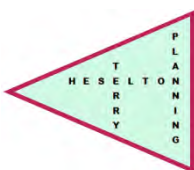


# **Draft Wetherby Neighbourhood Plan (Submission Version)**

## **Report of the Independent Examination**

**Terry Raymond Heselton BA (Hons), Dip TP, MRTPI**

**Independent Examiner**



**Terry Heselton Planning**

**September 2019**



## Contents

	Summary	4
1.0	Introduction	5
2.0	Scope and Purpose of the Independent Examination	6
3.0	Representations	8
4.0	Compliance with Legal Requirements	10
	a) The Qualifying Body	
	b) Plan Area	
	c) Policies for the Development and Use of Land	
	d) Time period	
	e) Excluded Development	
	f) Publicity and Consultation	
5.0	Basic Conditions	14
	a) National Planning Guidance	
	b) Sustainable Development	
	c) Strategic Local Policy	
	d) European Union Obligations	
6.0	Comments on the Neighbourhood Plan	19
	a) Overall Approach	19
	b) Scope of the Plan/Omissions	20
	c) Introductory Chapters	21
	d) Vision and Objectives	23
	e) Key Themes and Land Use Policies	24
	f) Projects and Aspirations	47
	g) Policies Maps and Appendices	48
7.0	Conclusions and Formal Recommendations	49
	Declaration	50
	Appendix 1 : Background Documents	51
	Appendix 2 : Leeds City Council and Wetherby Town Council Joint Response to the Examiners Questions	see separate document

## **Summary**

I have examined the Wetherby Neighbourhood Plan as submitted to Leeds City Council by Wetherby Town Council. The examination has been undertaken by written representations.

I conclude that the Neighbourhood Plan meets all of the statutory requirements, including those set out in paragraph 8(1) of Schedule 4B of the Town and Country Planning Act 1990. However a number of modifications are required to ensure that the Plan meets the 'Basic Conditions', as defined in Paragraph 8(2) of the Schedule.

Subject to making the modifications set out in my report I recommend that the Wetherby Neighbourhood Plan proceed to referendum, and that the voting area corresponds with the revised Wetherby Neighbourhood Area as re-designated by Leeds City Council on 15 November 2016.

## 1.0 Introduction

- 1.1 I have been appointed by Leeds City Council, with the consent of Wetherby Town Council, to examine the Wetherby Neighbourhood Development Plan and report my findings as an Independent Examiner.
- 1.2 The Wetherby Neighbourhood Plan (referred to as ‘the Neighbourhood Plan’ or ‘the Plan’) has been produced by Wetherby Town Council under the provisions of the Localism Act 2011, which introduced the means for local communities to produce planning policies for their local areas. Wetherby Town Council is a qualifying body for leading the preparation of a neighbourhood plan<sup>1</sup>.
- 1.3 The Plan covers the entire parished area of Wetherby situated 12 miles north east of Leeds at the edge of the West Yorkshire Green Belt. The A1(M) motorway bisects the Plan Area with the main settlement of Wetherby situated immediately to the west and predominantly open agricultural land to the south and east.
- 1.4 The historic market town of Wetherby is situated on a crossing point of the River Wharfe, and contains a mixture of older housing and modern estate/apartment developments. As well as being a significant employment centre the town provides a range of shopping and other services and facilities serving a wider catchment.
- 1.5 The rural hinterland, east of the A1(M), supports a number of commercial and farming related enterprises together with recreational and institutional facilities such as Wetherby Racecourse and Conference Centre, Wetherby Cricket Club and Wetherby Young Offenders Institute.
- 1.6 The Plan focuses on protecting and enhancing the local environment while managing proposals for new residential development and encouraging the provision of new health, education, leisure and community facilities in a way that is beneficial to the local community.
- 1.7 My report provides a recommendation as to whether or not the Neighbourhood Plan should proceed to referendum. Were it to go to referendum and achieve more than 50% of votes in favour, then the Neighbourhood Plan would be *made* by Leeds City Council. The Plan would then be used to determine planning applications and guide planning decisions in the Wetherby Neighbourhood Area.

---

<sup>1</sup> Section 38C of the Planning and Compulsory Purchase Act 2004 and Section 61F of the Town and County Planning Act 1990.

---

## **2.0 Scope and Purpose of the Independent Examination**

- 2.1 The independent examination of neighbourhood plans is intended to ensure that neighbourhood plans meet five 'Basic Conditions'<sup>2</sup>, together with a number of legal requirements. Neighbourhood plan examinations are narrower in scope than Local Plan examinations and do not consider whether the plan is 'sound'.
- 2.2 A neighbourhood plan meets the Basic Conditions if:
- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to 'make' the plan,
  - the making of the plan contributes to the achievement of sustainable development,
  - it is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area), and
  - the making of the plan does not breach, and is otherwise compatible with EU obligations, and
  - it does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.
- 2.3 In addition to reviewing the Submission Draft of the Neighbourhood Plan I have as part of the examination considered a number of background documents which are listed in Appendix 1, together with comments submitted in response to the Regulation 16 Publicity.
- 2.4 Following commencement of the examination the Plan was updated at my request to reflect recent changes in national planning policy and regulatory requirements, to improve the clarity of the Policies Maps, and to enable the location of specific sites to be more easily identified. These changes were advertised and published on Leeds City Council website on 22 July 2019 for six weeks, to enable comments on the changes to be considered as part of the examination.
- 2.5 For clarification, the additional consultation was limited to inviting comments on the specific changes made to the submitted documents, and to enable comments to be made on the boundaries of local heritage sites which had not previously been delineated or consulted on. It was not a further opportunity to comment on the Plan's policies and proposals.
- 2.6 References in my report to the Neighbourhood Plan, the Basic Conditions Statement, and the Policies Maps relate to the revised versions of these documents as published on Leeds City Council website on 22 July 2019.
- 2.7 The general rule is that examination of the issues is undertaken through consideration of written representations, unless the examiner considers that a public hearing is necessary to ensure adequate examination of an issue (or issues) or to ensure that a person has a fair chance to put a case.

---

<sup>2</sup> Set out in Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended)

- 2.8 In reviewing the Neighbourhood Plan and the accompanying background documents and submitted representations, I have not identified any issues which require a public hearing to be held. I am also of the opinion that all parties have had the opportunity to register their views and put their case forward. I have therefore undertaken the examination through consideration of written representations, supported by an unaccompanied site visit of the Neighbourhood Plan Area.
- 2.9 In undertaking the examination I am also required to check whether:
- the Neighbourhood Plan policies relate to the development and use of land for the designated neighbourhood area <sup>3</sup>;
  - the Neighbourhood Plan meets the requirement to specify the period for which it is to have effect, not to include provision relating to 'excluded development', and not to relate to more than one neighbourhood area <sup>4</sup>;
  - the Neighbourhood Plan has been prepared for an area that has been properly designated <sup>5</sup> and has been developed and submitted for examination by a qualifying body <sup>6</sup>; and
  - adequate arrangements for notice and publicity have been made in connection with the preparation of the Neighbourhood Plan<sup>7</sup>.
- 2.10 In order to assess whether Regulatory and other requirements have been satisfied, I have during the course of the examination requested clarification and evidence from Leeds City Council and/or Wetherby Town Council on a number of issues and factual matters. The questions arising and the Councils' joint responses are reproduced in Appendix 2 of my report as a separate document.
- 2.11 As Independent Examiner, I must make one of the following recommendations:
- that the Neighbourhood Plan is submitted to referendum, on the basis that it meets the 'Basic Conditions' and other legal requirements; or
  - that modifications (as recommended in the report) are made to the draft Neighbourhood Plan and that the draft Neighbourhood Plan as modified is submitted to referendum; or
  - that the Neighbourhood Plan does not proceed to referendum, on the basis that it does not meet the 'Basic Conditions' and other relevant legal requirements<sup>8</sup>.
- 2.12 Modifications may only be recommended to ensure that the Neighbourhood Plan meets the 'Basic Conditions', that it is compatible with Convention Rights, or for the purpose of correcting errors.<sup>9</sup>

---

<sup>3</sup> Section 38A (2) Planning and Compulsory Purchase Act 2004 as amended

<sup>4</sup> Section 38B (1) Planning and Compulsory Purchase Act 2004 as amended

<sup>5</sup> Section 61G Town and Country Planning Act 1990 as amended

<sup>6</sup> Section 38C Planning and Compulsory Purchase Act 2004 and Section 61F of the Town and Country Planning Act 1990.

<sup>7</sup> Section 38A (8) Planning and Compulsory Purchase Act 2004 as applied by the Neighbourhood Planning (General) Regulations 2012

<sup>8</sup> Paragraph 10(2) Schedule 4B of the Town and Country Planning Act 1990 as amended

---

- 2.13 If recommending that the Neighbourhood Plan should proceed to referendum, I am required to then consider whether or not the Referendum Area should extend beyond the Wetherby Neighbourhood Area, and if so what the extended area should be<sup>10</sup>.
- 2.14 I make my recommendations in this respect in the final section of this report.

### 3.0 Representations

- 3.1 Responses were received to the Regulation 16 Publicity from or on behalf of four local residents, and ten organisations, namely; Better Wetherby Partnership, the Coal Authority, Highways England, Gladman Developments Ltd, Leeds Local Access Forum, Historic England, Natural England, the National Farmers Union, Taylor Wimpey, and Wetherby Civic Society.
- 3.2 **Better Wetherby Partnership** suggest that Section 3.3.1 of the Plan, which describes the context for future housing provision in the town, should be expanded to describe the physical and planning policy constraints which will need to be taken into account. It is further suggested that the Plan should be updated to reflect changes in the housing requirement in the Leeds Site Allocations Plan and the Core Strategy Selective Review.
- 3.3 **Gladman Developments Ltd** are promoting an amendment to Policy WE1 (Town Centre Development) which they consider should be strengthened by ensuring that proposals which would result in the loss of existing retail premises are supported by marketing evidence to demonstrate that there is no demand for the particular use or facility.
- 3.4 While supporting the intention in the Plan to safeguard Green Corridors (Policy ENV3) and ensure that new developments have good connectivity with the rest of the town (Policy D2), **Leeds Local Access Forum** consider the scope of Policy D2 should be expanded to include bridleways. It is also suggested that the policy should specifically support proposals which incorporate improvements to the Public Right of Way network.
- 3.5 **The National Farmers Union** are concerned about the impact of proposals for Local Green Space (Policy ENV2) and Green Corridors on farming businesses. They also identify a number of farm diversification projects, including the conversion of agricultural buildings, and the provision of sustainable rural tourism, renewable energy, and affordable housing which are considered to be consistent with the Plan's objectives and aspirations.
- 3.6 **Taylor Wimpey** object to the level of prescription in Policy H1 (Housing

---

<sup>9</sup> Paragraph 10(3) Schedule 4B of the Town and Country Planning Act 1990 as amended

<sup>10</sup> Paragraph 10(5) Schedule 4B of the Town and Country Planning Act 1990 as amended



Mix) and to Policy H2 (Quality and Layout of Housing Development) on the grounds that there is no justification to resist a single large housing development in favour of smaller housing schemes or for the introduction of local car parking standards.

- 3.7 **Wetherby Civic Society** identify a number of inaccuracies in the Plan and challenge some of the conclusions in the Housing Market Assessment in Appendix 3 and paragraph 3.3.1. The Civic Society also put forward an additional suggestion for inclusion in the proposed list of Local Heritage Assets.
- 3.8 Comments and concerns raised by **local residents** include the extent to which the reduced housing requirement in the Leeds Core Strategy Review has been taken into account and whether evidence in the Plan concerning housing need, house building rates and identified traffic problems is accurate and up to date.
- 3.9 One resident questions how the strong preference expressed by the community during the preparation of the Plan in favour of smaller housing developments, rather than a single large development, will be taken into account. Another resident is concerned about the practicality of accommodating a range of additional uses on the Wetherby High School site (Policy E1) and the potential impact on the adjacent conservation area.
- 3.10 Other suggestions submitted by local residents include incorporating a policy on flood risk, and improving health care provision to meet the needs of both the existing and future residents.
- 3.11 **The Coal Authority, Highways England, Historic England and Natural England** have no substantive comments to make.
- 3.12 Comments and concerns expressed by a local resident about the time taken to prepare the Plan and potentially contradictory information on the Town Council website are beyond the scope of the examination and matters for the Town Council to address if it wishes.
- 3.13 A total of 5 responses were received to the additional Regulation 16 Publicity carried out at my request (as referred to in paragraph 2.10 above). As none of these made specific comments about the content of the published changes to the Plan there are no additional issues for the examination to consider.
- 3.14 Again it is a matter for the Town Council to decide whether it wishes to respond directly to the local resident who expressed further concerns about the delay in preparing the Plan and the difficulty experienced in following the ‘tracked changes’ in the updated version of the Plan.
- 3.15 Detailed points made on specific issues and policies in the Plan by those submitting representations are considered in Section 6.0.

## **4.0 Compliance with Legal Requirements**

### **(a) The Qualifying Body**

- 4.1 Wetherby Town Council is recognised as a relevant body for the purposes of preparing Neighbourhood Plans under sections 61F and 61G of the Town and Country Planning Act 1990.

### **(b) The Plan Area**

- 4.2 The Neighbourhood Plan relates to the Neighbourhood Area that was designated by Leeds City Council on 15 November 2016, in response to an application by Wetherby Town Council submitted on 10 June 2016. This supersedes the Neighbourhood Area boundary previously designated on 17 September 2012, in order to reflect changes to the Parish boundary following a review of parish boundaries in 2014. The re-designated Wetherby Neighbourhood Area is coterminous with the revised Wetherby Parish boundary.
- 4.3 The Neighbourhood Area application and map of the proposed Neighbourhood Area were publicised on the City Council's website and copies were made available for inspection at the Council's (former) city centre offices, and at Wetherby Town Hall over a six week period.
- 4.4 I therefore confirm that the requirements for preparing a Neighbourhood Development Plan under section 61G of the Town and Country Planning Act 1990 (as amended) and Regulations 5, 6 and 7 of the Neighbourhood Planning (General) Regulations 2012 have been complied with.
- 4.5 I am also satisfied that the Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans for the designated Neighbourhood Area in accordance with statutory requirements.

### **(c) Policies for the Development and Use of Land**

- 4.6 The Neighbourhood Plan sets out policies in relation to the development and use of land for the defined Neighbourhood Area, which accords with the definition of neighbourhood plans in Section 38A of the Planning and Compulsory Purchase Act 2004 (as amended).

### **(d) Time Period**

- 4.7 A neighbourhood plan must specify the period during which it is to have

effect. The Neighbourhood Plan clearly states on its title page that it covers the period 2017 to 2028 and therefore satisfies this requirement.

### **(e) Excluded Development**

- 4.8 The Neighbourhood Plan does not include policies on excluded development such as national infrastructure, mineral or waste related development.

### **(f) Publicity and Consultation**

- 4.9 Public consultation on the production of land use plans, including neighbourhood plans, is a legislative requirement. Building effective community engagement into the plan-making process encourages public participation and raises awareness and understanding of the plan's scope and limitations.

- 4.10 I have considered the steps taken to engage with the local community and other stakeholders during preparation of the Neighbourhood Plan with particular regard to content, openness and transparency, as well as the extent to which the Regulatory requirements have been satisfied.

- 4.11 The stages of consultation and engagement, as identified in the Consultation Statement accompanying the 'Submitted Plan', can be summarised as :-

- Initial Public Engagement/Awareness Raising (October 2012 - August 2013)
- Information Gathering (September 2013 - February 2014)
- Ongoing Consultation and Engagement (March 2013 - July 2016)
- Pre-submission (Regulation 14) consultation on the Draft Plan (January - April 2017)

#### Initial Public Engagement/Awareness Raising

- 4.12 The first step in the preparation of the Plan was an open event held in Wetherby Town Hall to obtain views on community priorities for the future of Wetherby. The event was held over a 3 day period in December 2012 and was attended by over 400 people.
- 4.13 This was followed by a feedback event in February 2013 and a call for volunteers to join a steering group to undertake the preparation of the Plan. A dedicated webpage was established on the Town Council's website in order to keep the community informed as work on the Plan progressed.
- 4.14 A further public meeting was held in August 2013 to present progress on the identification of key themes and the development of the overall vision, aims and objectives for the Plan. A number of sub groups were also established to work on different aspects of the Plan.

### Information Gathering

- 4.15 In order to obtain views about the various themes, aims and objectives a questionnaire was distributed to all households in Wetherby in November/December 2013, and a survey of local businesses was carried out in February 2014.
- 4.16 To coincide with the household survey focus groups were also conducted at a range of venues in order to capture the views of young people.

### Ongoing Consultation and Engagement

- 4.17 As work on the Plan progressed a series of sub group meetings were held with a range of organisations and stakeholders in order to continue gathering information and views on local issues.
- 4.18 Regular updates were provided to the community through a variety of media, including the local newspaper, local radio and social media.
- 4.19 A housing needs survey was also carried out on behalf of the Town Council in December 2015.

### Pre-submission (Regulation 14) Consultation

- 4.20 The draft Plan was published for consultation between 28 January and 22 April 2017, and a communication about the consultation was sent (by letter or email) to all households and businesses within the Parish, and to consultation bodies and other stakeholders. The letter to residents was accompanied by a summary of the Plan proposals and a questionnaire.
- 4.21 The consultation was also publicised through the Town Council website, and through two drop-in events held in Wetherby Town Hall during the ten week consultation period. Copies of the Plan were available for viewing on the Council's website and at Wetherby Town Hall.
- 4.22 To encourage a good response comments could be made either online or by using one of three drop-off points in the Town.
- 4.23 Evidence is provided in the Consultation Statement accompanying the submitted Plan to demonstrate how the Plan and the opportunity to comment on it has been publicised during the preparation of the Plan. Further evidence specifically regarding the Regulation 14 consultation has been provided as part of the response to the questions in my letter of 12 July to Leeds City Council and Wetherby Town Council seeking clarification and further evidence on parts of the Plan. This is reproduced in Appendix 2 of my report as a separate document.
- 4.24 Details of the various organisations and individuals, including statutory consultation bodies and other stakeholders who were specifically consulted on the draft Plan are also provided in the Consultation Statement, together with a summary of submitted comments and responses to the householder questionnaire.
- 4.25 In response to the Regulation 14 consultation a total of 604 completed questionnaires were returned and a further 146 separate comments were received from members of the public, local organisations and other

stakeholders.

### Conclusions

- 4.26 During the preparation of the Plan it is apparent that the Town Council has placed considerable emphasis on community consultation and liaison with interested parties, and has taken positive steps to keep the local community informed of progress. This is demonstrated by the decision to distribute questionnaires and letters to every household within the Plan Area, and also by establishing a dedicated website, and the use of the local newspaper, social media and radio.
- 4.27 Delegating the preparation of the Plan to a steering group (and sub groups) including volunteers from the local community has also ensured that the views of a wide cross section of the community have been taken into account.
- 4.28 Taking all the above factors into account there is enough evidence to show that the consultation process as a whole was appropriate to the size of the local community and that reasonable steps were taken to publicise and invite comments on the Plan. The Regulation 14 requirements for consultation and publicity, including pro-actively seeking views of relevant consultation bodies, have therefore been met and in some cases exceeded, for example by extending the time allowed for submitting comments beyond the statutory minimum six week period to ten weeks.
- 4.29 The Consultation Statement also addresses the requirement to summarise and explain how the various issues raised by interested parties at various stages of Plan preparation have been taken into account or rejected.

### Regulation 16 Publicity

- 4.30 The Draft Neighbourhood Plan, as amended in response to the consultation, was subsequently submitted to Leeds City Council in May 2019 together with a Consultation Statement, and a Basic Conditions Statement explaining how the proposed Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990. The submitted Plan incorporates a map identifying the area covered by the Neighbourhood Plan.
- 4.31 Leeds City Council published details of the Plan on their website, notified interested parties and 'consultation bodies' of its receipt, and provided details as to how and by when representations could be submitted. Copies of the submitted documents were also made available for inspection at the Council's City Centre One Stop Centre, Wetherby Library, and Wetherby Town Hall, and on-line on both the City Council's and Town Council's websites.
- 4.32 The formal publicity stage for submitting representations covered a six week period between Tuesday 7 May and Tuesday 18 June 2019.
- 4.33 The Council followed the same procedure for advertising the additional Regulation 16 Publicity, referred to in paragraph 2.4 above, which covered the period Monday 22 July to Monday 2 September 2019.

### Conclusions

- 4.34 In the light of the foregoing I am satisfied that the Regulation 16 requirements to bring the proposal to the attention of people who live, work or carry on business in the neighbourhood area have been met.

## **5.0 Basic Conditions**

- 5.1 This section of my report considers whether the Neighbourhood Plan taken as a whole has regard to national policies and advice contained in guidance issued by the Secretary of State, whether the plan contributes to the achievement of sustainable development, and whether it is in general conformity with local strategic policy. It also addresses EU obligations. Each of the plan policies is considered in turn in the section of my report that follows this.

### **(a) National Planning Guidance**

- 5.2 National Planning Guidance is set out principally in the National Planning Policy Framework (NPPF) which was revised in July 2018, and updated in February 2019. At the heart of the NPPF is a presumption in favour of sustainable development<sup>11</sup> which when applied to neighbourhood planning means that communities' should develop policies which shape, direct and help to deliver sustainable development.<sup>12</sup>
- 5.3 The NPPF also requires neighbourhood plans to be in general conformity with the strategic policies contained in any development plan that covers the neighbourhood area and not to promote less development than that set out in the strategic policies for the area, or undermine those strategic policies.<sup>13</sup>
- 5.4 Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless superseded by strategic or non-strategic policies that are adopted subsequently.<sup>14</sup>
- 5.5 More detailed guidance and advice, expanding on the general policies in the NPPF has been available since March 2014 as Planning Practice Guidance. This includes specific guidance as to 'What evidence is needed to support a neighbourhood plan?'<sup>15</sup>, and 'How policies should be drafted'

---

<sup>11</sup> National Planning Policy Framework (2019) para 11

<sup>12</sup> National Planning Policy Framework (2019) paras 28 & 29

<sup>13</sup> National Planning Policy Framework (2019) para 29

<sup>14</sup> National Planning Policy Framework (2019) para 30

<sup>15</sup> Planning Practice Guidance para 040 Ref ID: 41-040-20160211

that is “a policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise, and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared”.<sup>16</sup>

- 5.6 I have had regard to these principles in carrying out the examination, since the manner in which policies are drafted and whether or not they are supported by appropriate evidence is clearly fundamental to determining whether or not individual policies and a plan as a whole satisfies the Basic Conditions.
- 5.7 Less straightforward to determine is whether a policy is distinct, and whether it reflects local circumstances. For example while it is clear that policies in the Wetherby Neighbourhood Plan are driven by local circumstances and community preferences, to a certain extent some could apply to other, if not all, locations. I have taken the view that the fact that a local community has chosen to include a particular policy, reflects its awareness that the particular issue is of special importance to the locality, and this does not therefore prevent that policy from satisfying the Basic Conditions.
- 5.8 Taken as a whole I conclude that the Neighbourhood Plan has regard to the policies and principles embedded in the NPPF and Planning Practice Guidance. In those instances where individual policies and/or supporting text have been found to be inconsistent with national planning policy I have made specific recommendations to correct this later in the report.

