider objectives of the neighbourhood plan.

Site Opportunities

- Mature landscape offers an attractive setting
- Existing pond could serve as an attractive focal point
- A logical infill site
- Help deliver improvements to PROW network and connections to Cricket Pitch

Site Considerations

- Highway access is established, however may require improvement
- Amenity of existing dwellings
- An adoptable standard of highway may be required
- Mature trees are located within the site
- Open aspect to the north may require screening
- Due to a history of drainage problems and concerns, the landowners have agreed to provide a self-contained, private, drainage system.



▲ Approximate boundary of the site - Land off Hall Park Road



▲ Site access from Hall Park Road



▲ Northern site boundary with open aspect to surrounding countryside



▲ Setting of existing dwellings should be considered and respected in any development proposal



▲ Access from track through site - image looking north into main body of site



▲ Concept layout of potential development on Land off Hall Park Road [C]




▲ Concept illustration of potential development on Land off Hall Park Road [C]

4. Design Principles

A number of design principles could serve as a guide to future residential development within the Walton village. These have been influenced by the analysis provided by this report, as well as consultation with relevant departments within Leeds City Council, for example Highways and Development Management as well as Policy and Plans:

1. Development proposals must be underpinned by a robust analysis of both the village of Walton of the immediate site context to inform the scale, massing, form, materials and details of any proposal
2. Development proposals should consider the importance of St Peters church to the village, including opportunities to protect and enhance its setting and impact on the local skyline
3. Small grass verges and landscaping to the edges of the highway are a particular feature throughout Walton and these features should be incorporated wherever possible
4. Wherever possible, the orientation of buildings should front the main highway, as characterised throughout Walton
5. Variation of the building line to the street will assist in mirroring the character of Walton where existing dwellings have a range of setbacks, from buildings which meet 'back of footpath' through to dwellings with generous front gardens with mature landscaping
6. Vertical articulation of dwellings and their façades should be dealt with sensitively. Many dwellings in the village benefit from chimneys which add definition to roof lines and also pitched canopies to entrance ways offer articulation to the front façade, joining the ground and first stories;
7. Landscape treatments within front gardens are a strong visual feature of streets within Walton, and a landscape plan for a development of any size should be considered from the outset, with plants, shrubs and trees provided with space to mature within the built form layout;



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For more information, and updates, please visit:
www.walton-pc.gov.uk