### **(b) Sustainable Development**

- 5.9 In carrying out the examination I am also required to consider whether the Plan would contribute to the achievement of sustainable development.
- 5.10 In so doing I have had particular regard to the 3 overarching and interdependent objectives established in paragraph 8 of the NPPF, namely:
- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and co-ordinating the provision of infrastructure
  - **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect

---

<sup>16</sup> Planning Practice Guidance para 041 Ref ID: 41-041-20140306

current and future needs and support communities' health, social and cultural well-being; and

- **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.

5.11 Although the Neighbourhood Plan does not make specific provision for new development, for example through site allocations, it includes policies to manage development subject to environmental safeguards. Other policies aim to protect green space and local heritage, and to encourage the provision and/or improvement of retail, health, education, leisure and tourism facilities. These are key aspects of sustainable development, as set out in the NPPF.

5.12 Subject to the modifications recommended later in my report I am satisfied that the Neighbourhood Plan is capable of contributing to the achievement of sustainable development.

### **(c) Strategic Local Policy**

5.13 Statutory weight is given to neighbourhood development plans that are in general conformity with, and do not promote less development than, the strategic policies of the development plan for the area<sup>17</sup>. This ensures neighbourhood plans cannot undermine the overall planning and development strategy for the local area set out in the development plan.

5.14 The current development plan for the Leeds City Council area comprises

- The Leeds Core Strategy 2012 – 2028 (adopted November 2014) as amended by the Core Strategy Selective Review (adopted September 2019)
- The Natural Resources and Waste Plan (adopted January 2013, Minerals and Transport sections adopted September 2015 ),
- Aire Valley Leeds Area Action Plan (adopted November 2017),
- The Site Allocations Plan (adopted July 2019),
- Remaining 'saved' policies in the Leeds Unitary Development Plan Review 2006 (adopted July 2006).

5.15 The Aire Valley Leeds Area Action Plan has no direct relevance to the Wetherby Neighbourhood Area.

5.16 The adopted Leeds Core Strategy (LCS) and the Natural Resources and Waste Local Plan (NRWLP) set out a number of strategic policies to guide future development across the whole City Council area, including Wetherby. Although the Neighbourhood Area is not affected by NRWLP

---

<sup>17</sup> National Planning Policy Framework (2019) para 29



policies to safeguard mineral resources or identify locations for waste management general NRWLP policies, including policies for energy generation, safeguarding trees and air and water quality, managing flood risk, and recycling land are relevant.

- 5.17 Following adoption of the Core Strategy Selective Review (CSSR) in September 2019 the LCS housing requirement has been revised and extended up to 2033; affordable housing, green space and sustainable construction policies have been updated; and new policies on housing standards (size and accessibility) have been introduced.
- 5.18 The Site Allocations Plan (SAP) identifies sites for housing, employment, retail and green space to ensure that enough land is available in appropriate locations to meet the growth targets set out in the Core Strategy.
- 5.19 As the SAP and the CSSR postdate the NPPF (2019 version) policies in those documents take precedence over the NPPF in the event of any conflict.
- 5.20 Although a number of policies in the Leeds Unitary Development Plan (LUDP) remain in force until replaced by new development plan policies<sup>18</sup> none of these are regarded as strategic policies by Leeds City Council within the meaning of national Planning Practice Guidance<sup>19</sup>. In any case less weight may be attached to these policies owing to the period of time which has elapsed since they were first adopted, and the fact that some are also superseded by national planning policy.
- 5.21 In assessing whether the Neighbourhood Plan is in general conformity with strategic policies contained in the Development Plan for the area I have therefore relied on policies in the adopted LCS, SAP and the NRWLP.
- 5.22 A number of modifications are necessary for the Neighbourhood Plan to be in general conformity with the above strategic policies. These are set out in the *Comments on the Neighbourhood Plan* section of my report.

#### **(d) European Union Obligations**

- 5.23 Local Planning Authorities are legally responsible for deciding whether neighbourhood plan proposals are compatible with EU obligations, including obligations under the Strategic Environmental Assessment (SEA) Directive<sup>20</sup>.
- 5.24 In circumstances where a neighbourhood plan is likely to have significant environmental effects, for example where it includes proposals to allocate land for development, it may require an SEA to be undertaken as part of the preparation process in accordance with the SEA Directive and

---

<sup>18</sup> By Direction of the Secretary of State under the provisions of the Planning and Compulsory Purchase Act 2004 (as amended).

<sup>19</sup> Planning Practice Guidance paras 075 & 076 Ref ID: 41-075 -20190509 and 41-076-20190509

<sup>20</sup> European Directive 2001/42/EC

- Environmental Assessment Regulations<sup>21</sup>. Draft neighbourhood plan proposals should therefore be screened to assess whether they are likely to have significant environmental effects<sup>22</sup>. Where significant environmental effects are identified, plans should be accompanied by a full SEA report.
- 5.25 Leeds City Council has therefore prepared a Strategic Environmental Assessment (SEA) screening opinion based on policies in the draft Plan. The assessment concludes that the Neighbourhood Plan does not require a full SEA as no significant environmental effects are likely to occur as a result of the implementation of policies contained in the Plan.
- 5.26 All three statutory consultation bodies (the Environment Agency, Historic England and Natural England) who were consulted during the preparation of the screening opinion agree with the conclusions in the report and no concerns in relation to the screening process have been raised.
- 5.27 A separate Habitats Regulation Assessment screening as to whether a Habitats Regulations Assessment (HRA)<sup>23</sup> was required under the Habitats Directive<sup>24</sup> was also carried out on behalf of the Town Council by Leeds City Council. Although there are no European designated sites within the boundaries of the Neighbourhood Area the screening report examined the impact of the Plan on sites located within 15km of the boundary. This concludes that given the nature of the designations and the scope of the Plan there are no likely significant adverse effects on European sites, and an appropriate assessment of European designated sites is therefore not required in order to progress the Plan further.
- 5.28 The statutory consultation body (Natural England) who were consulted during the preparation of the screening opinion agree with the conclusions in the report and no concerns in relation to the screening process have been raised.
- 5.29 Subsequent to the preparation of the screening opinion the European Court of Justice issued a judgement concerning the interpretation of the EU Habitats Directive and the implications for screening plans and projects. The Judgement<sup>25</sup> overturns the previous interpretation of the Directive and rules that measures intended to avoid or reduce the harmful effects of a plan or project on a European site can only be considered as part of the appropriate assessment stage of the HRA, and it is therefore not appropriate to take account of such measures at the preceding screening stage.
- 5.30 Leeds City Council have therefore reconsidered and updated the HRA Screening Report in the light of the Judgement and subsequent changes to

---

<sup>21</sup> Environmental Assessment of Plans and Programmes Regulations 2004

<sup>22</sup> Planning Practice Guidance para 073 Ref ID: 41-027-20190509

<sup>23</sup> in accordance with Article 6(3) of the EU Habitats Directive and with the Conservation of Habitats and Species Regulations 2010 as amended.

<sup>24</sup> European Directive 92/42/EEC

<sup>25</sup> Case C - 323/17 People over Wind and Sweetman v Coillte Teoranta

---

the Habitats Regulations<sup>26</sup>, in consultation with Natural England as the statutory consultee.

- 5.31 The updated (April 2019) screening opinion concludes that as no mitigation measures were included in the January 2017 screening and the Plan does not give rise to any likely significant effects, it is not caught by the Judgement and is considered to be legally compliant. No objections to the updated screening opinion have been received in response to a six week consultation on the report.
- 5.32 I am therefore satisfied that the SEA screening report and the updated HRA screening report undertaken in accordance with the Regulations, demonstrate that neither a full SEA nor HRA report are required.
- 5.33 Although an equalities impact assessment has not been undertaken the Neighbourhood Plan would appear to have neutral or positive impacts on groups with protected characteristics and on property rights. And no evidence has been put forward to suggest otherwise.
- 5.34 I therefore conclude that the Neighbourhood Plan does not breach, and is otherwise compatible with EU obligations and human rights requirements and therefore satisfies that 'Basic Condition'. As it does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species and Planning Regulations 2018, it also satisfies the additional Basic Condition introduced by those Regulations.

## 6.0 Comments on the Neighbourhood Plan

- 6.1 The Neighbourhood Plan is considered against the Basic Conditions in this section of my report, particularly whether individual policies and supporting text have regard to national policy, and whether they are in general conformity with local strategic policies. Where modifications are recommended, they are highlighted in **bold print**, with any proposed new wording in *italics*.

### (a) Overall Approach

- 6.2 The Plan acknowledges the role of Wetherby as a designated Major Settlement and the role of the LCS and the SAP in establishing the scale and distribution of planned development. No attempt is therefore made to establish a local housing requirement or to allocate specific sites for development. Instead the Plan focuses on how proposals for new housing development will be managed through policies aimed at securing an appropriate mix of housing and influencing the design and layout of

---

<sup>26</sup> Conservation of Habitats and Species Regulations 2017 and the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018.

---

development.

- 6.3 Other policies aim to protect and enhance existing facilities, local heritage, and green infrastructure; safeguard the character of the conservation area; and ensure new development has good connectivity with the rest of the town. The Plan also encourages the provision of tourism related facilities and new health facilities and promotes the provision of a mix of educational/leisure/cultural and other facilities on the Wetherby High School Site.

Comments

- 6.4 Neighbourhood Plans are required to be prepared in conformity with the extant development plan for the area, and while neighbourhood plans are not to be tested against policies in an emerging Local Plan<sup>27</sup> Planning Practice Guidance advocates a collaborative approach to ensure the production of complementary neighbourhood plans and Local Plans.<sup>28</sup>
- 6.5 Greater clarity could therefore be achieved by specifically acknowledging the relevance of the CSSR in updating the long term housing requirement and also updating the current housing requirement in the light of recent completions and current commitments. It would also be helpful to clarify that no allocations are proposed in the Plan as decisions on the scale and distribution of future development are left to higher tier plans produced by Leeds City Council.
- 6.6 This issue is addressed in my recommended modifications to Section 3.3 (Provision of New Housing), including my recommendation to amend Policy H2 (Quality and Layout of Housing Developments) to remove the potential embargo on large scale developments, which could affect the ability of the town to satisfy the housing requirement. I am otherwise satisfied that the Plan will not undermine the spatial growth strategy in the LCS (as amended by the CSSR).
- 6.7 Other policies in the Plan to manage future housing proposals, safeguard and enhance environmental features, and to support local services and facilities are consistent with LCS policies and with Wetherby's role in the settlement hierarchy as a Major Settlement which is expected to contribute to meeting future development needs.

**(b) Scope of the Plan/Omissions**

- 6.8 In responding to the Regulation 16 Publicity the NFU have suggested that the scope of the Plan, including its objectives, should be extended to ensure that the role of agriculture in providing jobs, supporting renewable energy initiatives and tourism ambitions, and maintaining the quality of the local environment is fully recognised. It is further suggested that the objective of meeting the housing needs of the town should take into

---

<sup>27</sup> Planning Practice Guidance para 009 Ref ID: 41-009-20190509

<sup>28</sup> Planning Practice Guidance para 009 Ref ID: 41-009-21090500

account farm building conversions and the provision of affordable housing to enable farm business succession.

- 6.9 Leeds Local Access Forum consider the Plan should specifically support proposals which incorporate improvements to the public rights of way network.
- 6.10 Local residents have suggested that the Plan should include policies to address flood risk concerns and to increase health care provision to meet the needs of the planned increase in population. It is also suggested that specific examples of community aspirations should be provided in Section 4.0 (Projects and Aspirations) rather than generalised statements.

#### Comments

- 6.11 While the Plan may be improved by incorporating some of these suggestions neighbourhood plans are not obliged to contain policies addressing all types of development<sup>29</sup> or aspirations and there is no prescription in current guidance or legislation about the range of topics that should be covered, or the level of detail. It is also outside my remit to recommend the incorporation of additional policies or more ambitious objectives, which in any case have not previously been subject to consultation during the preparation of the Plan.
- 6.12 The perceived omissions do not therefore affect the Plan's ability to satisfy the Basic Conditions and the Plan instead concentrates on addressing issues which have been identified as local priorities through consultation with the wider community.
- 6.13 No changes to the Plan are therefore recommended in response to the above representations.

#### **(c) Introductory Chapters**

- 6.14 The Introduction to the Plan explains the background to the preparation of the Plan, including the role of neighbourhood planning, and the process for securing community approval. It also describes the planning context within which the Plan has been prepared.
- 6.15 This is followed by a section (About the Town) describing the location, character, and historic development of the town, as well as socio-economic, demographic and spatial characteristics
- 6.16 The text (and the Plan as a whole) is supported by a number of photographs and maps which contribute toward the readability of the Plan. There is also a map identifying the Parish boundary.

#### Comments

- 6.17 These introductory chapters are clearly written and informative. They provide the background to the Plan and help to develop a sense of place.

---

<sup>29</sup> Planning Practice Guidance para 040 Ref ID: 41-040-20160211

By highlighting specific local characteristics they help to demonstrate how the overall Plan vision and objectives have been arrived at.

- 6.18 A number of minor changes are however required to improve the clarity and accuracy of the text in a number of places.
- 6.19 First, in order to differentiate between higher tier Councils such as Leeds City Council and lower tier or Local Councils such as Wetherby Town Council, the reference to Leeds City Council as a Local Council in the third paragraph of section 1.1 (Background to Neighbourhood Development Planning) should be replaced with a more appropriate description such as 'Local Planning Authority'.
- 6.20 Second, a more accurate reference to the role of the examiner should be incorporated in the fourth paragraph of section 1.1 and the vague requirement for neighbourhood plan proposals to be of a 'decent quality' should be replaced with a more specific reference to satisfying the Basic Conditions.
- 6.21 Third, the explanation provided in the fifth paragraph of section 1.1 concerning the amended Neighbourhood Area boundary should clarify that this came about as a result of a parish boundary review undertaken by Leeds City Council and that the original Neighbourhood Area boundary was subsequently amended and re-designated to ensure it coincides with the revised Parish boundary. The date of the original 2012 Neighbourhood Area designation in the text and the date of the revised 2016 designation on the accompanying map should also be corrected.
- 6.22 Fourth, a factual correction is required in the first paragraph in section 1.2.4 which incorrectly refers to Wetherby being located within the city of Leeds, a matter commented on by Wetherby Civic Society. Reference to Leeds City Council administrative area would be more appropriate and would avoid the inference that the town falls within the built up area of the city of Leeds.
- 6.23 Fifth, section 3.2.2 overlooks the fact that the Local Plan has replaced the Local Development Framework as the Development Plan for the area. A number of changes are required to reflect the current position and also to acknowledge the current status of the SAP and the selective review of LCS.

### **Recommendation 01**

- a) In Section 1.1 (Background to Neighbourhood Development Planning) replace 'Local Councils' in line 1 of paragraph 3 with '*Local Planning Authorities*'
- b) Replace 'appropriately meets the conditions' in line 1 of paragraph 4 with '*satisfies statutory and regulatory requirements*', and replace 'of a decent quality' in line 3 with '*meet the Basic Conditions*'.
- c) Replace '11<sup>th</sup> December 2013' in line 5 of paragraph 5 with '*17<sup>th</sup> September 2012*'

- d) **Replace the final sentence in paragraph 5 with ‘*Following a review of parish boundaries by Leeds City Council the Neighbourhood Area boundary was subsequently revised and re-designated on 15<sup>th</sup> November 2016 to ensure that the boundary coincides with the revised parish boundary*’.**
- e) **Change the title of the Neighbourhood Area map at the end of section 1.1 to ‘*Wetherby Neighbourhood Area November 2016*’**

### **Recommendation 02**

**In Section 1.2.4 (Wetherby Today) replace ‘City of Leeds’ in line 1 of paragraph 1 with ‘*Leeds City Council administrative area*’**

### **Recommendation 03**

**Update section 3.2.2 to reflect the current circumstances in relation to the Development Plan for the area and the status of individual Local Plan documents, including the SAP and CSSR.**

### **(d) Vision and Objectives**

- 6.24 The overarching vision of the Plan is for Wetherby to be a fair, inclusive and high quality sustainable place to live and work, which will strive to maintain and enhance its character as a genuine market town.
- 6.25 The vision is supported by five objectives which inform the land use and development related policies, and the projects and aspirations in the next sections of the Plan.

#### Comments

- 6.26 The vision and objectives capture the concerns and key issues raised by the local community during the preparation of the Plan. They are relevant to the local area and demonstrate how particular local issues have influenced the overall approach in the Plan and justify the inclusion of specific policies.
- 6.27 However in order to fully reflect national planning policy and Wetherby’s status as a Major Settlement (in the LCS) the Plan’s objectives should not be restricted to meeting local needs only, particularly since ‘local’ is not defined in the Plan. For instance the LCS states that development of Major Settlements will help to reinforce their role as a provider of services to residents and those immediately surrounding the settlement. Discrimination in favour of providing housing for local people only would also be at odds with the allocation of land for a combined total of 1,351 dwellings in Wetherby in the adopted SAP.
- 6.28 Similar considerations apply to the provision of employment opportunities, facilities and services, and the promotion of sustainable energy and transport. In this respect I am mindful of the fact that considerable

emphasis is placed in the Plan on promoting sustainable tourism by attracting shoppers and visitors and supporting other tourism related initiatives.

#### **Recommendation 04**

- a) In the first Objective in Section 2.2 replace ‘the needs of local people’ with ‘*identified needs*’
- b) In the second Objective replace ‘the needs of the town’ with ‘*identified needs, including the needs of local people*’
- c) In the third Objective delete ‘for local people’, and replace ‘they need’ with ‘*are needed*’
- d) In the fourth Objective delete ‘for the benefit of local people’

#### **(e) Key Themes and Land Use Policies**

- 6.29 The key themes and land use policies part of the Plan covers six topics: Provision of New Housing; Work and the Economy; Health, Well-being and Leisure; Education; Environment and Sustainability; and Townscape Design.
- 6.30 Each theme is introduced with an explanation as to how the proposed policies will address specific issues and objectives accompanied by a list of relevant policies and objectives, and a schedule of evidence base documents.
- 6.31 The individual policies that follow are preceded in each case by a commentary on relevant issues and evidence which provides the justification for the policy. For ease of reference policies are presented in a highlighted box to distinguish them from the supporting text and justification.

#### Comments

- 6.32 The presentation of themes and policies makes it easy to follow the rationale behind each policy, and the linkages between the policies and the issues and objectives which inform them. The cross referencing to supporting evidence and appendices is particularly helpful in this respect.
- 6.33 It is however apparent that the wording of many of the objectives identified as ‘Objectives Addressed’, in the introduction to each thematic section, does not accurately reflect the wording of the ‘key objectives’ established in section 2.2 of the Plan. Amendment to these objectives is therefore required which should also ensure consistency with my recommended changes in Recommendation 04 above.
- 6.34 The joint response to the questions set out in my letter of 12 July to Leeds City Council and Wetherby Town Council (see Appendix 2) also reveals a number of inaccuracies in the lists of evidence provided in the ‘Supporting Evidence Base’ boxes at the beginning of each thematic section. First, references to the ‘Community Survey 2015’ should read ‘Community



Survey 2013' as this was the principal survey that informed the drafting of the Plan. Second, the references to the Local List Assessment and Local Green Spaces Assessment in Section 3.7 (Environment and Sustainability) should clarify that these are presented as Appendices in the Plan.

#### **Recommendation 05**

- a) **Amend the wording of the objectives listed under 'Objectives Addressed', in sections 3.3, 3.4, 3.5, 3.6, 3.7, and 3.8, to ensure the wording reflects the precise wording of the objectives in section 2.2 (Key Objectives), and is consistent with my recommended changes in Recommendation 04 above**
- b) **Change the date of the Community Survey to '2013' in the lists of evidence in the 'Supporting Evidence Base' boxes at the beginning of each section**
- c) **Insert 'Appendix 2 - ' before 'Local Green Spaces Assessment, Wetherby NDP, 2016' in the 'Supporting Evidence Base' box in Section 3.7**
- d) **Insert 'Appendix 1 - ' before 'Local List Assessment, Wetherby NDP, 2016' in the 'Supporting Evidence Base' box in Section 3.7**

### **3.3 Provision of New Housing**

6.35 **Policy H1 (Provide an Appropriate Mix of Housing)** aims to ensure that new housing developments of more than 10 dwellings provide an appropriate mix of housing in terms of size and affordability, and that schemes provide for adaptability so as to meet the needs of people as they grow older.

#### Comments

- 6.36 Policy H1 has regard to national planning policy by ensuring that major housing schemes cater for the identified needs of different groups within the community, including those in affordable housing need (NPPF paragraphs 61 and 62). The provision of a range of homes to meet the needs of present and future generations is one of the key attributes of the social objective of sustainable development. The policy also generally conforms with LCS Policy H4 (Housing Mix).
- 6.37 I do however have reservations about the practicability and clarity of the detailed policy wording, which is not fully compliant with national and local strategic policy, and the accuracy of the accompanying justification.
- 6.38 First, the nationally established definition of 'major residential development' which is used for development management purposes is 'ten or more dwellings' not 'more than ten dwellings'.
- 6.39 Second, to more accurately reflect national policy and local strategic policy, reference should be made to the provision of a mix of dwelling types and

tenures not just dwelling sizes.

- 6.40 Third, by concentrating on the housing needs of Wetherby residents the policy effectively ignores the needs of other residents living within the Neighbourhood Area or those who may move into the area. This contrasts with the evidence provided by the 2016 Wetherby Housing Market Assessment (WHMA) which is referred to in the policy and the supporting text, (and summarised in Appendix 3), which specifically takes into account demand for different types and sizes of housing arising from a wider catchment area.
- 6.41 As the policy approach also conflicts with the role of Wetherby as a Major Settlement in the settlement hierarchy the policy should be amended to ensure that the identified housing needs of the wider community (in terms of types and sizes of dwellings) are taken into account as well as the needs of the local community.
- 6.42 Fourth, while I am satisfied that the evidence in the WMHA provides an adequate justification for the policy I also share the concerns raised by Wetherby Civic Society and a local resident that the commentary on the evidence in section 3.3.1 (paragraphs 4 and 5) is potentially misleading. This is because the WHMA provides an alternative market-demand based estimate of future housing required in Wetherby, in comparison with the need based projections used for LCS and SAP purposes. As the Plan avoids allocating sites for development, relying instead on the LCS and the SAP to address the scale and distribution of future housing, it is somewhat confusing to introduce an alternative housing requirement based on market demand, particularly since national planning policy (NPPF paragraph 60) emphasises that policies should be informed by assessment of housing need rather than demand.
- 6.43 Neither is it appropriate to rely on evidence from the 2012 Housing Needs Survey undertaken by Arc4 which is now out of date, and which the Town Council has not been able to produce in response to the request made in my letter of 12 July seeking clarification and further evidence on a number of issues and factual matters.
- 6.44 Fifth, for the same reasons I also agree with Taylor Wimpey that it is not appropriate for development proposals to be tested against the housing mix requirement identified in the WHMA.
- 6.45 Sixth, it is not clear how the requirements in parts b) and c) of the policy would be applied and I am therefore not convinced this provides a practical basis for decision making. I have considered whether the introduction of specific thresholds or criteria would help overcome this difficulty, but in the absence of specific evidence and because interested parties have only had the opportunity to comment on the Plan proposals as published, this would be inappropriate. In any case the policy objectives in relation to the provision of affordable housing and lifetime homes may be satisfied by NPPF and LCS policies.
- 6.46 Further amendments to both the policy wording and the accompanying justification are therefore required to address these issues, including

replacing the existing commentary on the WHMA in section 3.3.1 with an explanation that while the WHMA provides an indication of potential housing demand, including demand for differing types and sizes of housing, it does not take precedence over projected housing needs identified through the LCS and SAP process.

- 6.47 The accompanying text should also clarify that no allocations are proposed in the Plan as decisions on the scale and distribution of future development are being left to higher tier plans produced by Leeds City Council and to explain the role of the CSSR in reviewing the long term housing requirement. At the same time it would, as suggested by a number of respondents to the Regulation 16 Publicity, be logical to update information regarding recent completions and current commitments and to provide details of sites that have been allocated in the SAP to satisfy the remaining housing requirement.
- 6.48 While I agree with the Better Wetherby Partnership that the 'Issues' described in Section 3.3.1 could establish a better context for future growth in and around Wetherby this should be expressed in a more balanced way than the wording suggested in order to reflect the positive approach to new housing advocated in national planning policy and with Wetherby's status as a Major Settlement.

#### **Recommendation 06**

- a) In Policy H1 replace 'more than 10' in line 1 with '*10 or more*'.
- b) Insert '*, type, tenure*', after 'in terms of size' in line 1 of Part a)
- c) Insert '*identified housing needs, including*' after 'help to support' in line 2 and replace 'as identified by the most recent available housing market assessment and/or needs survey' with '*taking into account an up to date housing needs survey*'.
- d) Delete Parts b) and c).

#### **Recommendation 07**

- a) Delete 'Wetherby Housing Needs Survey, Arc4, 2012' from the list of supporting evidence in the 'Supporting Evidence Base' box in Section 3.3
- b) In Section 3.3.1(Issues) insert an additional paragraph after paragraph 1 to clarify that no allocations are proposed in the Plan as decisions on the scale and distribution of future development are being left to higher tier plans produced by Leeds City Council. The commentary should explain that while Wetherby has been identified as capable of accommodating continued sustainable growth, future planning decisions will take green belt and other planning policy considerations into account, as well as the potential impact of development on the landscape setting of the town.
- c) In paragraph 2 update information regarding the status of extant and emerging development plan documents, including

**the role of the CSSR in reviewing the long term housing requirement for Wetherby, update recent completions and current commitments, and provide details of sites that have been allocated in the SAP to satisfy the remaining housing requirement.**

- d) In Section 3.3.1 (Evidence) replace the existing commentary on the WHMA in paragraphs 4 and 5 with an explanation that while the WHMA provides an indication of potential housing demand, including demand for differing types and sizes of housing, it does not take precedence over projected housing needs identified through the LCS and SAP process. The explanation should emphasise that the information in Appendix 3, is for indicative purposes only.**

6.49 Subject to the above modifications the Policy meets the Basic Conditions.

6.50 **Policy H2 (Quality and Layout of Housing Developments)** aims to ensure that all new housing developments are of a high quality design and layout by establishing specific design criteria against which proposals for new housing will be considered, including proposals affecting different parts of Wetherby Conservation Area. The policy criteria include a requirement to provide adequate car parking and a requirement to avoid stand alone large scale developments that are not close to and effectively integrated with the current built up area.

Comments

6.51 The policy reflects two of the fundamental objectives of national planning policy to ensure that new development creates well designed buildings and a sense of place, and to safeguard the historic environment. By setting out clear design requirements, including requirements for proposals within the Conservation Area, it accords with the expectation in paragraph 125 of the NPPF that Neighbourhood Plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. Fostering a well designed and safe environment and protecting and enhancing the historic environment are key attributes of the social and environmental objectives of sustainable development.

6.52 The policy also generally conforms with principles established in LCS Policy P10 (Design) and Policy P11 (Conservation) by requiring proposals to provide designs that are appropriate to the locality and/or to conserve and enhance those elements of the Conservation Area which help to give the Conservation Area its distinct identity

6.53 However, although the intentions behind criteria d) (car parking), and f) (density) are clear and unambiguous, the wording of both criteria is inconsistent with the more specific requirements for car parking and density established in the LCS.

6.54 For instance, LCS Policy T2 (Accessibility Requirements and New

Development) relies on comprehensive car parking standards established in LCC Parking SPD (January 2016) and LCC Street Design Guide (August 2009). While the Parking SPD introduces a 1.8 spaces per dwelling standard for student accommodation, car parking standards for other forms of residential development are provided in the Street Design Guide. This includes guidelines for a range of dwelling sizes, plus visitor parking, which contrasts with the more simplistic approach proposed in the Neighbourhood Plan.

- 6.55 Similarly, while LCS Policy H3 (Density of Residential Development) establishes specific minimum housing densities across the settlement hierarchy, criteria f) of Policy H2 provides a much less precise framework for considering development proposals.
- 6.56 In both cases no evidence has been produced, (such as higher car ownership levels or the impact of recent development) to justify adopting different standards to those adopted by LCC, and I therefore recommend the deletion of both criteria.
- 6.57 Further amendment is required to remove the inconsistency between criterion l) which, as drafted, does not preclude the development of 'stand alone large scale' housing schemes, provided development is close to and effectively integrated with the current built up area, and the accompanying justification in Section 3.3.2 (Issues), which favours the dispersal of development over a range of sites rather than single large developments.
- 6.58 While I acknowledge the (presumed) intention to resist large scale development through the operation of the policy is supported by significant local opposition to this form of development, this is not in itself sufficient justification for the approach taken. In particular, since decisions on the future scale and distribution of development have been left to Leeds City Council, I would question whether it is appropriate for the Plan to influence the future pattern of development, which, as pointed out by Taylor Wimpey, may potentially affect the ability of the town to satisfy the housing requirement.
- 6.59 I am also mindful of the fact that the stated preference for a range of smaller sites is at odds with the approach in the adopted SAP, which allocates two large housing sites on the north eastern edge of the town at Sandbeck Lane and to the east of the town for 165 dwellings and 1,100 dwellings respectively. A number of those responding to the Regulation 16 Publicity have also commented on the inability of the Plan to influence the future pattern of development in this respect.
- 6.60 I therefore recommend removing references to large scale development in the policy wording and accompanying text in order to satisfy the Basic Conditions. The remaining objectives to ensure good connectivity of new development and integration with existing development are consistent with sustainable development objectives in national and higher tier policy.
- 6.61 Minor amendments are also required to clarify the wording of the policy justification (in line 1 of paragraph 1 in Section 3.3.2) and to remove the ambiguous reference to the 'vision for Wetherby' in line 1 of paragraph 2,

since there is no reference to maintaining a compact shape to development in the Plan's stated Vision in Section 2.

#### **Recommendation 08**

- a) **Delete Criteria d) and f) in Policy H2 and re-letter the remaining criteria**
- b) **Replace criterion l) with '*ensuring new development is close to and effectively integrated with the existing built up area*'**
- c) **In Section 3.3.2 delete 'strive to' in line 1 of paragraph 1**
- d) **Replace 'The vision for Wetherby' in line 1 of paragraph 2 with '*The aim*'**
- e) **Delete the second and fourth sentences in paragraph 2.**

6.62 Subject to the above modifications the Policy meets the Basic Conditions.

### **3.4 Work and the Economy**

6.63 **Policy WE1 (Town Centre Development)** is intended to ensure the town centre remains the focus for retail uses by discouraging redevelopment schemes which would result in the loss of existing retail facilities, unless there is no reasonable prospect of viable continued use or the proposal includes alternative retail provision within the town centre. The policy also requires new office development to be in keeping with its surroundings to help sustain the attractiveness of the centre.

6.64 Another policy strand encourages the use of upper floors of retail premises for residential use in order to promote the vitality of the town centre and meet the need for small rented homes, subject to amenity considerations.

#### Comments

6.65 Wetherby Town Centre is identified in the LCS (Policy P1) as one of twenty seven designated Town Centres which offer shopping and other services to meet weekly and day to day requirements. The Town Centre boundary, together with primary and secondary shopping frontages, are identified in the SAP (Policy RTC1), and replicated in the Neighbourhood Plan.

6.66 However, while Policy WE1 reflects national planning policy and LCS objectives to resist the loss of existing community facilities and services (including retail facilities), it conflicts with LCS Policy P2 (Acceptable Uses In and On the Edge of Town Centres) which specifically identifies a range of non retail uses, including services, offices and residential uses (above ground floor) that are acceptable in principle in town centres. This approach is endorsed by recent revisions to national planning policy and Planning Practice Guidance which promote the growth and diversification of town centres in response to changing market conditions<sup>30</sup> and

---

<sup>30</sup> NPPF para 85a

- recognise that a wide range of complementary uses can, if suitably located, help to support the vitality of town centres.<sup>31</sup>
- 6.67 Amendment to the policy is therefore required to support the provision of appropriate types of non retail uses in the town centre, consistent with national and local strategic planning policy. I appreciate this dilutes the effectiveness of the first part of the policy, but as drafted, the policy does not satisfy the Basic Conditions.
- 6.68 In making this recommendation I am mindful of the need to consider whether the policy (as recommended to be amended) will supersede any other extant development plan policies for controlling development within the town centre, and if so, the extent to which this would weaken or enhance future decision making.
- 6.69 SAP Policy RTC3 (Protected Shopping Frontages Within Town and Local Centres) and SAP Policy RTC4 (Shop fronts) have recently replaced a number of former LUDP retail policies, and provide a practical and measurable framework for regulating non retail uses. However, while Policy WE1 is aimed at resisting redevelopment proposals which would result in the loss of shopping facilities in the town centre, SAP Policies RTC3 and RTC4 are intended to safeguard the role and character of protected frontages by restricting changes of use to non retail uses within the protected frontages. I do not therefore consider that the need to take all three policies into account will create any conflict for decision makers.
- 6.70 The second and third parts of the policy are generally consistent with national and local strategic planning policy by ensuring that development in the town centre reflects its distinctive character<sup>32</sup> and by recognising that residential development can play an important role in ensuring the vitality of the centre<sup>33</sup>. However, I see no reason why the aim of bringing redundant space back into use above retail premises should not apply equally to all premises within the town centre, to secure more effective use of land and premises in line with national planning policy<sup>34</sup>.
- 6.71 I also agree with Gladman Developments Ltd that the policy would provide a better framework for decision making if it incorporated a mechanism for testing the viability of existing and previous uses by requiring marketing evidence to be provided, demonstrating that efforts have been made to find alternative uses over a reasonable period of time. Based on practice elsewhere and current market conditions this seems a not unreasonable approach.
- 6.72 While Gladman suggest a 12 month marketing period I recommend 6 months, as this would ensure consistency with the 6 months marketing period adopted by Leeds City Council in considering whether circumstances justify relaxing the SAP shopping frontage policies<sup>35</sup>.

---

<sup>31</sup> Planning Practice Guidance para 001 Ref ID:2b-001-20190722

<sup>32</sup> NPPF para 85a

<sup>33</sup> NPPF para 85f and Planning Practice Guidance para 001 Ref ID:2b-001-20190722

<sup>34</sup> NPPF paras 117 & 118

<sup>35</sup> SAP Section 2.0 (Retail, Housing, Employment and Green space Overview) para 2.24

---

- 6.73 My further recommended changes are intended to clarify that the policy applies to proposals for redevelopment of Class A1 retail facilities within the town centre, and to remove references to 'local shopping facilities' consistent with my previous recommended changes to the Plan's Objectives in Recommendation 4 and Recommendation 5 above.
- 6.74 The effectiveness of the policy wording could also be improved by clarifying the circumstances in which proposals will be approved, since as drafted the policy does not provide a mechanism for considering whether development proposals will be acceptable or not from a development management perspective. Rather than 'discouraging' specific forms of development it would be more appropriate to refer to proposals being 'not being acceptable' unless they meet meeting the policy criteria.
- 6.75 A minor typographical correction is required in sub clause a)i which includes the word 'provision' twice.
- 6.76 I also recommend changes to the supporting text to clarify that the boundaries of the town centre and protected shopping frontages are designated in the SAP.

#### **Recommendation 09**

- a) **Replace 'local shopping' in line 1 of Part a) of Policy WE1 with '*Class A1 retail*'**
  - b) **Insert '*in the town centre*' in line 1 of Part a) after 'facilities'**
  - c) **Replace 'be discouraged' with '*not be supported*'**
  - d) **Insert an additional sub clause after line 2 and before sub clause a)i as follows, '*they incorporate premises for other acceptable town centre uses consistent with Leeds Core Strategy and Site Allocations Plan policies; or*', and renumber the existing sub clauses**
  - e) **Replace 'local shopping provision' in Part a)i with '*Class A1 retail*'**
  - f) **Delete 'use' after 'in its current' in Part a)ii and insert '*or previous use and it has been demonstrated that the premises have been marketed for Class A1 retail use for at least 6 months*'**
  - g) **Replace 'retail units' in line 1 of Part c) with '*premises*'**
  - h) **Delete 'Of particular interest is the opportunity for living over the shop' in line 2 and insert '*Particular support is given to living over the shop initiatives*'**
  - i) **Replace the sentence immediately preceding Policy WE1 in Section 3.4.1 with '*The boundaries of the town centre, and primary and secondary shopping frontages, as designated in the Leeds Site Allocations Plan are reproduced below*'.**
- 6.77 Subject to the above modifications the Policy meets the Basic Conditions.
-



6.78 **Policy WE2 (Sustainable Tourism Enhancement)** encourages proposals which would enhance the existing tourism offer subject to a number of environmental and development criteria, including the need to produce a travel plan which minimises travel disruption.

Comments

- 6.79 By recognising the scope for investment in leisure and tourism the policy complements national planning policy and other Neighbourhood Plan objectives to promote economic growth and support town centres consistent with environmental objectives. Fostering economic growth in a way which meets transport and environmental objectives is one of the founding principles of sustainable development.
- 6.80 The policy also accords with LCS Spatial Policy 8 (Economic Development Priorities) which identifies a range of opportunities that are expected to contribute toward the development of a strong local economy, including continued growth in leisure and tourism.
- 6.81 My only reservation is whether by focusing on ‘encouraging’ tourism related development the policy provides a less effective mechanism for considering proposals from a development management perspective than policies which identify the circumstances in which specific types of development will be supported. However as the policy does require proposals to meet specific criteria in addition to its overriding objective of stimulating tourism related development, I am satisfied that it provides a reasonable basis for decision making.
- 6.82 The policy therefore meets the Basic Conditions and no modification is required.
- 6.83 There is however a minor typographical error in the supporting text as I assume the sub heading (iii Policy) which precedes Policy WE2 is a remnant from a previous draft of the document as, with the exception of Policy D1 which is subject to the same error, no other policies are preceded by sub headings.

**Recommendation 10**

**Delete the sub heading ‘iii. Policy’ which precedes Policy WE2**

**3.5 Health, Well-being and Leisure**

- 6.84 The Plan recognises the importance of sport and leisure facilities and the availability of community facilities to the health and well-being of the local community. It also acknowledges the desirability of improving health care provision and reducing travel to out of town health care facilities such as minor injuries and out patient referrals.
- 6.85 **Policy HWL1 (Sport and Leisure Facilities)** and **Policy HWL2 (Community Facilities)** give encouragement to proposals that will update

and improve the range of sport and leisure facilities or provide new or improved community facilities, subject to meeting a number of development criteria.

- 6.86 **Policy HWL3 (Health Care Facilities)** supports the provision of new health care facilities and services, particularly those which address identified needs and reduce the number of journeys to out of town facilities.

Comments

- 6.87 The policies generally reflect national planning policy and local strategic policy which promote social interaction and support healthy lifestyles by encouraging the provision of additional leisure and community facilities and services (LCS Policy P9 – Community Facilities and Other Services), balanced with environmental considerations (LCS Spatial Policy SP1 – Location of Development). These are key attributes of the social and environmental objectives of sustainable development. Reducing the number of car-borne journeys and focusing development in sustainable locations also contributes toward sustainable development objectives.
- 6.88 While Policies HWL1 and HWL2 are intended to encourage further investment in sport, leisure and community facilities and establish a range of requirements which proposals should aim to meet, Policy HWL3 takes a more development management approach by identifying the specific circumstances in which proposals will be supported.
- 6.89 Although this provides a clearer mechanism for determining whether proposals are acceptable or not, for the reasons stated in paragraph 6.81 above in relation to Policy WE2, I am satisfied that Policies HWL1 and HWL2 can still provide a reasonable basis for decision making. In the interests of consistency I therefore recommend adopting the same wording in Policy HWL3, particularly since that policy is also aspirational in nature in seeking to promote investment in health care facilities by other organisations.
- 6.90 In order to make the policies more effective further changes are required to the wording of the policy criteria concerned with regulating the potential impacts of development on local and residential amenity, seeking improvements to the local environment, and ensuring the provision of adequate car parking.
- 6.91 For example, merely requiring proposals to ‘consider’ local amenity issues is insufficiently precise to enable the potential impact of development proposals to be assessed. Since all proposals potentially have an adverse effect on local amenity an alternative approach which has been used in other development plan documents would be to incorporate a test as to whether a proposal has a ‘significant effect’ or an ‘unacceptable adverse impact’. While I appreciate that decision makers would still be required to make a judgement as to whether an impact is considered significant or unacceptable I consider this to be a more realistic approach.
- 6.92 As similar considerations affect criteria intended to protect residential amenity I suggest the local amenity and residential amenity criteria be combined.
-

- 6.93 I would also question the practicality of assessing whether proposals have a positive impact on the surrounding local environment, and whether this is in any case a realistic expectation. For example, there is nothing in national planning policy which suggests that the requirement for proposals to make a positive contribution to the character and distinctiveness of the historic environment<sup>36</sup> should be applied to development proposals generally. A requirement to respect the character of the surrounding environment would provide a similar safeguard to that intended.
- 6.94 Similarly, while it is a reasonable aspiration to require development proposals to provide adequate car parking, as there is no explanation as to what constitutes adequate car parking, for example by reference to specific car parking standards, the policy does not provide an appropriate mechanism for considering development proposals. Having previously rejected the introduction of local car parking standards due to inadequate evidence (in considering Policy H2 above) I therefore suggest that the car parking standards adopted by Leeds City Council, through the Parking SPD and Street Design Guide, which apply across the whole of the Leeds administrative area including Wetherby, provide the most appropriate basis for evaluating proposals. Reference should also be made to the most recently adopted standards in order to future proof the policy.
- 6.95 A number of minor changes are required to correct typographical errors, to improve the clarity of the policy wording and accompanying text, and to ensure a consistent approach throughout the Plan.
- 6.96 First, it would be helpful to clarify the location of the individual community facilities referred to in Policy HWL2 by cross reference to the Policies Map.
- 6.97 Second, Policy HWL3 suggests that new health care provision is required for Wetherby residents needs only, which as referred to previously in my report, is not consistent with Wetherby's role as a Major Settlement which should cater for the needs of the wider community.
- 6.98 Third, the meaning of the commentary on 'evidence' in Section 3.5.3 is unclear as there appears to be some missing text at the end of the sentence which begins with 'Discussions have taken place'.

#### **Recommendation 11**

- a) **Replace criteria b) and c) in Policy HWL1 with one combined criterion b) '*Ensure they do not have an unacceptable adverse impact on local amenity, including the existing amenities of surrounding residents*', and re-letter the remaining criteria**
- b) **Replace 'Improve' in criterion d) with '*Respect the character of*'**
- c) **Insert '*in accordance with the most up to date standards adopted by Leeds City Council*' at the end of criterion f).**

---

<sup>36</sup> NPPF para 185 (Conserving and Enhancing the Historic Environment)

### Recommendation 12

- a) Replace the second and third bullet points in Part a) of Policy HWL2 with one combined bullet point *'Ensure they do not have an unacceptable adverse impact on local amenity, including the existing amenities of surrounding residents'*,
- b) Replace 'Improve' in the fourth bullet point with *'Respect the character of'*
- c) Replace 'sufficient' with *'adequate'* in bullet point 6 and insert *'in accordance with the most up to date standards adopted by Leeds City Council'* after 'car parking facilities'
- d) Delete 'for an existing' after 'provision of a replacement' in line 1 of Part b), and replace 'to' after 'as listed' with *'above and identified on Policies Map 1 through'*

### Recommendation 13

- a) Delete 'supported subject to the following criteria' in line 1 of Policy HWL3 and insert *'encouraged and should seek to'*
- b) Delete 'the provision of healthcare facilities should' in line 1 of criterion a)
- c) Delete 'the' after 'which respond to' in line 1 of criterion a) and delete 'of residents in Wetherby' at the end of the criterion
- d) Delete 'the additional or new facilities should' in criterion b)
- e) Replace criterion c) with *'provide adequate off street parking facilities in accordance with the most up to date standards adopted by Leeds City Council'*
- f) Incorporate the missing information at the end of the first sentence in paragraph 2 of the commentary on 'Evidence' in Section 3.5.3.

6.99 Subject to the above modifications Policies HWL1, HWL2 and HWL3 meet the Basic Conditions.

## 3.6 Education

6.100 **Policy E1 (Wetherby High School Site)** actively encourages the replacement of the existing High School with modern buildings and facilities in a way which satisfies a number of planning and development criteria.

### Comments

6.101 The aim of securing the provision of modern educational facilities reflects the national planning policy objective of ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Policy E1 also has regard to other aspects of national planning policy by ensuring that development proposals satisfy a number of design requirements and accessibility standards and contribute toward the

- provision of green infrastructure. These are all key aspects of the social, economic and environmental dimensions of sustainable development.
- 6.102 The policy is also consistent with local strategic policies which recognise the importance of community and educational facilities to community well-being (LCS Policy P9 Community Facilities and Other Services), and which aim to conserve the historic environment (LCS Policy G9 Conservation) and maximise opportunities for improved accessibility and sustainable transport (LCS Policy T2 Accessibility Requirements and New Development).
- 6.103 In considering whether the policy satisfies the Basic Conditions I note that the replacement of the High School does not appear to be currently supported by the landowner (Leeds City Council in the Council's role as Local Education Authority). While there is therefore no justification in promoting an allocation of land for this purpose, the policy does represent an appropriate response to the community's desire to influence future investment decisions of the Local Education Authority, and to provide a context for the design of future proposals. In reaching this conclusion I am mindful of the fact that one of the main purposes of neighbourhood planning is to provide local communities with the opportunity to 'shape and direct sustainable development by influencing local planning decisions as part of the statutory development plan (NPPF paragraph 29).
- 6.104 My only reservation is that the policy as drafted could unintentionally facilitate the provision of alternative and/or additional uses, such as residential use. However this can be overcome by clarifying that proposals should be for continued educational use of the site, and that the additional uses referred to in the accompanying justification, such as a library, sports centre and adult care facilities, should be ancillary or complementary to the principal educational use.
- 6.105 I also recommend amending criterion b) to ensure consistent wording with my previously recommended change to Policies HWL1 and HWL2 by requiring designs to respect the character of the surrounding local environment, rather than 'complementing surrounding buildings', which would in any case be an impractical proposition given the range of different residential, institutional and commercial building types in the neighbourhood.
- 6.106 Further amendment is required to ensure criterion b) fully accords with national planning policy on the historic environment and to address the concern raised by a local resident about the practicality of accommodating multiple uses on site without detracting from the adjacent conservation area, particularly if designs include multiple storey buildings.
- 6.107 My recommended change therefore replaces the somewhat vague aspiration that proposals should enhance the setting of the adjacent conservation area with a specific requirement that proposals must avoid causing harm to the historic significance and setting of the conservation area. It also removes the superfluous reference to 'Conservation Area Character Area 2', since part of the school site is also in close proximity to 'Conservation Area Character Area 1', together with the quoted examples
-

of the way in which proposals might enhance the conservation area.

- 6.108 While it is accepted practice to take a more prescriptive approach to scheme designs and use of materials affecting conservation areas, on the evidence of my site inspection I do not consider there is sufficient justification for this approach in this particular case. Not only are parts of the school campus located a significant distance from the conservation area boundary but replacing the existing boundary fencing and hedgerows on the site frontage with low walling would seem to me to be an unreasonable expectation. It is also impractical to incorporate chimneys in the design of modern educational/institutional buildings.
- 6.109 In order to ensure the policy provides an appropriate mechanism for considering whether development proposals satisfy current standards in relation to playing field and car parking/cycle rack provision I also recommend amending criterion c) and criterion d) to correspond with my previously recommended changes to Policies HWL1–3.
- 6.110 As the existing school sports pitches are designated as green space in the SAP and protected in accordance with LCS Policy G6 (Protection and Redevelopment of Existing Green Space) reference should be made in criterion c) to retaining the existing playing fields or relocating them within the site, to provide flexibility in the design and layout of future development.
- 6.111 I also recommend cross referencing the policy to the Policies Map in order to improve the clarity of the policy by identifying the precise location and boundaries of the area to which the policy applies.

#### **Recommendation 14**

- a) **Insert ‘as delineated on Policies Map 1, for continued educational use’, after Wetherby High School Site’ in line 1 of Policy E1**
  - b) **Replace Criterion b) with ‘Respect the character of the surrounding local environment and avoid causing harm to the significance or setting of the adjacent conservation area’**
  - c) **Replace criterion c) with the following ‘Ensure the provision of an adequate number of playing fields to meet the most up to date standards adopted by Leeds City Council, including the retention and/or relocation of existing playing fields within the site’**
  - d) **Delete ‘the proposed size and use of the site’ in criterion d) and insert ‘the most up to date standards adopted by Leeds City Council’**
  - e) **Incorporate an explanation in paragraph 5 in the commentary on Issues in Section 3.6.1 to the effect that any non educational buildings and uses on the site should be ancillary or complementary to the principle educational use.**
- 6.112 Subject to the above modifications Policy E1 meets the Basic Conditions.

### 3.7 Environment and Sustainability

- 6.113 **Policy ENV1 (Protection and Enhancement of Local Heritage Assets)** aims to ensure that a number of local heritage assets that are identified in the policy are conserved and enhanced for their historic significance. An additional policy strand identifies the factors to be taken into account in considering the effect of proposals for development on the significance of a local asset.

#### Comments

- 6.114 Identifying and managing those parts of the historic environment valued by local communities, but which do not qualify for conservation area or listed building status (designated assets) is an important element of the heritage protection system. This can take the form of Local Lists of non designated assets prepared by Local Planning Authorities incorporating any such assets which have been identified by neighbourhood planning bodies <sup>37</sup>.
- 6.115 Since Leeds City Council does not have a formal Local List of non-designated heritage assets at the present time there is no reason why locally valued features, buildings, structures and spaces should not be protected through the Neighbourhood Plan. This approach is recognised through recent changes in national Planning Practice Guidance. <sup>38</sup>
- 6.116 The local heritage assets identified in the Policy are supported by evidence in Appendix 1 and have been subject to consultation at both Regulation 14 and Regulation 16 stage without objection to their proposed designation from either the community or other third party interests.
- 6.117 Although Wetherby Civic Society suggest that Item 7, the Huguenot Archway and Whitaker Memorial Shelter, should only refer to the Whitaker Memorial Shelter (because the Archway is 'affixed to a wall in the garden of rest') I am satisfied that both structures fall within the curtilage identified on Policies Map 3 and the supporting Local Heritage Site Maps.
- 6.118 The Civic Society also suggests that the Plan should include the '1938 Council offices' as an additional local heritage asset. However as no information has been submitted in support of this suggestion I am not in a position to consider the merits of this proposal.
- 6.119 In any case I have reservations about including an additional local heritage asset at this late stage in the process since interested parties, including the landowner, have not previously been consulted or had the opportunity to comment on the proposal.
- 6.120 As referred to previously the purpose of the examination is to assess whether the Plan as submitted satisfies the Basic Conditions. Whether or not the Plan is amended to incorporate additional policies and/or suggestions put forward at Regulation 16 stage does not affect its ability to satisfy the Basic Conditions and I cannot therefore support this proposal.

---

<sup>37</sup> Planning Practice Guidance para 040 Ref ID: 18a-040-20190723

<sup>38</sup> Planning Practice Guidance para 040 Ref ID: 18a-040-20190723

---

- 6.121 That is not to say the building does not have merit and might not qualify for designation at some future date or for inclusion in a Leeds City Council Local List if such a document were ever produced.
- 6.122 In order to clarify the precise location of the designated local heritage assets I recommend that the assets referred to in the policy should be cross referenced to the Policies Map and the accompanying Local Heritage Site Maps. In considering the potential impact of future development proposals it is clearly important that decision makers are aware of the precise boundaries of land affected by local heritage asset designations.
- 6.123 Individual local heritage assets should also be numbered in Appendix 1 to correspond with the numbering used to identify the assets in Policy ENV1 and Policies Map 3.
- 6.124 The policy is otherwise generally consistent with national planning policy on the conservation and enhancement of the historic environment (NPPF paragraphs 185 and 197) and local strategic policy in LCS Policy P11 (Conservation).

#### **Recommendation 15**

- a) **Insert ‘sites as delineated on Policies Map 3 and the Local Heritage Site Maps’ after ‘The following’ in the first line of Part a) of Policy ENV1**
- b) **Number the individual local heritage assets in Appendix 1 to correspond with the numbering used to identify the assets in Policy ENV1 and Policies Map 3.**

- 6.125 Subject to the above modifications the Policy meets the Basic Conditions.
- 6.126 **Policy ENV2 (Local Green Spaces)** proposes the designation of a number of open spaces and semi natural areas which are considered to have particular value to the local community as Local Green Spaces.
- 6.127 Nineteen Local Green Spaces are identified, comprising parkland and woodland areas, amenity green space, local recreation areas, a cemetery, garden of rest, peace garden and a skatepark.

#### Comments

- 6.128 The desirability of identifying and protecting Local Green Space is recognised in national planning policy subject to meeting stringent conditions set out in paragraph 100 of the NPPF and taking account of supporting Planning Practice Guidance on Local Green Space designation.
- 6.129 The protection of locally significant open spaces also contributes toward one of the key objectives of LCS to ‘protect and enhance Green Infrastructure, green corridors, green space, and areas of important landscape character’.



- 6.130 The three NPPF paragraph 100 conditions which must all be satisfied are that the green space is;
- in reasonably close proximity to the community it serves
  - demonstrably special to a local community and holds a particular local significance, and
  - local in character and not an extensive tract of land.
- 6.131 In considering whether individual designations satisfy the NPPF conditions and other NPPF and Planning Practice Guidance requirements I have taken into account representations submitted by the NFU in response to the Regulation 16 Publicity. I have also visited each of the sites and reviewed the supporting evidence and justification for each of the sites presented in Appendix 2 of the Plan.
- 6.132 The evidence presented in Appendix 2 identifies individual site characteristics and analyses the local significance and value of each of the sites to the local community, although I note that Site 7 (the Garden of Rest in Bank Street) has mistakenly been omitted from the analysis.
- 6.133 While the assessment does not specifically address all of the paragraph 100 tests it is self evident that all of the proposed designations are located in reasonably close proximity to existing neighbourhoods and are not extensive in nature.
- 6.134 The NFU are concerned that some of the proposed designations affect agricultural land and suggest that landowners should be consulted before designation because of the potential impact on farming businesses. However although consultation with landowners is desirable I am satisfied that the proposed designations have been in the public domain for some considerable time during which time they have been subject to two formal stages of consultation and publicity.
- 6.135 In any case designation of land as Local Green Space does not necessarily confer increased public right of access (over and above that which already exists) nor does it prevent landowners from managing the land in an appropriate fashion, nor indeed altering the management regime. The intention behind designation is to prevent inappropriate forms of development taking place so that the intrinsic value of the land as a green space may continue.
- 6.136 In this regard I note that the majority of Local Green Space designations, with the exception of sites 7, 8, 16, 17 and 18 are protected by LCS Policy G6 (Protection and Redevelopment of Existing Green Space) having been designated as areas of green space in the adopted SAP as recently as July 2019. In addition one site (site 14 Ings Skate Park) falls within the designated West Yorkshire Green Belt.
- 6.137 However the fact that many of the proposed areas of Local Green Space in the Plan already enjoy a significant level of protection in higher tier plans and policies creates a dilemma. On the one hand I acknowledge that identifying and protecting land with special local significance through the Neighbourhood Plan is an appropriate aspiration and that the community is

well placed to determine which land is valued the most. On the other hand I am mindful of the fact that the preparation of the Neighbourhood Plan has been overtaken by the preparation and adoption of the SAP, and the designation of some areas of Local Green Space would therefore duplicate extant development plan policy. This would also conflict with Planning Practice Guidance<sup>39</sup> on Local Green Space which suggests that where land is already protected by another designation consideration should be given as to whether any additional local benefit would be gained by designation as Local Green Space.

- 6.138 On balance, as the SAP had reached an advanced stage of preparation prior to the submission of the Neighbourhood Plan to LCC for examination, and as no specific reasons have been put forward to justify an extra level of protection (to that afforded by higher tier policies) I recommend the deletion of sites 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 15, and 19 from Policy ENV2 in order to meet the Basic Conditions.
- 6.139 I also recommend the deletion of site 14 (Ings Skate Park), which is protected by Green Belt policy, for the same reasons. It is in any case a moot point whether a specific play facility rather than an area of green space can qualify as Local Green Space.
- 6.140 Consequential changes are required to Policies Map 1 and Appendix 2. An explanation should also be provided in the supporting text to clarify that the five areas designated as Local Green Space in the Plan supplement other areas of green space already protected through the SAP and LCS.
- 6.141 While the text accompanying the policy makes it clear that designated Local Green Space is intended to be afforded the same level of protection as Green Belt, this is not reflected in the policy wording.
- 6.142 Rather than rely on national planning policy to manage development within Local Green Space it would be more appropriate to incorporate specific wording in the policy consistent with Green Belt policy, as referred to in paragraph 101 of the NPPF.
- 6.143 In order to clarify the precise location of the designated local green spaces I recommend that the (remaining) sites referred to in the policy should be cross referenced to the Policies Map. In considering the potential impact of future development proposals it is clearly important that decision makers are aware of the precise boundaries of land affected by Local Green Space designations.
- 6.144 Further amendments are required to correct the numbering errors in Policies Map 1 to ensure that the numbers used to identify individual areas of local green space on Policies Map 1 correspond with the numbers used in Policy ENV2, which at the moment they do not. Individual local green spaces should also be numbered in Appendix 2 to correspond with the numbering used to identify the sites in the policy and Policies Map 1 (as corrected).

---

<sup>39</sup> Planning Practice Guidance para 011 Ref ID: 37-011-20140306

### Recommendation 16

- a) Insert '*as delineated on Policies Map 1*' after 'The following sites' in line 1 of Policy ENV2
- b) Delete sites 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, and 19 from Policy ENV2 and Policies Map 1, and renumber the remaining sites
- c) Make consequential changes to Appendix 2 and the Local Green Space maps
- d) Correct the numbering of the (remaining) sites on Policies Map 1 to ensure the numbers of individual areas of Local Green Space correspond with the numbers used to identify individual sites in Policy ENV2
- e) Insert '*Development on these areas will not be permitted other than in very special circumstances*' at the end of the Policy
- f) Incorporate the missing information and assessment of the proposed 'Garden of Rest' Local Green Space in Bank Street in Appendix 2, and number the sites in the Appendix to correspond with the numbers used to identify individual sites in Policy ENV2
- g) Incorporate an explanation in the accompanying commentary on Evidence in Section 3.7.2 that other areas of green space have already been designated as green space in Leeds City Council's Site Allocations Plan and are protected through Core Strategy Policy G6 (Protection and Redevelopment of Existing Green Space), and that the areas of Local Green Space identified in the Plan are additional designations.

6.145 Subject to the above modifications Policy GE3 meets the Basic Conditions.

6.146 **Policy ENV3 (Green Corridors)** identifies a number of locally important wildlife and recreational corridors, comprising former railway lines and the River Wharfe corridor, which are intended to be protected from development which would sever, block or prejudice their operation as part of a green space network. A second policy strand encourages developments that would enhance the multi functional resources of these green corridors.

#### Comments

6.147 Policy ENV3 reflects the general intention in national planning policy to maintain and enhance existing networks of habitats and green infrastructure, one of the environmental objectives of sustainable development.

6.148 The policy complements local strategic policy which identifies and seeks to maintain areas of multi functional and interlinked green spaces (LCS Spatial Policy13), as well as the Leeds Habitat Network (LCS Policy G9 Biodiversity Improvements). It is also consistent with LCS policy G1

(Enhancing and Extending Green Infrastructure) which requires developments that are acceptable, within or adjacent to Strategic Green Infrastructure, to ensure the retention and extension of the existing corridor function.

- 6.149 Since the proposed local green corridors form part of the Leeds Habitat Network and the wider network of Strategic Green Infrastructure identified in LCS there is inevitably a degree of overlap between the policies. However, as the policy does not preclude development within areas identified as Local Green Infrastructure while seeking to maintain the integrity of existing wildlife and green space links I am satisfied that it generally conforms with and adds a local dimension to higher tier policy.
- 6.150 In order to clarify the location and extent of the proposed local green corridors, particularly for the benefit of decision makers, the policy should be cross referenced to the Policies Map.

### **Recommendation 17**

**Insert ‘as delineated on Policies Map 2’ after ‘The following Green Corridors’ in line 1 of Part a) of Policy ENV3.**

- 6.151 Subject to the above modification the Policy meets the Basic Conditions.

### **3.8 Townscape Design**

- 6.152 **Policy D1 (The Character of the Conservation Area)** requires proposals for development within Wetherby Conservation Area to take a number of design and development considerations, such as existing built form and traditional materials, into account. It also requires infill development to respond to the scale, massing and layout of existing development.

#### Comment

- 6.153 Policy D1 has regard to national planning policy by promoting designs which will make a positive contribution toward the conservation of a designated heritage asset. The promotion of good design principles and safeguarding built heritage are key aspects of sustainable development.
- 6.154 The policy also complements LCS Policy P10 (Design) and Policy P11 (Conservation) and LUDP Policies N18A, N18B, N19, N20 and BC7 which establish a range of considerations to be taken into account in managing development in Conservation Areas.
- 6.155 While I am satisfied that the considerations set out in the policy generally achieve an appropriate level of prescription, bullet point 9 concerning office and residential uses is a non design consideration, which in any case is catered for by Policy WE1, and should therefore be deleted.
- 6.156 To bring the policy more in line with national planning policy and

terminology, reference should also be made to the 'conservation and enhancement of the conservation area' rather than 'conservation and management'.

**Recommendation 18**

- a) **Replace 'management' in line 1 of Part a) of Policy D1 with 'enhancement'**
- b) **Delete bullet point 9.**

6.157 Subject to the above modifications the policy meets the Basic Conditions.

6.158 **Policy D2 (Connectivity of New Developments)** is intended to ensure that new development is well connected to the rest of the town and surrounding countryside by providing direct routes for pedestrians and cyclists and locating development close to existing public transport facilities.

Comments

6.159 The policy has regard to national planning policy by promoting pedestrian and cycle movements as an alternative to the motor car, and also contributes toward the creation of healthy, integrated communities. Maximising non car-based transport and promoting well-being are key aspects of the social and environmental objectives of sustainable development.

6.160 The policy generally conforms with local strategic policy which directs new development to accessible locations and/or requires development to make appropriate provision for public transport, cyclists, pedestrians and people with impaired mobility (LCS Policy T2 Accessibility Requirements and New Development).

6.161 However while the policy addresses the desirability of integrating new development through new footpath and cycleway routes I agree with Leeds Local Access Forum that insufficient emphasis is given to ensuring linkages to the existing public rights of way network as a whole, including bridleways. I therefore recommend a number of changes to both the policy and the supporting text to address these concerns, although I have omitted reference to providing safe routes for horse riders to the town centre (as well as cyclists and pedestrians) which forms part of the Forum's suggested changes to the commentary on evidence Section 3.8.2, as I do not consider that this is either practical or desirable.

6.162 I cannot however support the Forum's further suggestion that the policy should specifically support proposals that incorporate improvements to the public rights of way network as accessibility is just one of a number of considerations that need to be taken into account in considering the merits of individual proposals. In any case this is arguably a separate issue which could apply to any development proposal, and as explained in paragraphs

- 6.11 and 6.12 above concerning perceived omissions to the Plan, it is not appropriate to include additional topics at this late stage in the process.
- 6.163 In considering whether the policy satisfies the Basic Conditions I would also question whether it is reasonable or even practical to require all developments to incorporate provision for non car-borne access, particularly since this may affect scheme viability.
- 6.164 I have considered whether the introduction of a dwellings threshold would overcome this difficulty, such as the major residential development threshold in Policy H1. However in the absence of specific evidence and because interested parties have only had the opportunity to comment on the Plan proposals as published, this would be inappropriate. I therefore suggest the words 'where appropriate' should be incorporated in the first part of the policy. I appreciate that the policy will rely on the interpretation of this relatively imprecise term on a case by case basis, but without this qualification I am not confident that the policy could be applied in a meaningful way.
- 6.165 While I agree with Taylor Wimpey that in the light of currently planned development to the east of the A1(M) motorway, (which now has the benefit of outline planning consent), it is not appropriate to refer to the A1(M) as creating a defined limit to the town, I am also mindful of the fact that the potential barrier to movement created by the motorway provides further justification for the policy.
- 6.166 It is also apparent, as pointed out by a local resident, that inadequate evidence has been presented in Section 3.8.2 to justify the conclusions reached on traffic increases, noise, disruption and speeding, and the identification of traffic 'hotspots'. However this can be rectified by clarifying that these are general perceptions and issues that have been raised during the preparation of the Plan.
- 6.167 There is also a minor typographical error to correct by deleting the sub heading (iii Policy) which immediately precedes Policy D2 as I assume this is a remnant from a previous draft of the document since, with the exception of Policy WE2 which is subject to the same error, no other policies are preceded by sub headings.

### **Recommendation 19**

- a) Insert '*where appropriate,*' after 'through the provision' in line 2 of Policy D2
- b) Insert a new Part b) in policy D2 as follows '*Links to existing public rights of way and cycle routes for walkers, cyclists and horse riders*' and re-letter the remaining Parts of the Policy
- c) Delete 'and the A1M now forms an artificial although well defined eastern edge to the town' after 'in the form of Privas Way' in line 2 of paragraph 1 in the commentary on Evidence in Section 3.8.2
- d) Insert '*there is a general perception that*' after 'Despite these changes' in line 1 of paragraph 3

- e) Delete the last sentence in paragraph 3 and the first sentence in paragraph 4, and insert the following at the beginning of paragraph 4 *'Traffic noise, pollution, and disruption to local traffic were among the issues raised during the preparation of the Plan, as well as the identification of a number of problem areas that require attention.'*
- f) Delete 'approved pedestrian and cycle routes' after 'already a number of' in line 1 of paragraph 5 and insert *'definitive and non-definitive public footpaths/bridleways and approved cycle routes'*
- g) Delete 'pedestrian and cycle paths' in line 3 of paragraph 5 after 'new developments provide safe' and insert *'routes for pedestrians and cyclists'*
- h) Replace 'existing networks' with *'wider public rights of way and cycleway networks'* at the end of the second sentence in paragraph 5
- i) Delete the sub heading 'iii. Policy' which precedes Policy WE2

6.168 Subject to the above modifications the policy meets the Basic Conditions.

#### **(f) Projects and Aspirations**

6.169 The policies section of the Plan is followed by a section on local projects and aspirations which were identified as important during the preparation of the Plan, and which do not fulfil the land use and development criteria to be included as development plan policies. The range of initiatives include improving highway safety and town centre parking, encouraging measures to enhance the tourism offer and establishing a programme of works to improve the pedestrian and cycle network.

6.170 These have been identified as potentially benefiting from the Community Infrastructure Levy (CIL) or other resources.

#### Comments

6.171 I recognise that plan making at the local level will inevitably focus on wide ranging aspirations of the community, some of which may be non land use based. Where neighbourhood plans incorporate non land use policies and aspirations it is important that these are clearly distinguishable from the land use and development policies that will be used to inform the decision making process.

6.172 The inclusion of projects and aspirations in a separate section is a practical response to this issue. This has enabled non land use aspirations to be consulted on and incorporated within the document in a way in which the 'aspirations' will not be confused with land use policies.

6.173 While responsibility for managing development proposals in accordance with relevant Neighbourhood Plan policies, and securing developer

contributions through the CIL, rests with Leeds City Council, the identification of local priorities in this way will help ensure that some of the Plans objectives are deliverable.

- 6.174 For clarification my report does not consider the non land use policies and intentions described under 'Projects and Aspirations' in the Plan, nor the representations submitted in connection with this section of the Plan. Those are matters for the Town Council to consider.

### **(g) Policies Maps and Appendices**

- 6.175 While there is no prescription in either legislation or neighbourhood plan regulations as to the form that any accompanying maps, diagrams and other illustrative material should take, the area to which particular policies and proposals apply are quite often delineated on a map or proposals map. The Wetherby Neighbourhood Plan uses three Policies Maps for this purpose, supported by a number of illustrative maps within the main document. There are also three appendices at the end of the document.

#### Comments

- 6.176 In line with Planning Practice Guidance it is not only important that the meaning of policies and proposals is clear and unambiguous but also that the areas to which they apply are identified in sufficient detail to be of use for development management purposes.
- 6.177 However, while the 3 Policies Maps which were consulted on during the additional Regulation 16 Publicity period satisfy this requirement (subject to correcting the inaccurate numbering of Local Green Space designations in Policies Map 1 (as previously recommended in Recommendation 16) that is not the case with the Definitive Public Rights of Way Map in Section 3.8.2. For example the scale of the map and the quality of the ordnance survey base makes it difficult to interpret the precise location of public rights of way and other routes in relation to physical features such as highways and field boundaries. The clarity of this map would also be improved through the delineation of the Neighbourhood Area boundary consistent with the three Policies Maps, as suggested by Leeds Local Access Forum.
- 6.178 I also recommend amending the title of Policies Map 1 to more accurately reflect the names of the policies that are delineated, and amending the key to Policies Map 2 to clarify that, in addition to identifying the local green corridors designated through Policy ENV3, the map also delineates the area affected by a strategic planning designation in the form of strategic green infrastructure (LCS Spatial Policy 13), rather than referring to the River Wharfe Corridor which is a geographic area.
- 6.179 The inclusion of north points and map scales which are missing from some maps would also assist the interpretation of the maps.
- 6.180 There is also a typographical error in Appendix 1 which should refer to



'Roundabout of A58/A168' in the second column/last row rather than the 'Roundabout of A158/A168'

#### **Recommendation 20**

- a) **Improve the legibility of the definitive Public Rights of Way Map on Section 3.8.2 by enlarging the map, upgrading the quality of the Ordnance Survey base, and incorporating the boundary of the Neighbourhood Area.**
- b) **Change the title of Policies Map 1 to '*Local Green Spaces, Community Facilities and Wetherby High School*'**
- c) **Change the reference in the key from 'R17 Wharfe Regional Corridor' to '*Strategic Green Infrastructure as delineated in Leeds Core Strategy Spatial Policy 13*'**
- d) **Ensure all maps have north points and map scales**
- e) **Change 'A158' to 'A58' in the second column of the last row in Appendix 1**

## **7.0 Conclusions and Formal Recommendations**

### Referendum

7.1 I consider the Neighbourhood Plan meets the relevant legal requirements and subject to the modifications recommended in my report it is capable of satisfying the 'Basic Conditions'.

7.2 Although there are a number of modifications the essence of the policies would remain, providing a framework, for managing future development proposals and conserving and enhancing the local environment.

**I therefore recommend that the Neighbourhood Plan should, subject to the recommended modifications, proceed to Referendum.**

### Voting Area

7.3 I am also required to consider whether the Referendum Area should be extended beyond the Wetherby Neighbourhood Area (as amended to correspond with the revised Parish boundaries which were approved subsequent to the original Neighbourhood Area designation).

7.4 As the impact of the policies and proposals contained in the Plan, which does not include any land allocations, is likely to have minimal impact on land and communities outside the defined Neighbourhood Area I consider the Neighbourhood Area to be appropriate. No evidence has been submitted to suggest that this is not the case.

**I therefore recommend that the Neighbourhood Plan should proceed to Referendum based on the revised Wetherby Neighbourhood Area as re-designated by Leeds City Council on 15 November 2016.**

## **Declaration**

In submitting this report I confirm that

- I am independent of the qualifying body and the Local Authority.
- I do not have any interest in any land that may be affected by the Plan and
- I possess appropriate qualifications and planning and development experience, comprising 45 years experience in development management, planning policy, conservation and implementation gained across the public, private, and community sectors.

Examiner     Terry Raymond Heselton BA (Hons), DiP TP, MRTPI

Dated            16 September 2019

**Appendix 1 :**

**List of Documents referred to in connection with the examination of the Wetherby Neighbourhood Development Plan**

- Submission Draft Wetherby Neighbourhood Plan and Appendices (April 2019)
- Revised Submission Draft Wetherby Neighbourhood Plan and Appendices (July 2019)
- Basic Conditions Statement (April 2019)
- Revised Basic Conditions Statement (July 2019)
- Revised Policies Maps (July 2019)
- Local Green Space Maps (July 2019)
- Local Heritage Site Maps (July 2019)
- Consultation Statement (January 2018)
- National Planning Policy Framework (2019 version)
- National Planning Practice Guidance
- Town and Country Planning Act 1990 (as amended)
- Planning and Compulsory Purchase Act 2004 (as amended)
- The Localism Act (2011)
- The Neighbourhood Planning (General ) Regulations (2012) (as amended)
- The Environmental Assessment of Plans and Programmes Regulations (2004)
- The Conservation of Habitats and Species Regulations 2017 (as amended).
- The Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018
- 'Saved' policies in the Leeds City Council Unitary Development Plan (Review 2006) (adopted July 2006)
- Leeds Core Strategy (November 2014)
- Leeds Site Allocations Plan (July 2019)
- Leeds Core Strategy Selective Review Submission Draft Plan (July 2018)
- Leeds Core Strategy Selective Review Proposed Main Modifications (May 2019)
- Leeds Core Strategy Selective Review Inspectors Report (August 2019)
- Leeds City Council Street Design Guide SPD (August 2009)
- Leeds City Council Parking SPD (January 2016)
- Leeds City Council Strategic Environmental Assessment Screening Report and Habitats Regulation Assessment Screening Report (January 2017)

- Leeds City Council Habitats Regulation Assessment Screening Report Update (April 2019)
- Wetherby Housing Market Assessment, Re'New (February 2016)
- Action for Market Towns Benchmarking Report, Wetherby (February 2013)
- Yorkshire and Humber Green Infrastructure Mapping Project, Natural England, 2010
- Fourteen representations received during the Regulation 16 Publicity period.
- Five representations received during the additional Regulation 16 Publicity period

I also accessed Leeds City Council's planning policy web pages and Wetherby Town Council web pages during the course of the examination.

**Appendix 2 :**

**Leeds City Council and Wetherby Town Council joint response to the Examiners Questions**

Attached as separate document

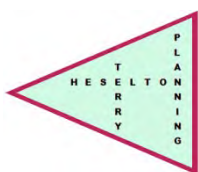
# **Draft Wetherby Neighbourhood Plan (Submission Version)**

## **Report of the Independent Examination**

### **Appendix 2 Leeds City Council and Wetherby Town Council Joint Response to the Examiners Questions**

**Terry Raymond Heselton BA (Hons), Dip TP, MRTPI**

**Independent Examiner**



**Terry Heselton Planning**

**September 2019**

## **Wetherby Neighbourhood Development Plan**

### **Leeds City Council and Wetherby Town Council**

#### **Joint Response to Examiner's Questions July 2019**

Leeds City Council and Wetherby Town Council have prepared this joint response to the Examiner's Questions, received by Leeds City Council on 12 July 2019.

#### ***Extant Strategic Policies***

- 1. Please confirm that the policies in the Leeds Core Strategy are the strategic policies, within the meaning of paragraphs 075 and 076 of current national Planning Practice Guidance, which cover the Wetherby Neighbourhood Area.***

The policies in the Leeds Core Strategy are the strategic policies (within the meaning of paras 075 and 076 of PPG) that cover the Wetherby Neighbourhood Area.

#### ***Emerging Development Plan Documents***

- 2. Can you provide a timetable for the remaining stages and adoption of the Site Allocations Plan and Core Strategy Review. I would also appreciate being kept up to date regarding progress with the preparation of these documents.***

The Leeds Site Allocations Plan was adopted on Wednesday 10 July at Full Council, details of which are available: <http://democracy.leeds.gov.uk/ielListDocuments.aspx?CId=111&MId=9764&Ver=4>

The Leeds Core Strategy Selective Review (CSSR) Inspector's Report is expected imminently. It is anticipated that the CSSR will be adopted by Full Council in September, the Council will provide further updates on progress as appropriate. Information is available on

#### ***Designation of the Neighbourhood Area – Neighbourhood Planning (General) Regulations 2012 (as amended).***

- 3. Please confirm and provide evidence that the Regulation 5, 6 and 7 requirements have been satisfied, with relevant dates, as there is no remaining evidence on the City Council's website. I appreciate that Council websites are frequently updated to avoid becoming overloaded with information so forgive me if I have missed a link to archived material.***
- 4. In this respect am I correct in thinking that the Town Council's original application to designate a neighbourhood area was submitted on 3 May 2013, rather than 3 May 2012 as referred to in paragraph 5 on page 5 of the Plan, particularly since, as referred to in Section 1 of the Consultation Statement, the decision to prepare a neighbourhood plan was taken after May 2012 in October 2012.***
- 5. Could you also clarify the circumstances in relation to the approved amendment of the Neighbourhood Area in November 2016, and again confirm that the regulatory requirements for publicity and consultation have been satisfied.***

The Wetherby Neighbourhood Area was originally designated in 2012 to match the then Wetherby Parish Boundary. However, following a review of parish boundaries in 2014 which changed the shared boundary between Wetherby and Boston Spa, the Council contacted both councils and gave them a choice to apply for a revised neighbourhood area designation. As a result of this, Wetherby Town Council and Boston Spa Parish Council agreed that they would like the neighbourhood plan to cover the revised parish boundaries.

The following response details both the initial designation of Wetherby Neighbourhood Area in 2012 and the subsequent re-designation of the Wetherby Neighbourhood Area in 2016.

**Regulation 5: Application for designation of a neighbourhood area**

**2012 Application:** On 3<sup>rd</sup> May 2012 the Town Council wrote to the Council and applied for the designation of Wetherby Parish as a Neighbourhood Area (**Appendix 1**). This application accorded with Regulation 5.

**2016 Application:** On 10<sup>th</sup> June 2016 the Parish Council wrote to the Council and applied for the re-designation of Wetherby Parish (in light of the revised parish boundary) as a Neighbourhood Area (**Appendix 2**). This application accorded with Regulation 5.

**Regulation 6: Publicising an area application**

**2012 Publicity:** Public consultation was undertaken for 6 weeks between Friday 25<sup>th</sup> May and Friday 6<sup>th</sup> July 2012. The application documents and a public notice were placed on the Council's website and paper copies made available in Wetherby Library and Scholes Library. A notice was also published in the Wetherby News on 25<sup>th</sup> May 2012.

**2016 Publicity:** Public consultation was undertaken for 6 weeks between 8<sup>th</sup> August and 19<sup>th</sup> September 2016. The application documents and a public notice was placed on the Council's website in accordance with Regulation 6. Site notices were placed in the Neighbourhood Area and paper copies were made available at Wetherby Town Hall and at the Council's (former) base in the City Centre, the Leonardo Building and the application was placed on the Council's website (**Appendix 3**).

**Regulation 7: Publicising a designation of a neighbourhood area**

**2012 Designation:** Wetherby Neighbourhood Area was designated on 17<sup>th</sup> September 2012. This was published on the Council's website: <https://democracy.leeds.gov.uk/ieDecisionDetails.aspx?ID=39393>.

The designation was also published on the Council's neighbourhood planning webpage.

**2016 Designation:** The Wetherby Neighbourhood Area was designated on 15<sup>th</sup> November 2016. This was published on the Council's website: <https://democracy.leeds.gov.uk/ieDecisionDetails.aspx?ID=43892>. The designation was also published on the Council's neighbourhood planning webpage.

**Consultation Statement**

**6. Between what dates was the Regulation 14 Consultation carried out?**

Regulation 14 Pre-Submission Consultation took place between 28<sup>th</sup> January 2017 and 22<sup>nd</sup> April 2017.

- 7. Please provide further details of the ‘wide variety of advertising and drop-in events’, referred to in the last bullet point on page 3 of the Consultation Statement, including evidence that the requirements of Regulation 14 (a) (i)-(iv) have been satisfied.**

<https://wetherbyneighbourhoodplan.wordpress.com/consultation/>

During the Pre-Submission Consultation, the Town Council held two drop-in events at the Town Hall. The first took place on 28<sup>th</sup> of January 2017 to formally launch the pre-submission consultation, between 9am and 3pm. The second took place on 23<sup>rd</sup> February between 9am and 3pm, again at Wetherby Town Hall. The events were advertised on the Wetherby Neighbourhood Plan website<sup>1</sup> and on Facebook (posts are provided in the Consultation Statement at pages 64 - 68).

Letters / emails were sent to statutory consultees (see response to Question 10) and to all residents, including a copy of the summary of the neighbourhood plan (and/or the neighbourhood plan itself). During the consultation period, it was decided to extend the consultation period (hence why the period lasted longer than the statutory 6 weeks). As such, a reminder letter / email was sent to notify consultees regarding the extension to the period. (Please see **Appendix 4**).

<https://wetherbyneighbourhoodplan.files.wordpress.com/2017/01/2-wetherby-summary.pdf>

- 8. There appears to be an inconsistency between the reference in the last bullet point on page 3 to ‘750 responses were received’ (to the Consultation) and the summary of comments provided in Appendix 5 Feedback Assessment Grid which comprises responses from 8 organisations and suggestions made by individual members of the public for additional Policy ENV1 and Policy ENV2 designations. By my reckoning this amounts to less than 100 separate comments. Can you please clarify the situation.**

750 responses were received to the consultation overall. 604 questionnaires were received in response to the pre-submission consultation in addition the comments provided in Appendix 5 to the Consultation Statement.

- 9. The summary of feedback from the Regulation 14 Consultation in Appendix 5 appears to be based on 604 returned questionnaires, which I assume were distributed to all households and businesses. Can you confirm that this is the case and also provide either an electronic copy of the questionnaire or weblink.**

Please see **Appendix 5**.

**Consultation with Consultation Bodies – Neighbourhood Planning (General) Regulations 2012 (as amended).**

- 10. Please provide evidence that relevant (Schedule 1) Consultation Bodies were consulted at Regulation 14 stage by the Town Council and that the same bodies were notified as part of the Regulation 16 Publicity by Leeds City Council.**

**Wetherby Town Council (Regulation 14)**

---

<sup>1</sup> <https://wetherbyneighbourhoodplan.wordpress.com/consultation/>



Letters / emails were sent to the following organisations (sample letters are provided in response to Question 7 – Appendix 4).

	<b>Contact Name</b>	<b>Establishment Name</b>
Email	Alec Shelbrooke	MP
Email		Bardsey cum Rigton Parish Council
Email		Boston Spa Parish Council
Email		Bramham cum Oglethorpe Parish Council
Letter		British Telecom
Email		CLA
Email		Clifford Parish Council
Email		Collingham with Linton Parish Council
Email		Councillor Alan Lamb
Email		Councillor Cindy Bentley
Email		Councillor David Frame
Email		Councillor Dawn Payne
Email		Councillor Denise Podlewska
Email		Councillor Galan Moss
Email		Councillor Gerald Wilkinson
Email		Councillor Harry Chapman
Email		John Procter MEP
Email		Councillor Julie Brady
Email		Councillor Kazia Knight
Email		Councillor Matthew Robinson
Email		Councillor Neil O'Byrne
Email		Councillor Nish Kanabar
Email		Councillor Norma Harrington
Email		Councillor Ryan Stephenson
Email		Councillor Sam Firth
Email		Councillor Victor Hawkins
Email		Crossley Street Primary School
Email		Crossley Street Surgery
Email		Deighton Gates Primary School
Letter	Angela Gillett	Deputy Director of Planning
Email		East Keswick Parish Council
Email		Harewood Parish Council
Email		Harrogate Borough Council
Email		Kirk Deighton Parish Council
Letter		Leeds Chamber of Commerce
Letter		National Housing Federation
Email		Natural England
Email		NFU
Letter		North Yorkshire County Council
Email		Northern Gas Networks
Letter		Northern Powergrid Holdings Company

Letter	Sarah Morrow	Partnerships & Innovation
Email		Rambler's Association
Email		Rotary Club of Wetherby Wharfedale
Letter		Rural Action Yorkshire
Email		Sicklinghall Parish Council
Email		Spofforth with Stockeld Parish Council
Email		St James' C of E Primary School
Email		St James' Parish Church
Email		St Joseph's Catholic Primary School
Letter		St Josephs RC Church
Email		The Coal Authority
Email		The Environment Agency
Email		The Highways Agency
Email		Historic England
Email		Homes England
Email		The Salvation Army
Email		Thorp Arch Parish Council
Letter		Virgin Media
Email		Wetherby & District Rotary Club
Email		Wetherby Baptist Church
Email	Margaret Dabell	Wetherby in Bloom
Letter		Wetherby Bowling Club
Email	Paul Finder	Wetherby Business Association
Email		Wetherby Civic Society
Email		Wetherby Cricket Club
Email		Wetherby Flower Club
Email		Wetherby Golf Club
Email		Wetherby High School
Email		Wetherby Historical Trust
Email		Wetherby Methodist Church
Email		Wetherby Racecourse
Email		Wetherby Rugby Union Club
Email		Wetherby Sports Association
Email		Wetherby Surgery
Email		Wetherby Tennis Club
Letter		Wetherby U3A
Email		WISE
Letter		Yorkshire Water
Email		Wetherby Lions
Letter		Johnson Mowat

## **Leeds City Council (Regulation 16)**

The following contacts were sent formal notification of the Regulation 16 Publicity Period by letter and email on 12<sup>th</sup> May 2019. Samples of the notification letter and notification email are available at **Appendix 6**.

<b>Method</b>	<b>Contact Name</b>	<b>Establishment Name</b>
Email	Alec Shelbrooke	MP
Email		Bardsey cum Rigton Parish Council
Email		Boston Spa Parish Council
Email		Bramham cum Oglethorpe Parish Council
Letter		British Telecom
Email		CLA
Email		Clifford Parish Council
Email		Collingham with Linton Parish Council
Email		Councillor Alan Lamb
Email		Councillor Cindy Bentley
Email		Councillor David Frame
Email		Councillor Dawn Payne
Email		Councillor Denise Podlewska
Email		Councillor Galan Moss
Email		Councillor Gerald Wilkinson
Email		Councillor Harry Chapman
Email		John Procter MEP
Email		Councillor Julie Brady
Email		Councillor Kazia Knight
Email		Councillor Matthew Robinson
Email		Councillor Neil O'Byrne
Email		Councillor Nish Kanabar
Email		Councillor Norma Harrington
Email		Councillor Ryan Stephenson
Email		Councillor Sam Firth
Email		Councillor Victor Hawkins
Email		Crossley Street Primary School
Email		Crossley Street Surgery
Email		Deighton Gates Primary School
Letter	Angela Gillett	Deputy Director of Planning
Email		East Keswick Parish Council
Email		Harewood Parish Council
Email		Harrogate Borough Council
Email		Kirk Deighton Parish Council
Letter		Leeds Chamber of Commerce
Letter		National Housing Federation
Email		Natural England
Email		NFU
Letter		North Yorkshire County Council
Email		Northern Gas Networks
Letter		Northern Powergrid Holdings Company
Letter	Sarah Morrow	Partnerships & Innovation
Email		Rambler's Association

Email		Rotary Club of Wetherby Wharfedale
Letter		Rural Action Yorkshire
Email		Sicklinghall Parish Council
Email		Spofforth with Stockeld Parish Council
Email		St James' C of E Primary School
Email		St James' Parish Church
Email		St Joseph's Catholic Primary School
Letter		St Josephs RC Church
Email		The Coal Authority
Email		The Environment Agency
Email		The Highways Agency
Email		Historic England
Email		Homes England
Email		The Salvation Army
Email		Thorp Arch Parish Council
Letter		Virgin Media
Email		Wetherby & District Rotary Club
Email		Wetherby Baptist Church
Email	Margaret Dabell	Wetherby in Bloom
Letter		Wetherby Bowling Club
Email	Paul Finder	Wetherby Business Association
Email		Wetherby Civic Society
Email		Wetherby Cricket Club
Email		Wetherby Flower Club
Email		Wetherby Golf Club
Email		Wetherby High School
Email		Wetherby Historical Trust
Email		Wetherby Methodist Church
Email		Wetherby Racecourse
Email		Wetherby Rugby Union Club
Email		Wetherby Sports Association
Email		Wetherby Surgery
Email		Wetherby Tennis Club
Letter		Wetherby U3A
Email		WISE
Letter		Yorkshire Water
Email		Wetherby Lions
Letter		Johnson Mowat

## Evidence Base

- 11.** The Plan is supported by a number of evidence base documents which are identified in boxes at the beginning of each thematic section of the Plan. While I am able to access some of these documents through the Town Council and City Council websites I would appreciate electronic copies or weblinks to the following:-

- Community Survey 2015, Wetherby NDP, 2015. The references in the neighbourhood plan should read “Community Survey 2013”, as this was the major survey that informed the drafting of the plan (see **Appendix 7**)
- Wetherby Housing Needs Survey, Arc 4, 2012 – References in the submission draft NP to the Arc 4 Housing Needs Survey from 2012 are extracted from the 2016 Housing Market Assessment conducted by Re’New. Wetherby Town Council doesn’t have access to the original 2012 Housing Needs Survey.  
<https://wetherbyneighbourhoodplan.files.wordpress.com/2017/01/7-wetherby-hma-final.pdf>
- Market Town Bench Marking Report, AMTi, 2013, please see:  
<https://wetherbyneighbourhoodplan.files.wordpress.com/2017/01/6-market-town-benchmarking-report.pdf>
- Yorkshire and Humber Green Infrastructure Mapping Project, Natural England, 2010:  
[https://webarchive.nationalarchives.gov.uk/20140605130551/http://www.naturalengland.org.uk/Images/gi-mapscore\\_tcm6-20421.pdf](https://webarchive.nationalarchives.gov.uk/20140605130551/http://www.naturalengland.org.uk/Images/gi-mapscore_tcm6-20421.pdf)
- Local Green Spaces Assessment, Wetherby NDP, 2016 – Appendix 2 in the Submission Draft NP.
- Local List Assessment, Wetherby NDP, 2016 – Appendix 1 in the Submission Draft NP.

## Appendix 1

**Emailed application received 3<sup>rd</sup> May 2012**

Dear All,

I have been asked to formally inform you that Wetherby Town Council is intending to produce a Neighbourhood Plan and would ask that you record this fact.

In support of this registration I have provided the following information:

1. Attached is a map which identified the area to which the Neighbourhood Plan will apply. This being the whole of the area which is under the control of Wetherby Town Council.
2. We consider we are the appropriate body to carry out the work as we are the Town Council for the all the wards/area indicated.
3. As a Town Council body we consider ourselves the correct body to carry out this work for the purpose of Section 61G of the 1990 Act.

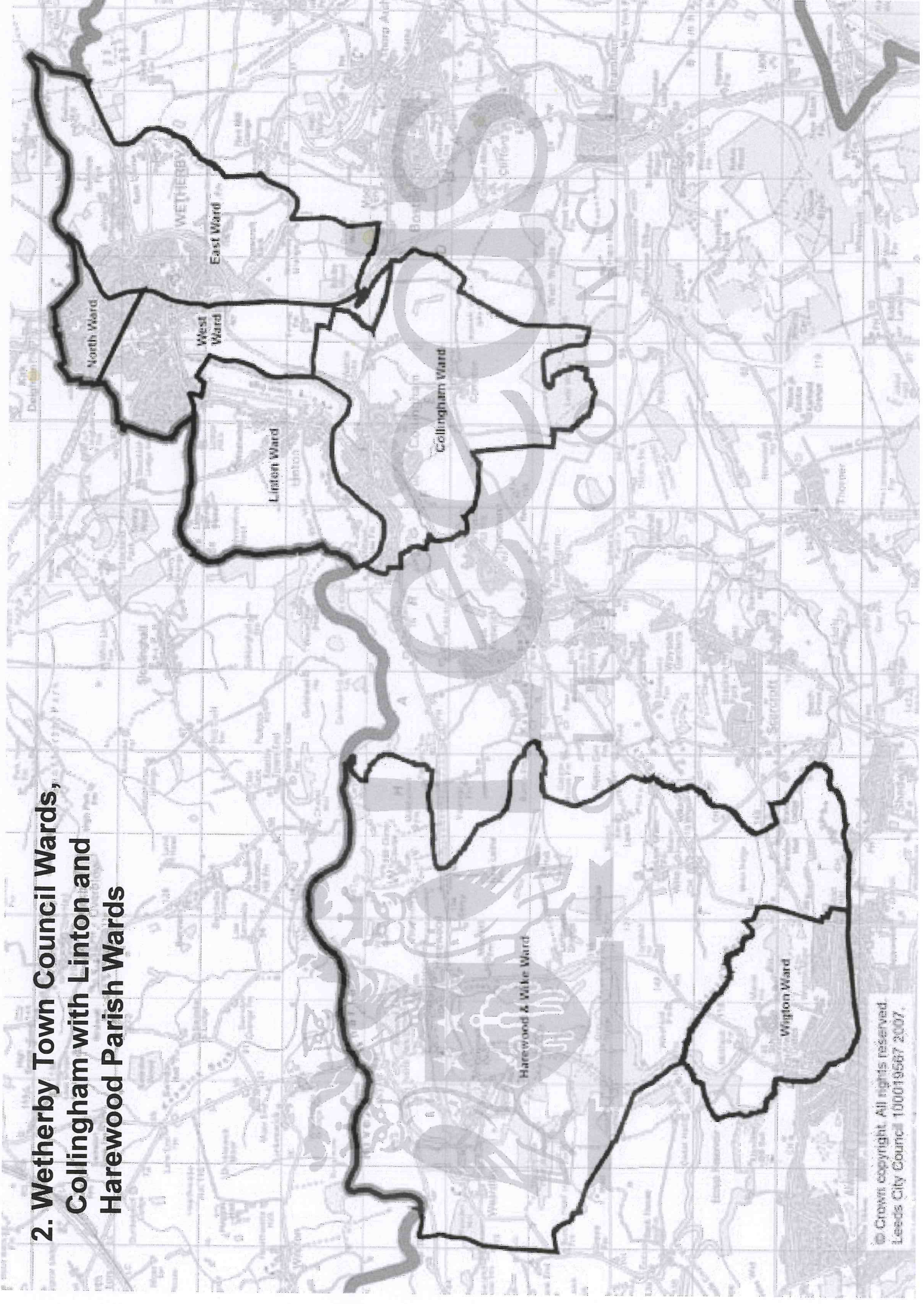
Please let me know if you require any further information at this time.

Yours sincerely  
Barbara Ball  
Town Clerk

Wetherby Town Council  
The Town Hall  
Market Place  
Wetherby  
LS22 6NE  
Tel: [REDACTED]  
Fax: [REDACTED]



## 2. Wetherby Town Council Wards, Collingham with Linton and Harewood Parish Wards



## Appendix 2

## **Neighbourhood Area Application Form** *(for parished and non-parished areas)*

This form has been prepared by Leeds City Council to help simplify the application process for designation of a neighbourhood area.

**It is advised you speak with the Council before submitting this form (contact details can be found under Section 8).**

### **1. Name of the proposed Neighbourhood Area**

Wetherby Neighbourhood Area (Amended)

### **2. Map identifying the extent of the Neighbourhood Area (please attach)**

Map attached

### **3. Supporting statement explaining why the Neighbourhood Area is considered appropriate**

The Council has a duty to designate neighbourhood areas that are coherent, consistent and appropriate. Relevant considerations in this respect could be:

- village or settlement boundaries, which could reflect areas of planned expansion
- the catchment area for walking to local services such as shops, primary schools, doctors' surgery, parks or other facilities
- the area where formal or informal networks of community based groups operate
- the physical appearance or characteristics of the neighbourhood, for example buildings may be of a consistent scale or style
- whether the area forms all or part of a coherent estate either for businesses or residents
- whether the area is wholly or predominantly a business area
- whether infrastructure or physical features define a natural boundary, for example a major road or railway line or waterway
- the natural setting or features in an area
- size of the population (living and working) in the area.

In addition, other considerations are important and these could include:

- The local sense of a 'neighbourhood';
- The views of those who live, work and carry out business in the area;
- The aims of the neighbourhood plan (will the neighbourhood area assist in the delivery of the vision?)
- The availability of data (to produce an evidence base and inform robust decision making);

**Although not always the case, for most Parish and Town Councils the Parish area provides an appropriate, 'ready-made', Neighbourhood Area.**

Please outline the reasons in support of the Neighbourhood Area;

The 2014 Parish Review amended several Parish boundaries across the Leeds district including Wetherby Parish which expanded in size very slightly, with a small parcel of land to the south, adjacent to the A1 being transferred from Boston Spa Parish. Given that the Parish Review post-dates the designation of Wetherby Neighbourhood Area we now have a situation where part of Wetherby Parish is within the Boston Spa Neighbourhood Area. It is desirable for the Wetherby Neighbourhood Area to include all of the area under the control of the Parish Council. Boston Spa Parish Council has agreed to re-designate their current Neighbourhood Areas to reflect the revised Parish boundaries. This will ensure that proposed Wetherby Neighbourhood Area will not overlap with another designated Neighbourhood Area.

The whole parish is considered to be the area most appropriate to be designated as a Neighbourhood Area for planning purposes. The proposed boundary makes sense to the community of Wetherby and is logical in spatial terms. Using the administrative boundary of the Parish also has governance benefits which will be particularly useful at referendum stage and could simplify CIL monies administration.

**4. Statement of intent** Section 61G of the 1990 Town and Country Planning Act.

The Council needs to be assured that the organisation making the application is a relevant body.

Simply state that the Parish or interim Forum making the application is a relevant body for the purposes of Section 61G of the 1990 Town and Country Planning Act, and outline the groups intention to prepare a neighbourhood plan.

Wetherby Parish Council is a relevant body for the purposes of Section 61G of the 1990 Town and Country Planning Act. The proposed Neighbourhood Area consists of the whole area of the Parish.

### 5. Contact/s

The Neighbourhood Planning (General) Regulations 2012 Regulations 8, 9 and 10 requires details of at least one member of the group to be made public.

Please note, contact information provided in this section will be published.

You may wish to provide contact details for more than one member.

Title: COUNCILLOR  
 First Name: HARRY  
 Surname: CHAPMAN  
 Address: WETHERBY TOWN COUNCIL  
 THE TOWN HALL  
 MARKET PLACE  
 WETHERBY  
 Postcode: LS22 6NE  
 [Redacted]

Title: MRS  
 First Name: BARBARA  
 Surname: BALL  
 Address: WETHERBY TOWN COUNCIL  
 THE TOWN HALL  
 MARKET PLACE  
 WETHERBY  
 Postcode: LS22 6NE  
 Email: [Redacted]

### 6. Declaration

I/We hereby apply to designate a neighbourhood area as described on this form and the accompanying information.

Name(s): [Redacted]  
 Name(s): [Redacted]

Date: 18/02/2016  
 Date: 18/02/2016

### 7. Returning your application

Please return your printed application form and attachments to:

Neighbourhood Planning team  
 Forward Planning & Implementation  
 Leonardo Building  
 2 Rossington Street  
 LS2 8HD

Or email as an attachment to [npsupport@leeds.gov.uk](mailto:npsupport@leeds.gov.uk)

### 8. Further information

Information can be found on the Leeds City Council Neighbourhood Planning website [www.leeds.gov.uk/neighbourhoodplanning](http://www.leeds.gov.uk/neighbourhoodplanning)

Alternatively, please contact Ian Mackay on 0113 247 8079 or email [npsupport@leeds.gov.uk](mailto:npsupport@leeds.gov.uk)

## **9. Next Steps**

Following the submission of the neighbourhood area application form the City Council will:

- Check the application is valid;
- Publish the application for a minimum six week period to allow for representations; and
- Consider representations and make a decision whether to designate a neighbourhood area.

## Appendix 3





## **CONSULTATION ON APPLICATION FOR DESIGNATION OF REVISED BOSTON SPA AND WETHERBY NEIGHBOURHOOD AREAS**

**Town and Country Planning Act 1990, as amended by The Localism Act 2011, Schedule 9**

**The Neighbourhood Planning (General) Regulations 2012, Part 2**

Leeds City Council has received applications from Boston Spa Parish Council and Wetherby Town Council for the designation of revised Boston Spa and Wetherby Neighbourhood Areas to reflect changes made to the parish boundaries on 1 April 2014.

### **How to view the applications:**

The proposed boundaries and applications can be viewed at:

- Boston Spa Village Hall, 199 High Street, Boston Spa, West Yorkshire, LS23 6AA
- Wetherby Town Hall, Market Place, Wetherby, West Yorkshire, LS22 6NE
- The Development Enquiry Centre, City Development, The Leonardo Building, 2 Rossington Street, Leeds, LS2 8HD (Mon – Fri 8.30am – 5.00pm, Wed 9.30am – 5.00pm);
- Leeds City Council's website at [www.leeds.gov.uk/council/Pages/Neighbourhood-planning.aspx](http://www.leeds.gov.uk/council/Pages/Neighbourhood-planning.aspx)

### **How to make comments:**

Comments must be made in writing between 8 August 2016 and 19 September 2016 (5pm) by:

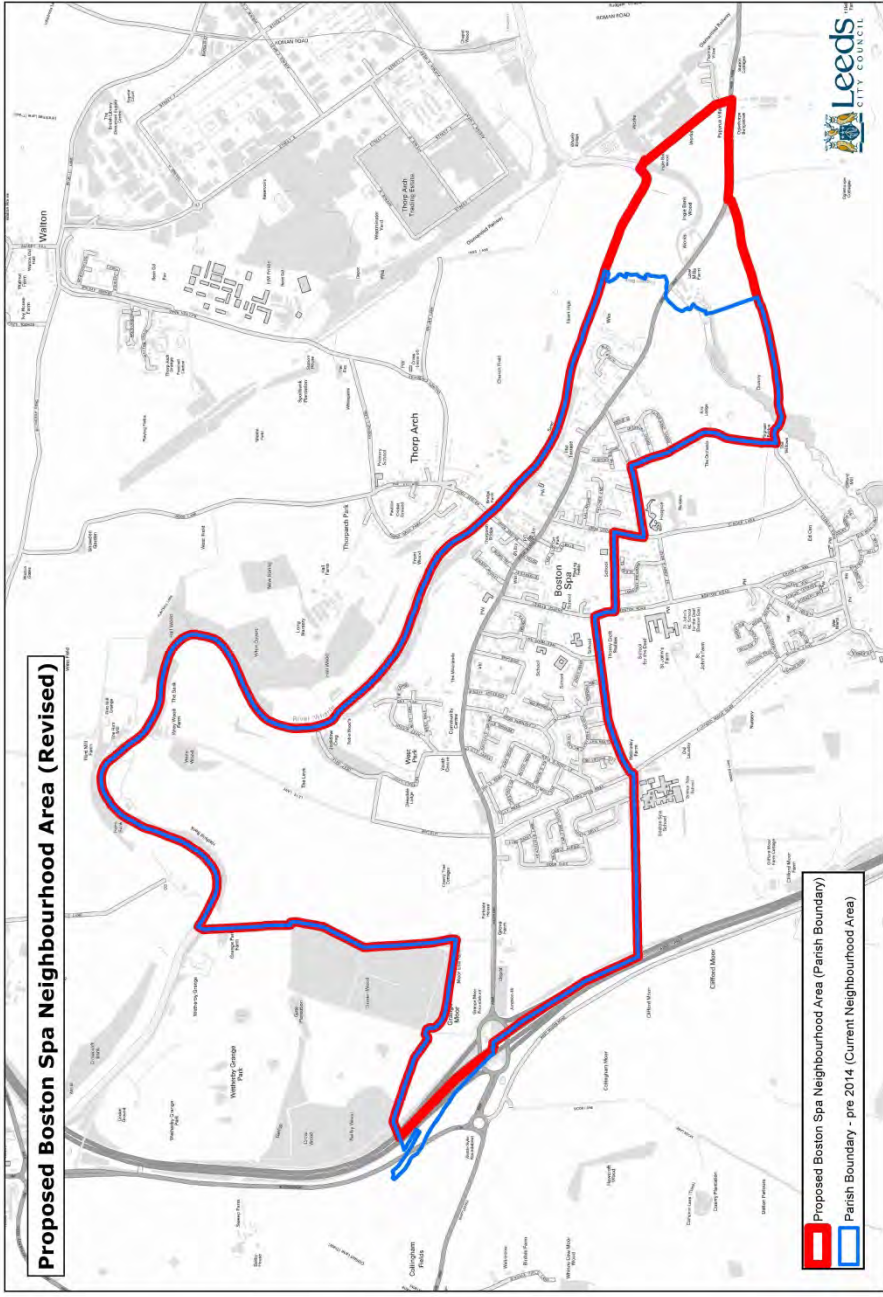
- completing a response form which can be found online at [www.leeds.gov.uk/council/Pages/Neighbourhood-planning.aspx](http://www.leeds.gov.uk/council/Pages/Neighbourhood-planning.aspx) and at Boston Spa Village Hall and Wetherby Town Hall (paper copy); or
- writing to the Chief Planning Officer at the address below.

Completed representation forms and letters may be posted to The Chief Planning Officer, City Development, The Leonardo Building, 2 Rossington Street, Leeds, LS2 8HD or emailed to [npsupport@leeds.gov.uk](mailto:npsupport@leeds.gov.uk) marked "Boston Spa/Wetherby Neighbourhood Areas".

Please let us know if you have any special needs and we will make arrangements to make sure your views are registered.

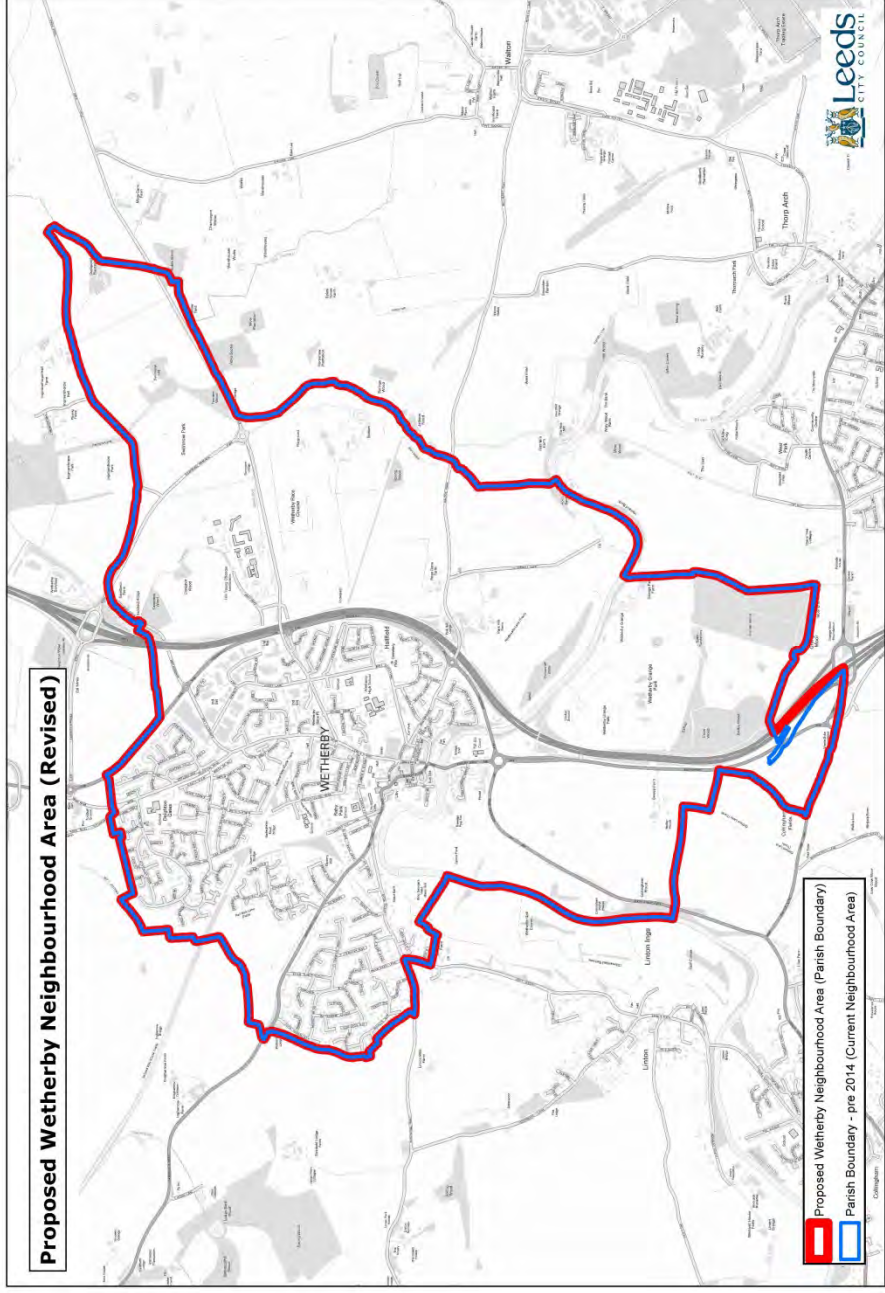
If you require further advice or assistance, please ring either 0113 2478079 or 0113 2478084, or email [npsupport@leeds.gov.uk](mailto:npsupport@leeds.gov.uk).

### Proposed Boston Spa Neighbourhood Area (Revised)



© Crown copyright and database rights 2016 Ordnance Survey 100019567 Scale 1:13000 @ A3

### Proposed Wetherby Neighbourhood Area (Revised)



© Crown copyright and database rights 2016 Ordnance Survey 100019567 Scale 1:18000 @ A3

## Appendix 4

# WETHERBY TOWN COUNCIL



The Town Hall  
Market Place  
Wetherby  
West Yorkshire  
LS22 6NE

Tel: [REDACTED]  
Email: [admin@wetherby.co.uk](mailto:admin@wetherby.co.uk)  
[www.wetherby.co.uk](http://www.wetherby.co.uk)

Dear Resident,

## **Have your say on the future of Wetherby – response required by 25/03/17**

Wetherby Town Council began the process of creating a neighbourhood plan for Wetherby some 3 years ago. We have been very clear from the outset that this should be a plan that is driven by local people for local people. The plan has been developed and shaped by an incredibly hard working and talented group of volunteers with a variety of skills and backgrounds from across the Wetherby Community. I am incredibly grateful for all they have done so far and we should all be thankful that we are blessed with so many people who care passionately about our town and its future. I am pleased to tell you that we have now produced our first draft of a neighbourhood plan for Wetherby for your consideration and comment.

We began our process by asking the people of Wetherby which local issues they felt were most important and needing addressing now or in the future, we did this through a series of open events, surveys and focus groups. To ensure we had captured the views of the whole town, a survey based on the information we had already received was sent to every household in Wetherby. The policies we have developed are based on the responses given. It has not been easy to incorporate the wide range of views we received but any proposal that has made it this far has had to be underpinned by 2 key principles; firstly, they must be based on hard fact and evidence, not on uninformed and pre-judged opinions. Secondly, they must have been borne out of the clear views of local people in our many consultation events.

We believe that the vision of protecting and enhancing Wetherby as an attractive and prosperous market town is one that an overwhelming majority of people will support. The plan covers the next 10 years and is intended to deal with needs and pressures that exist now or that evidence suggests will exist in the future and to ensure that we have the infrastructure to meet this. It is also intended to protect those things that we value the most.

At this point, nothing is set in stone, these are the proposals have been developed by the volunteers who have worked on the project so far based on the responses of Wetherby residents to our previous consultation events. There is now an opportunity for you to have your say and suggest any amendments that you think would improve

# WETHERBY TOWN COUNCIL



The Town Hall  
Market Place  
Wetherby  
West Yorkshire  
LS22 6NE

Tel: [REDACTED]  
Email: [admin@wetherby.co.uk](mailto:admin@wetherby.co.uk)  
[www.wetherby.co.uk](http://www.wetherby.co.uk)

the plan. Attached is a brief summary of the plan and its policy proposals. You can view a full copy of the plan online – [www.wetherbyneighbourhoodplan.wordpress.com](http://www.wetherbyneighbourhoodplan.wordpress.com) or hard copies are available in Wetherby Town Hall during office hours. We will be holding a number of events during the consultation period and will be pleased to answer any questions you might have.

I can assure you that I will personally read every comment that comes back during the 8 week consultation and we will give serious consideration to every suggestion for amendments before preparing our final draft for submission to Leeds City Council. Once they have scrutinised it and the Plan has been subjected to external examination by a Planning Inspector, it will come back to you for approval at a referendum. This is your plan and this is your opportunity to have your say about your community and I very much look forward to hearing your views.

*Alan Lamb*

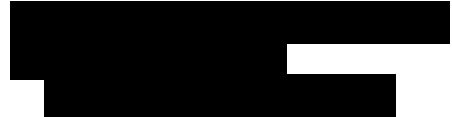
Cllr Alan Lamb  
Chairman of Wetherby Neighbourhood Plan Steering Group

**Spofforth with Stockeld Parish Council**



**LS22 4ET**

**Councillor Alan Lamb**  
**Conservative Group Office**  
2<sup>nd</sup> Floor East  
Civic Hall  
LEEDS  
LS1 1UR



Dear Sir / Madam

The Wetherby Neighbourhood Plan Steering Group has been working for some time to produce a draft Neighbourhood Plan; from the very start it has been intended that this would be driven by local people, for local people. Now it is time for you to have your say on the proposals. We are carrying out a six-week consultation, and I would be delighted if you would have your say.

To view the draft Plan, please visit <https://wetherbyneighbourhoodplan.wordpress.com>  
Here you can read the full pre-submission draft and submit any comments you may have. Alternatively, you can send any comments in writing to: **Wetherby Neighbourhood Plan, The Town Hall, Market Place, Wetherby LS22 6NE.**

The Plan has been shaped entirely by volunteers. They have worked incredibly hard to produce a document that will help protect and enhance Wetherby as an attractive, prosperous place to live. There have been different viewpoints raised but I hope the draft Plan contains proposals that a majority of local people can support.

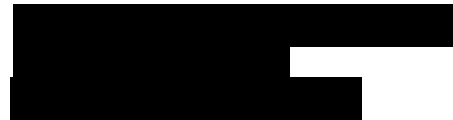
Every comment that is made about the document will be given due consideration for amendments before a final copy is submitted to Leeds City Council. Once it has been approved by a Planning Inspector it will then come back for approval by local people in a referendum.

I very much encourage comments and feedback on this draft, so our final submission best reflects the opinion of local people and how you want Wetherby to develop over the coming years.

Yours sincerely

**Councillor Alan Lamb**  
**Wetherby Ward**

**Councillor Alan Lamb**  
**Conservative Group Office**  
2<sup>nd</sup> Floor East  
Civic Hall  
LEEDS  
LS1 1UR



Dear Sirs,

I am writing to remind you that the draft Wetherby Neighbourhood Plan is now in its consultation period, which started 28<sup>th</sup> January 2017. This period has now been extended until 22<sup>nd</sup> April 2017 to allow for more responses to be considered.

If you have not already commented or given us feedback on the plan, this can be done online at <https://wetherbyneighbourhoodplan.wordpress.com> or in writing to **Wetherby Neighbourhood Plan, The Town Hall, Market Place, Wetherby LS22 6NE**. We would welcome any comments and feedback you may have.

Once the consultation has finished comments will be considered and amendments made accordingly. The final Plan will then be submitted for scrutiny by a Planning Inspector and, if approved, go to a referendum to be voted on by local people.

I hope you find the draft Plan interesting, informative and a useful tool to help shape the future of the town in the future.

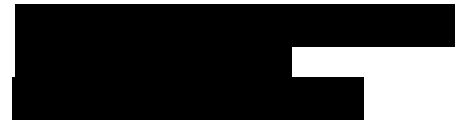
Yours sincerely

**Councillor Alan Lamb**  
**Wetherby Ward**

**Spofforth with Stockeld Parish Council**  
**Fieldfoot**  
**Knaresborough Road**  
**Little Ribston**

**LS22 4ET**

**Councillor Alan Lamb**  
**Conservative Group Office**  
2<sup>nd</sup> Floor East  
Civic Hall  
LEEDS  
LS1 1UR



Dear Sir / Madam

The Wetherby Neighbourhood Plan Steering Group has been working for some time to produce a draft Neighbourhood Plan; from the very start it has been intended that this would be driven by local people, for local people. Now it is time for you to have your say on the proposals. We are carrying out a six-week consultation, and I would be delighted if you would have your say.

To view the draft Plan, please visit <https://wetherbyneighbourhoodplan.wordpress.com>  
Here you can read the full pre-submission draft and submit any comments you may have. Alternatively, you can send any comments in writing to: **Wetherby Neighbourhood Plan, The Town Hall, Market Place, Wetherby LS22 6NE.**

The Plan has been shaped entirely by volunteers. They have worked incredibly hard to produce a document that will help protect and enhance Wetherby as an attractive, prosperous place to live. There have been different viewpoints raised but I hope the draft Plan contains proposals that a majority of local people can support.

Every comment that is made about the document will be given due consideration for amendments before a final copy is submitted to Leeds City Council. Once it has been approved by a Planning Inspector it will then come back for approval by local people in a referendum.

I very much encourage comments and feedback on this draft, so our final submission best reflects the opinion of local people and how you want Wetherby to develop over the coming years.

Yours sincerely

**Councillor Alan Lamb**  
**Wetherby Ward**





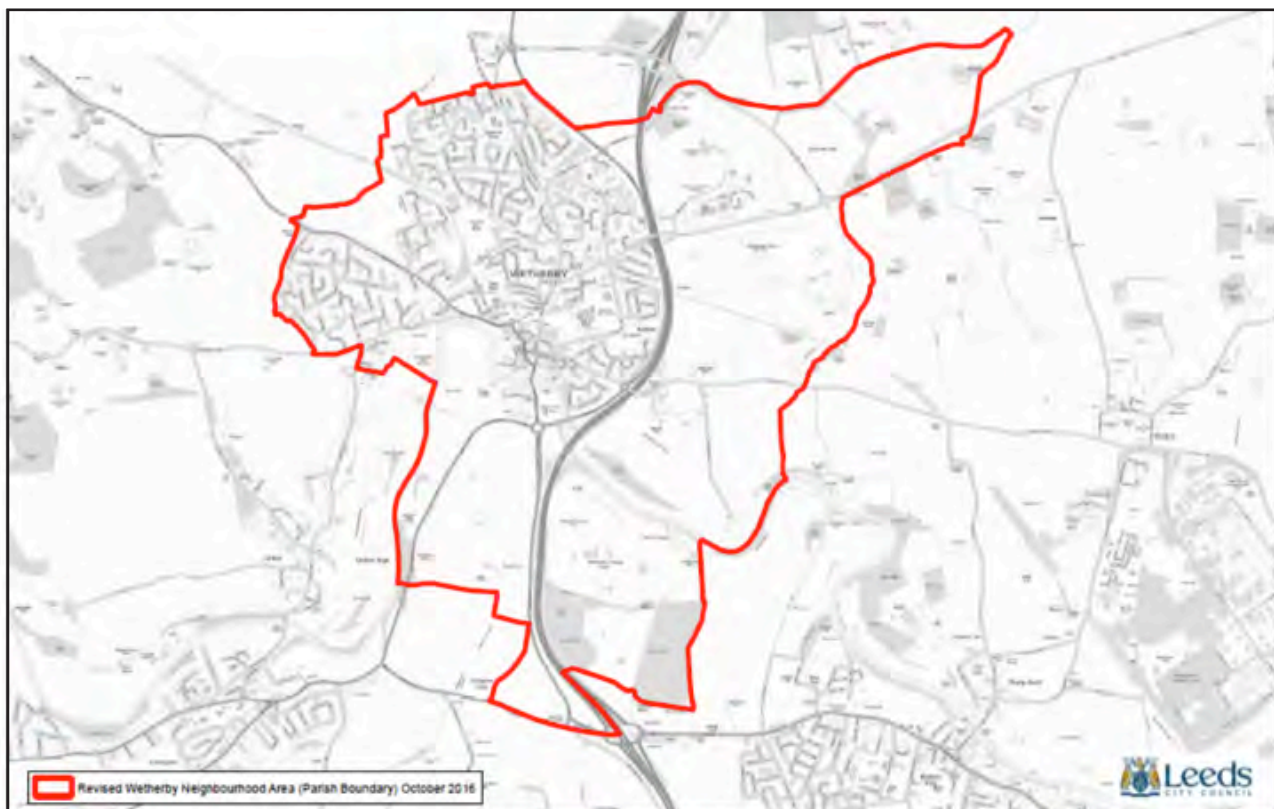
# WETHERBY NEIGHBOURHOOD DEVELOPMENT PLAN: PRE-SUBMISSION CONSULTATION DRAFT

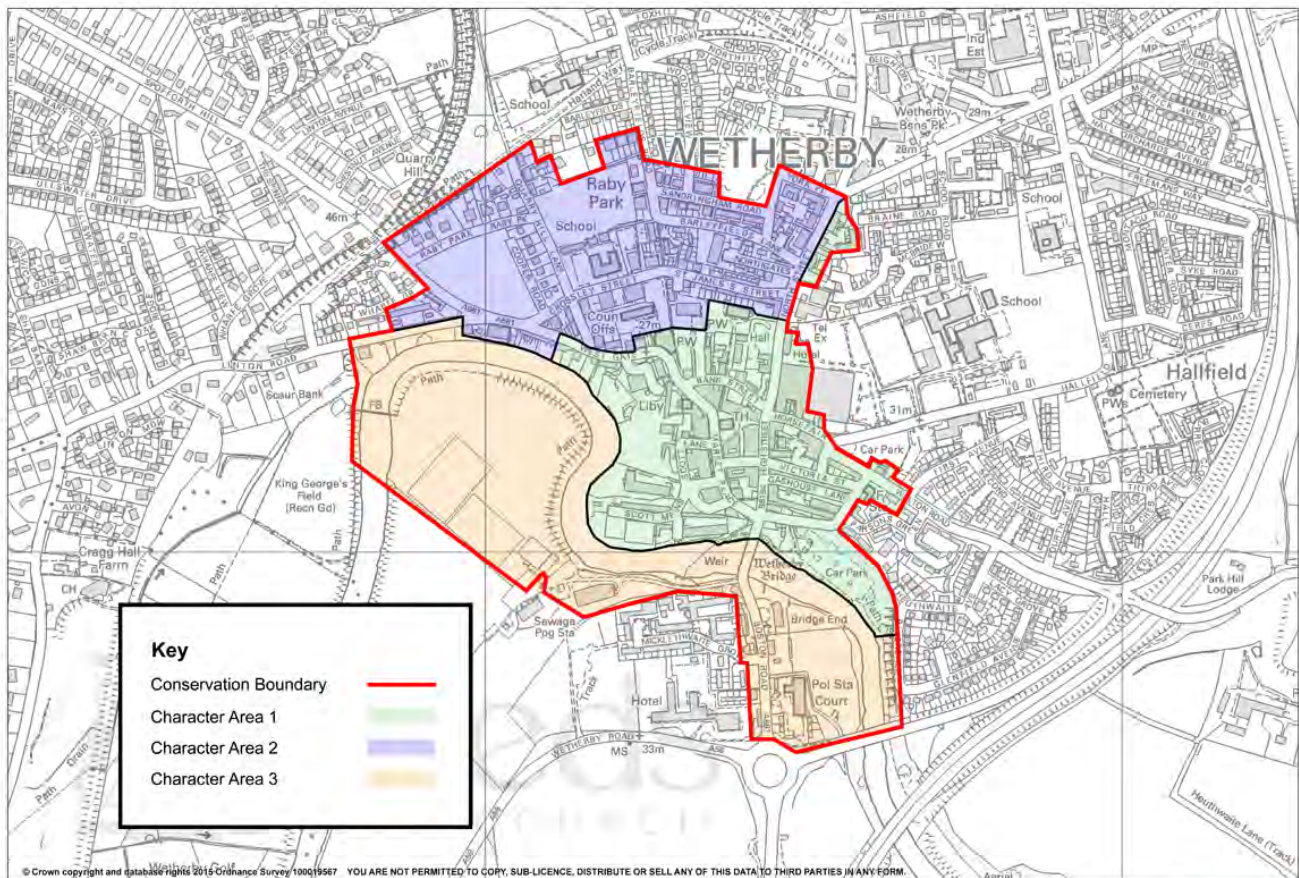
This summary sets out the Vision, Objectives and Policies for the Wetherby draft Neighbourhood Development Plan. Please use the enclosed form to tell us if you agree with what we have set out so that we can finalise this draft for submission to Leeds City Council.

## Our Vision

"Wetherby will be a fair, inclusive and high quality sustainable place to live and work and will strive to maintain and enhance its character as a genuine market town."

## Wetherby neighbourhood area - October 2016





PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL Date: 12/01/2017 Scale: 1:2,500 @ A1



## Objectives

- To further develop a vibrant and prosperous market town by encouraging development that supports a range of good quality jobs, businesses, shops and services that meet the needs of local people and protects and enhances the quality of the local environment.
- To support the provision of a range of housing that meets the needs of the town both in the short and longer term.
- To encourage inclusive access for local people to the range of facilities and services that they need.
- To promote the use of sustainable forms of energy and transport for the benefit of local people.
- To provide new and diverse education, leisure and recreational activities for all ages.

## Our Policies

Provision of new housing (H) - the intention in setting out housing policies is to ensure Wetherby benefits from the right mix of good quality housing in the future and that new developments are sensitive to the high quality environment within which they are set.

### H1: Provide an appropriate mix of housing

- a) Proposals for residential development of 10 or more housing units should contribute an appropriate mix of housing in terms of size and affordability which will help to support the specific needs of Wetherby's residents as identified by the most recent available housing market assessment and/or needs survey.
- b) Affordable homes appropriate to the number of units planned for a site will be delivered either on site or in the neighbourhood area.
- c) Proposals for residential development which are adaptable so as to meet the needs of people as they grow older will be supported.

### H2: Quality and layout of housing developments

Proposals for new housing developments should demonstrate high quality design and layout which reflect Wetherby's character and that respond to its current needs. For the Conservation Area this means:

- a) Character area 1 - Historic core
  - Magnesian limestone should be the dominant building material
  - Buildings should be mainly two-storey in height, with three-storey buildings in areas of highest activity
- b) Character area 2 - Late 19th century expansion
  - Buildings should be mainly constructed of coursed magnesian limestone with Welsh slate roofs and timber windows
  - Two storey in height.
  - Small front gardens generally enclosed by low walls.
- c) Character area 3 – Riverside
  - Reflect the open spaces and views of the river and surrounding countryside.

For all housing developments, this means:

- d) Proposals should demonstrate that there is adequate provision for car parking on site to meet current and future needs at a minimum rate of:
  - Two spaces per dwelling of up to three bedrooms;
  - Three spaces per dwelling of four bedrooms and over.

Car parking spaces must be suitable for the average family size car.

- e) Reflecting the character, setting and context of the site in relation to landscape, townscape, building types, grain of plots and streets.
- f) Density that is appropriate to its context, plot size and relationship to local facilities and transport.
- g) A layout that demonstrates a coherent and legible structure or hierarchy of routes and spaces.
- h) The massing and built form to ensure that a sense of place has been created and that there is sensitivity in terms of townscape design in respect of edge treatment, entrances, enclosures, frontages, heights and rooflines.

- i) Landscape design that contributes to a sustainable sense of place, such as play areas, shelters, bio-diversity and wildlife corridors and water.
- j) Materials and details relating to the design and context for walls, roofs, openings, paved surfaces and signage - incorporating locally sourced, distinctive and manufactured materials wherever practical.
- k) Sustainable principles such as the curtilage storage of waste and recyclable material, home-working and the durability and adaptability of buildings over time.

**Work and the economy (WE)** - the intention in setting out policies for working and the economy is to help the town thrive and prosper and provide new employment opportunities for residents.

**WE1: Town centre development**

- a) Proposals which would result in the loss of existing local shopping facilities through redevelopment will be discouraged, unless:
  - i. they include proposals for alternative local shopping provision nearby; or
  - ii. there is no reasonable prospect of viable continued use of the existing building or facility in its current use.
- b) New office development should be in keeping with its surroundings in terms of scale and design.
- c) The bringing back into use of redundant space above existing retail units in the town centre is encouraged. Any such proposal should carefully consider local amenity issues. Of particular interest is the opportunity for living over the shop as a means of promoting the vitality of the town centre and meeting the need for small, rented homes for young people.

**WE2: Sustainable tourism enhancement:**

Proposals designed to enhance the tourism offer of the town will be encouraged where these:

- a) Are in keeping with its surroundings in terms of scale and design.
  - b) Demonstrate that the proposals will serve to broaden the town's appeal to tourists.
- Provide a travel plan that considers the needs of staff, guests and other visitors and seeks to keep travel disruption to a minimum.

**Health, well-being and leisure (HWL)** - the intention in setting out policies for health, well-being and leisure is to provide residents with every opportunity to live healthy lifestyles and to continue to maintain a vibrant community.

**HWL1: Sport and leisure facilities**

Proposals to improve the range of accessible sport and leisure facilities are encouraged and should seek to:

- a) Be in keeping with the character of the location.
- b) Consider local amenity issues.
- c) Protect existing amenities of surrounding residents.
- d) Improve the surrounding local environment.
- e) Minimise the impact on the local road network.
- f) Provide adequate off street car parking facilities.

**HWL2: Community facilities**

- a) Proposals for new and/or improved community facilities will be encouraged and should seek to:
  - Be in keeping with the character of the location.
  - Consider local amenity issues.
  - Protect existing amenities of surrounding residents.
  - Improve the surrounding local environment.
  - Minimise the impact on the local road network.
  - Provide sufficient off street car parking facilities

- b) Proposals for the provision of a replacement for an existing community facility, as listed, linked to the redevelopment of its existing site should seek to demonstrate that the replacement facility will be made available before the closure of the existing facility.

<b>FACILITY</b>	<b>ADDRESS</b>	<b>PRIMARY PURPOSE</b>
Town Hall	Market Place LS22 6NE	Town Hall
Cinema	Caxton Street LS22 6RU	Cinema
Cemetery	Hallfield Lane LS22	Town Cemetery
The Engine Shed	York Road LS22 7SU	Dance Hall
St James Church	Church St LS22 6LP	C of E Church
St Josephs Church	20 Westgate LS22 6LL	RC Church
Methodist Church	Church St LS22 6LP	Methodist Church
Salvation Army	Hallfield Lane LS22 6JS	Salvation Army Ch
Barleyfields Youth	Barleyfields Road LS22 6PN	Youth Centre
Crossley St Primary	Crossley St LS22 7GA	Primary School
St Josephs Primary	Barleyfields Rd LS22 6PR	RC Primary School
Deighton Gates	Deighton Rd LS22 7XL	Primary School
St James Primary	Hallfield Lane LS22 6JS	CoE Primary School
Wetherby High	Hallfield Lane LS22 6JS	High School
Scout Huts	Barleyfields Rd / Church St	Meeting space
Air Training Corps	Pegasus House, Barleyfields Road	Air Training Rooms
Wetherby Library	17 Westgate LS22 6LL	Town Library
One Stop Centre	24 Westgate LS22 6NL	Offices/Advice
Doctors Surgeries	Crossley St and Hallfield lane	Doctors Surgeries
Mason House	Hallfield Lane LS22 6JT	Meeting Rooms

### **HWL3: Health care facilities**

Proposals for new and/or additional healthcare facilities will be supported subject to the following criteria:

- a) the provision of healthcare facilities should provide new or additional services, which respond to the identified needs of residents of Wetherby.
- b) the additional or new facilities should reduce the need to make additional journeys out of the town.
- c) the proposal provides adequate car parking facilities.

**Education (E)** - the intention in setting this education policy is to see the existing Wetherby High School site regenerated to benefit the whole community and, most importantly, develop the school into an outstanding facility for young people.

### **E1: Wetherby High School site**

Proposals to re-develop the existing Wetherby High School site will be encouraged and should seek to:

- a) Provide new and improved secondary school provision on the existing site.
- b) Ensure the design is complementary to surrounding buildings and take every opportunity to enhance the setting of the relevant Conservation Area, i.e character area 2, by, for example:
  - Seeking to provide green frontage, bound by low walls; to reflect local gardens.
  - Using slate roofs and chimneys in the design, to reflect the local built environments.
- c) Provide for playing fields on the site relative to the size of the student body.

- d) Provide car parking and secure cycle racks commensurate with the proposed size and use of the site.
- e) Maximise non-motorised vehicular and pedestrian access onto and around the site.
- f) Maximise disabled access onto and around the site.
- g) Ensure green infrastructure is well integrated across the site and links externally to nearby green spaces, non-motorised routes and green corridors.

**Environment and sustainability (ENV)** - the intention in setting out these policies is to protect and preserve the surrounding countryside and Local Green Spaces.

**ENV1: Protection and enhancement of local heritage assets**

- a) The following are designated as local heritage assets:
  - War Memorial
  - Police Box
  - Wetherby Bridge
  - Weir, River Wharfe
  - Bandstand
  - The Wheel sculpture
  - Huguenot archway
  - Cinema
  - Georgian bathhouse/Jubilee gardens
  - Horse sculpture on A58/A168 roundabout
- b) All local heritage assets within the parish will be conserved and enhanced for their historic significance and/or their importance to local distinctiveness, character and sense of place.
- c) Proposals for development that affect such assets will be considered taking account of the scale and impact of any harm or loss and the significance of each asset.

**ENV2: Local Green Spaces**

The following sites are designated as Local Green Space:

- Hallfield Lane Cemetery, Hallfield Lane
- Mason Field, Hallfield Lane
- Fosters Field also known as Nidd Approach, Nidd Approach
- Quarry Hill Lane triangle, off Quarry Hill Lane
- Crossley Park, Linton Road
- King Georges Field also known as Scaur Bank, off Linton Road
- Garden of Rest, Bank Street
- Bridgefoot Gardens at the junction of High Street and Market Place
- Butterwick Gardens
- Sandringham Park, Sandringham Park/York Place
- Raby Park, (junction of Crossley Street and Westgate)
- Hudson Park also known as Millennium Field, off Barleyfield Road
- Jubilee Garden also known as Wharfedale Lawn, off Westgate
- Ings Skate Park, Lodge Lane, off Boston Road
- Wilderness BBQ area
- Shaw Barn Croft, off Linton Road
- Walton Road Verge, adjacent to Lacey Grove
- Caxton Street/Westgate, Peace Garden
- Barleyfields Play Area, off Barley Fields Road

### **ENV3: Green Corridors**

- a) The following Green Corridors should be protected from development which would sever, block or prejudice their operation as multifunctional resources for wildlife, amenity, recreational and water management purposes:
  - Leeds-Harrogate-Tadcaster former railway lines
  - River Wharfe, banks and ings
- b) Development that seeks to enhance the multifunctional resources of these Green Corridors will be encouraged.

**Townscape Design (D)** - the intention in setting out these design policies is to protect and enhance the character of the Conservation Area and to encourage the provision of accessible connected routes from new developments to the town and surrounding countryside.

### **D1: The character of the Conservation Area**

- a) Proposals for development should contribute positively to the conservation and management of the local Conservation Area and its key characteristics including:
  - Simple building forms and domestic scale.
  - Traditional building materials including magnesian limestone and Welsh slate and pantiles.
  - Fenestration including sash and oriel windows.
  - Traditional shop fronts should be retained. New shop fronts should preserve or enhance existing character.
  - Focal points and positive buildings and structures.
  - Surviving historic features and detailing retained.
  - Boundary walls and use of traditional materials in the public realm.
  - Vibrant mix of office space and residential uses above ground floor shops and services.
  - Visually important trees.
- b) Infill development including the sub-division of plots, should respond to the scale, massing, layout and distribution of positive structures, within the Conservation Area.

### **D2: Connectivity of new developments**

Proposals for new development should seek to demonstrate how good connections with the rest of the town and surrounding countryside will be achieved through the provision of:

- a) Short, direct routes for pedestrians and cyclists connecting the new development to the rest of the town. This may include upgrading existing routes that connect to the development to make them attractive and safe for pedestrians and cyclists
- b) Good access to public transport, by locating development as close as possible to existing bus routes and providing good pedestrian access to bus stops
- c) Good connections within the development area itself, so a choice of connections to the wider town is provided

The complete draft NDP document and supporting information can be viewed at:  
[www.wetherbyneighbourhoodplan.wordpress.com](http://www.wetherbyneighbourhoodplan.wordpress.com)





## Appendix 5

# WE VALUE YOUR FEEDBACK!



Please return this survey by 22nd April 2017 at the latest.  
Please circle or underline your answer and add comments if you wish.

1. H1: Do you agree with our policy to provide an appropriate mix of housing?  
Yes      No      Don't know

Comments: . . . . .  
. . . . .

2. H2: Do you agree with our policy for quality and layout of housing developments?  
Yes      No      Don't know

Comments: . . . . .  
. . . . .

3. WE1: Do you agree with our policy for town centre development?  
Yes      No      Don't know

Comments: . . . . .  
. . . . .

4. WE2: Do you agree with our policy for sustainable tourism enhancement?  
Yes      No      Don't know

Comments: . . . . .  
. . . . .

5. HWL1: Do you agree with our policy for sport and leisure facilities?  
Yes      No      Don't know

Comments: . . . . .  
. . . . .

6. HWL2: Do you agree with our policy for community facilities?  
Yes      No      Don't know

Comments: . . . . .  
. . . . .

7. HWL3: Do you agree with our policy for health care facilities?  
Yes      No      Don't know

Comments: . . . . .  
. . . . .

8. E1: Do you agree with our policy for the Wetherby High School site?  
Yes      No      Don't know

Comments: . . . . .  
. . . . .

9. ENV1: Do you agree with our policy for protecting and enhancing local heritage assets?  
Yes      No      Don't know

Comments: . . . . .  
. . . . .

10. ENV2: Do you agree with our policy for Local Green Spaces?  
Yes      No      Don't know

Comments: . . . . .  
. . . . .

11. ENV3: Do you agree with our policy for Green Corridors?  
Yes      No      Don't know

Comments: . . . . .  
. . . . .

12. D1: Do you agree with our policy for the character of the Conservation Area?  
Yes      No      Don't know

Comments: . . . . .  
. . . . .

13. D2: Do you agree with our policy for connectivity of new developments?  
Yes      No      Don't know

Comments: . . . . .  
. . . . .

14. Do you agree with the Vision we have set out?

Yes          No          Don't know

15. Do you agree with the 5 objectives we have set out:

To further develop a vibrant and prosperous market town by encouraging development that supports a range of good quality jobs, businesses, shops and services that meet the needs of local people and protects and enhances the quality of the local environment.

Yes          No          Don't know

16. To support the provision of a range of housing that meets the needs of the town both in the short and longer term.

Yes          No          Don't know

17. To encourage inclusive access for local people to the range of facilities and services that they need.

Yes          No          Don't know

18. To promote the use of sustainable forms of energy and transport for the benefit of local people.

Yes          No          Don't know

19. To provide new and diverse education, leisure and recreational activities for all ages.

Yes          No          Don't know

**About you:**

20. Are you responding as an individual or on behalf of a household?

Individual          Household

21. If a household, how many adults and children?

Adults          Children

22. What is your postcode?

Return your completed survey form to either:

- Wetherby Town Hall, Market Place, Wetherby LS22 6NE
- The Children's Centre, Hallfield Lane, Wetherby LS22 6NE
- Morrisons supermarket, The Horsefair Centre, Wetherby LS22 6FL

Or complete online at: [www.wetherbyneighbourhoodplan.wordpress.com](http://www.wetherbyneighbourhoodplan.wordpress.com)

## Appendix 6

**From:**

**To:** [CDV\\_NP\\_Support](#)

**Bcc:**

**Subject:**

Draft Wetherby Neighbourhood Plan at Submission for Examination Consultation

**Date:**

02 May 2019 11:59:00

---

The Wetherby Neighbourhood Plan, prepared by Wetherby Town Council, has been submitted to Leeds City Council for independent examination. It is the Council's duty to arrange a 6 week consultation on the plan proposal and to organise an independent examination and referendum.

### **The Plan Proposal**

The plan proposal sets out a vision for the future of Wetherby and includes planning policies that will help Leeds City Council to determine planning applications in the neighbourhood area.

### **Consultation**

In accordance with Paragraph 15 of the Neighbourhood Planning (General) Regulations 2012, Wetherby Town Council has submitted the draft Wetherby Neighbourhood Plan along with associated documents to Leeds City Council. In accordance with Paragraph 16 of the same regulations Leeds City Council is now publicising the plan proposal and seeking comments on the contents of the plan. The consultation period is for a period of 6 weeks and runs from **Tuesday 7<sup>th</sup> May to Tuesday 18<sup>th</sup> June 2019 (closing at 5pm)**.

The submitted Wetherby Neighbourhood Plan consists of the following documents, which will be available on the [City Council neighbourhood planning webpage](#) from Tuesday 7<sup>th</sup> May:

- Covering Letter
- Draft Wetherby Neighbourhood Plan Proposal
- Map of the designated Wetherby Neighbourhood Area
- Wetherby Consultation Statement
- Wetherby Local Green Space Maps
- Wetherby Basic Conditions Statement
- Wetherby Habitat Regulations Assessment Screening Update April 2019
- Response form

These documents are also available on Wetherby Town Council's website at:

<http://www.wetherby.co.uk/>

### **How to make comments**

If you wish to make comments on the plan, these must be made in writing. You are encouraged to use the response form but this is not essential. Representations are to be submitted **by Tuesday 18<sup>th</sup> June 2019 (closing at 5pm)**.

Submit your comments either by:

Email: [npsupport@leeds.gov.uk](mailto:npsupport@leeds.gov.uk) marked "Wetherby Neighbourhood Plan".

Or

Post: Wetherby Neighbourhood Plan, Neighbourhood Planning, Policy and Plans Group, Planning Services, Merrion House, 110 Merrion Centre, Leeds, LS2 8BB.

### **Next Steps**

Leeds City Council will collate the representations and pass them onto the Independent Examiner who will assess whether the plan proposal meets the Basic Conditions and can proceed to referendum.

Please be aware that all comments received will be publicly available and included on the City Council website.

If you have any questions relating to this public consultation, please do not hesitate to contact [npsupport@leeds.gov.uk](mailto:npsupport@leeds.gov.uk) or telephone 0113 3787654 or 0113 3787997.

Kind regards,

Heather Suggate  
Principal Planning Policy Officer  
Policy and Plans  
Leeds City Council  
Merrion House,  
110 Merrion Centre,  
Leeds, LS2 8BB  
Personal tel: 0113 3787654  
Neighbourhood Planning tel: 0113 3787997  
Fax: 0113 2476484

**Important, please note: From Wednesday 21 February 2018 we will no longer be located at Leonardo/Thoresby building.**

**Our new offices will be at Merrion House, 110 Merrion Centre, Leeds, LS2 8BB. Please click [here](#) for a map to the new location.**



**City Development**  
Policy and Plans  
Merrion House  
110 Merrion Centre  
LEEDS  
LS2 8BB

Contact: Heather Suggate  
Tel: 0113 37 87654  
Email: [heather.suggate@leeds.gov.uk](mailto:heather.suggate@leeds.gov.uk)  
Our ref: L:\FPI\Neighbourhood  
Planning\Area - North East Outer\Wetherby  
Date: 2<sup>nd</sup> May 2019

Dear Sir/Madam

Publicising Wetherby Neighbourhood Plan submitted for examination

Wetherby Town Council has submitted the draft Wetherby Neighbourhood Plan to the Council for independent examination. If the Plan passes examination, the Council will hold a local referendum asking whether it should form part of the Local Plan for Wetherby (the set of Plans used to determine planning applications).

The Council must publicise the Plan Proposal and seek representations therefore a period of public consultation is running from **Tuesday 7<sup>th</sup> May to Tuesday 18<sup>th</sup> June 2019 (closing at 5.00pm)**. Full details of the consultation can be found on the Leeds City Council website at <https://www.leeds.gov.uk/planning/planning-policy/neighbourhood-planning> along with the Plan and supporting documentation. These documents are also available on the Wetherby Town Council website <http://www.wetherby.co.uk/>. Paper copies are available at Wetherby Library and Tourist information, Wetherby Town Hall and the Council's City Centre Hub. A response form is also available online and at these locations with details of how to comment. You are encouraged to use the response form but this is not essential. However comments must be made in writing and emailed or posted to the Council. All representations made will be forwarded to the independent examiner and will be publicly available. The examination may include a hearing at the discretion of the examiner.

If you have any questions relating to this public consultation, please do not hesitate to contact [npsupport@leeds.gov.uk](mailto:npsupport@leeds.gov.uk) or telephone 0113 3787654 or 0113 3787997.

Yours sincerely,



Ian Mackay, Neighbourhood Planning Manager

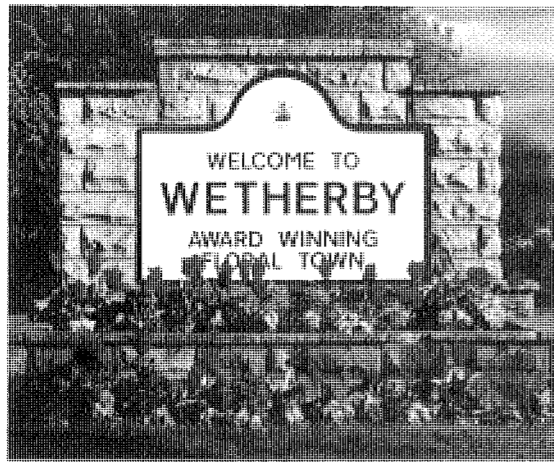
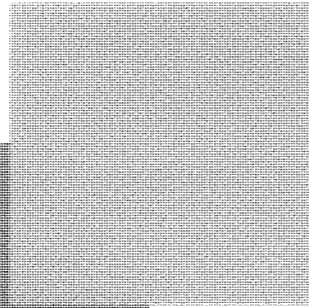
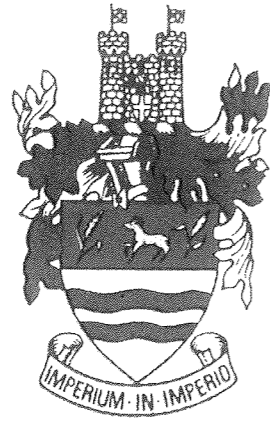
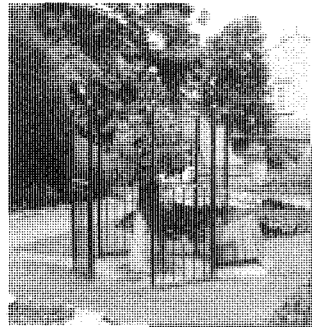


## Appendix 7

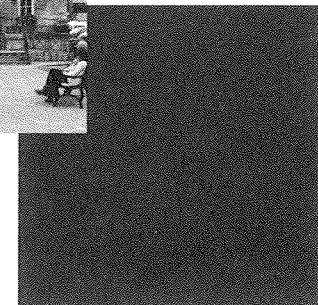
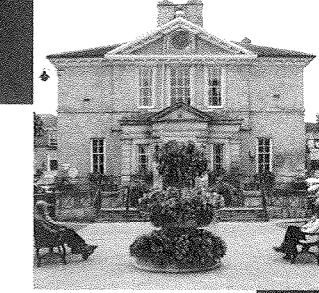
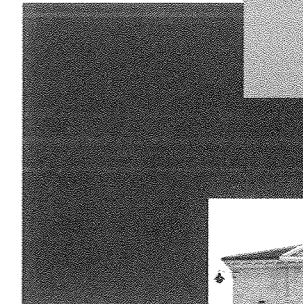
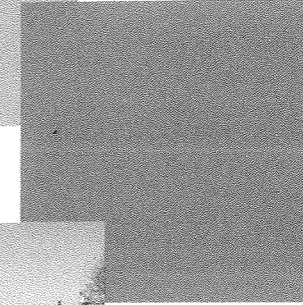
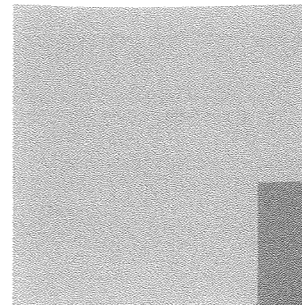
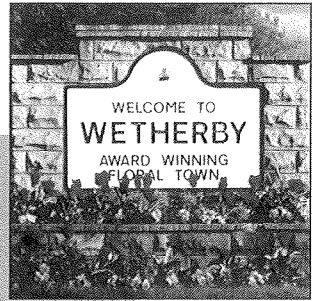


*'I would especially like to thank the volunteers who have put a huge amount of time and effort into planning, researching and developing ideas, I am incredibly grateful for all their hard work.  
In particular, I would like to thank Simon Adams, David Barker, Andrea Barnes, Nicola Bell, Simon Cavell, Margaret Clark, Sandra Clynes, Manjit Curtis, Michael Garlick, Norma Harrington, Robert Hart, Mel Jones, Phil Joyce, Nish Kanabar, Rachel Kato, Galan Moss, Rosy Tebbett, Julie Turner, John Wilkinson and all the staff at the Wetherby Town Hall'*

*Alan Lamb, Mayor of Wetherby*



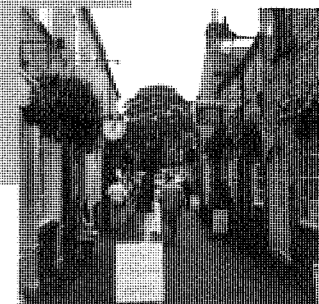
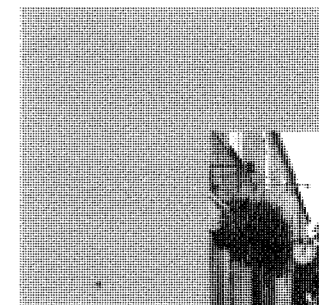
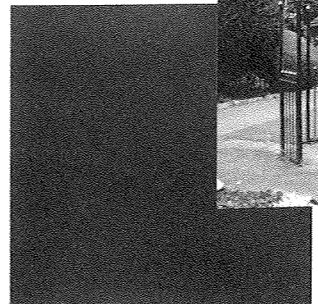
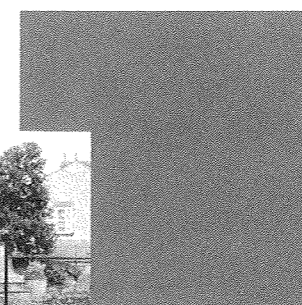
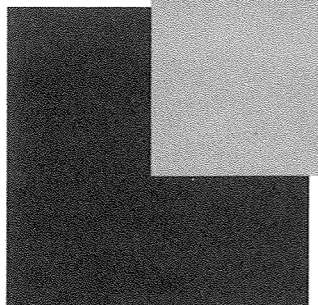
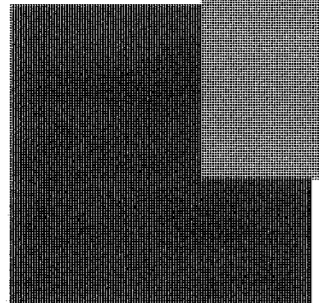
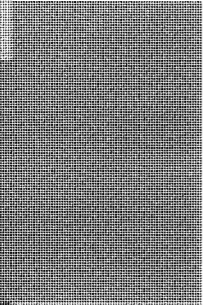
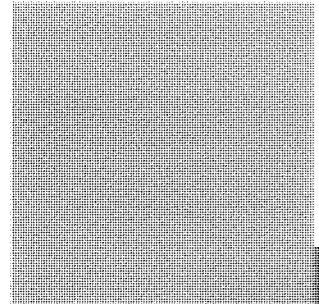
Results 709



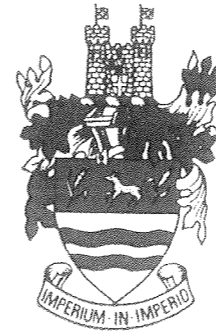
# Wetherby's

# Neighbourhood Plan

*Bringing the views of the community together*



## Wetherby Town Council Area



# Wetherby's Neighbourhood Plan

Dear Wetherby Resident

*Even at my tender age of 36, Wetherby has changed a great deal in my life time. Some change is welcome and some less so but if one thing is certain in the future, there will be more changes. As I see it, we can either choose to take control of the changes or let it be something that is done to us whether we like it or not. Under the Government's localism agenda, we now have the opportunity, for the first time ever, to really set out the improvements and changes we would like to see by developing a neighbourhood plan.*

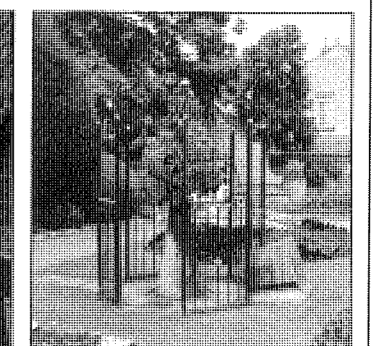
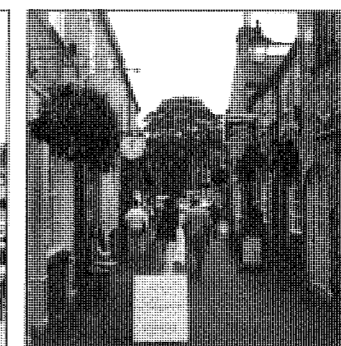
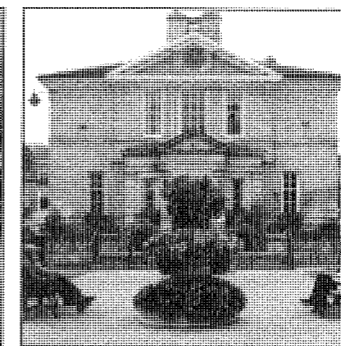
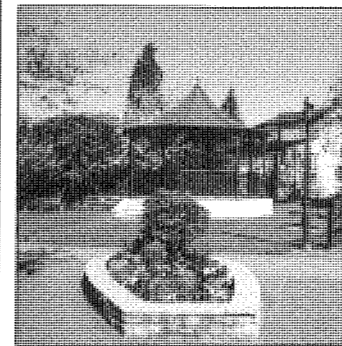
*It won't solve every problem and it is not a silver bullet but once it has been adopted and approved by the community it becomes legally binding on the city council. Any developers who want to build in Wetherby are obliged to help us deliver it. Now it is your turn and I'd like to ask for 15 to 20 minutes of your time to answer a few questions.*

*The information overleaf will explain in more detail but we have reached a stage in the process where we really need to hear your views to help us shape the plan. Attached is a questionnaire about the 4 key themes we are focussing on, the more responses we get the better. This is a great opportunity for you to have your say on the future of our town, it will take about the length of time it takes to drink a cup of tea to fill in. Over the next few months we will also be distributing separate surveys for young people and local businesses.*

*So put the kettle on, treat yourself to a couple of biscuits, and tell us how you would like to see Wetherby develop over the next 15 to 20 years. **Please return your surveys by 31st December 2013!***

Many thanks,

Cllr Alan Lamb  
Mayor of Wetherby



Wetherby Town Council, The Town Hall, Market Place, Wetherby, West Yorkshire, LS22 6NE

Tel: (01937) 583584 Fax: (01937) 580824

Email: [wetherbytc@btconnect.com](mailto:wetherbytc@btconnect.com) Website: <http://wetherbyneighbourhoodplan.wordpress.com>

# Why?

For the first time ever, Wetherby residents will have the chance to shape the future of our town. The government has brought in a localism agenda to enable local communities to develop a plan which will allow us to shape what we would like to see happen in our town over the next 15 to 20 years. This will establish a legally binding document which councils and developers will have to comply with in the future. The plan has to be realistic, follow the correct legal process and the final draft will have to be approved by an independent inspector before being put to the people of Wetherby in a referendum.

# Who?

The process was started by Wetherby Town Council and local councillors, and now involves a range of volunteers who are helping produce the plan. The process commenced prior to Christmas 2012, when a public information event was held at Wetherby Town Hall. The basis of the work since then has been volunteer led involving preparing the background information, finding out about the town and the changes that will be required to meet the future opportunities. We couldn't fit this leaflet through your letterbox if we included all of this information, so we have put this on the neighbourhood website, <http://wetherbyneighbourhoodplan.wordpress.com> and it can also be found in Wetherby library and Wetherby Children's Centre. There are also additional copies of the surveys available at these locations, if they are needed. We are now at the stage when we need to know your views on certain issues, hence this survey. This is your opportunity to have your say on how Wetherby develops and shape the future of the town.

# What happens next?

Over the next month the surveys will be completed and returned. The planning group will assess the information received and draft a plan to address the results identified in the survey. We will then consult again and refine the plan. There will then be a further consultation on any particular issues raised.

# Completing the Survey

Please tick the relevant boxes, and feel free to add any comments you have in the spaces given. All data from this survey will be strictly anonymous so any individual household will not be identified. If there are any questions that you feel you are not comfortable answering, then please leave them blank - we would rather have a part completed survey returned than no survey returned! Any information given will go towards producing the plan, your views and answers are a vital part of this process. For the plan to be approved by an inspector, we have to demonstrate that we sought and received the views of all parts of the community. For this reason alone we will ask for some details about your household - we cannot identify you personally from this information.

## PLEASE RETURN YOUR SURVEY BY 31st DECEMBER 2013.

Your completed surveys can be returned to the following locations or posted to the Town Hall:

- ◆ Wetherby Town Hall
- ◆ Wetherby Library
- ◆ Wetherby One-Stop-Shop
- ◆ Wetherby Post Office
- ◆ The Children's Centre, Hallfield Lane
- ◆ Crossley Street Primary School

The results of this survey will be collated and presented to the residents of Wetherby, in Spring 2014.

**If you require the survey in any other language, in braille, or in large print format, then please contact Wetherby Town Council on 01937 583584.**

If you have any questions or require assistance completing the survey then please contact the Children's Centre on 01937 581102 or the Town Hall on 01937 583584.

# Education & Learning

## Key Facts

- ◆ Wetherby has four primary schools and one high school
- ◆ From the 2011 census, there were 485 children aged 0-4, 1193 children aged 5-15 and 630 children aged 16-19 in Wetherby
- ◆ Approximately 33% of school aged children from Wetherby travel outside of the town and the Leeds boundary, likely going to schools in North Yorkshire

1. Do any members of your household attend the following: Please tick one box in each row

	Within Wetherby	Outside Wetherby	Not At All	
a) Pre-school facilities e.g. nurseries, playgroups	<input type="checkbox"/> 4	<input type="checkbox"/> 1	<input type="checkbox"/> 83	12
b) Primary school	<input type="checkbox"/> 6	<input type="checkbox"/> 1	<input type="checkbox"/> 81	12
c) High school -11-16 years	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 81	12
d) Sixth form - post 16 years	<input type="checkbox"/> 1	<input type="checkbox"/> 1	<input type="checkbox"/> 84	18
e) Education facility for disabled people or people with impaired mobility	<input type="checkbox"/> 0	<input type="checkbox"/> 0	<input type="checkbox"/> 85	14
f) Lifelong learning facilities e.g. U3A (University of the 3rd Age), further education	<input type="checkbox"/> 15	<input type="checkbox"/> 3	<input type="checkbox"/> 70	12

2. If answered 'Outside Wetherby' to question 1, please detail the main reason why below:-

3. Do you think that there are enough learning facilities in the Wetherby area: Please tick one box in each row

	Enough	Need More	Not Sure	
a) Pre-school facilities e.g. nurseries, playgroups	<input type="checkbox"/> 27	<input type="checkbox"/> 7	<input type="checkbox"/> 55	10
b) Primary schools	<input type="checkbox"/> 39	<input type="checkbox"/> 6	<input type="checkbox"/> 44	10
c) High schools -11-16 years	<input type="checkbox"/> 38	<input type="checkbox"/> 9	<input type="checkbox"/> 43	10
d) Sixth forms - post 16 years	<input type="checkbox"/> 30	<input type="checkbox"/> 11	<input type="checkbox"/> 48	11
e) Education facilities for disabled people or people with impaired mobility	<input type="checkbox"/> 9	<input type="checkbox"/> 15	<input type="checkbox"/> 66	11
f) Lifelong learning facilities e.g. U3A, further education	<input type="checkbox"/> 24	<input type="checkbox"/> 20	<input type="checkbox"/> 47	9

4. If you wish to make additional comments on the education facilities available in Wetherby, please use the box below

# Health, Wellbeing and Leisure

## Key Facts

- ♦ The average age of Wetherby residents is 45, versus the average age of Leeds residents which is 37.6
- ♦ Wetherby has a large selection of health and wellbeing services, along with a good range of leisure facilities
- ♦ The local NHS healthcare providers have identified the main health concerns in Wetherby as hypertension and diabetes, an ageing population, smoking, obesity and alcohol dependency

5. What facilities do we have enough of or need more of in Wetherby: Please tick one box in each row

	ENOUGH	NEED MORE	NOT SURE	
a) Pre-teen facilities e.g. cub scouts, junior sports	<input type="checkbox"/> 16	<input type="checkbox"/> 15	<input type="checkbox"/> 39	29
b) Facilities for teens/young people e.g. scouts, youth centre	<input type="checkbox"/> 7	<input type="checkbox"/> 26	<input type="checkbox"/> 37	29
c) Facilities for older people e.g. Social activities, home help	<input type="checkbox"/> 9	<input type="checkbox"/> 29	<input type="checkbox"/> 33	28
d) Indoor leisure facilities e.g. Swimming pool, gyms	<input type="checkbox"/> 37	<input type="checkbox"/> 25	<input type="checkbox"/> 10	28
e) Outdoor leisure facilities e.g. Football pitches, tennis courts	<input type="checkbox"/> 46	<input type="checkbox"/> 11	<input type="checkbox"/> 15	29
f) Health Care facilities e.g. Doctors, dentist, health centres	<input type="checkbox"/> 48	<input type="checkbox"/> 17	<input type="checkbox"/> 8	27
g) Parks and play areas	<input type="checkbox"/> 41	<input type="checkbox"/> 24	<input type="checkbox"/> 7	28
h) Places to socialise	<input type="checkbox"/> 37	<input type="checkbox"/> 23	<input type="checkbox"/> 14	27
i) Green spaces for public use	<input type="checkbox"/> 45	<input type="checkbox"/> 23	<input type="checkbox"/> 6	27
j) Public footpaths	<input type="checkbox"/> 49	<input type="checkbox"/> 17	<input type="checkbox"/> 7	28
k) Community venues	<input type="checkbox"/> 31	<input type="checkbox"/> 21	<input type="checkbox"/> 20	28
l) Arts facilities e.g. cinema, theatre, festivals	<input type="checkbox"/> 38	<input type="checkbox"/> 25	<input type="checkbox"/> 11	27

6. Are there any specific facilities that you would like to see more of in Wetherby:

7. What is your favourite place in Wetherby?

8. How often do you or anyone in your household use each of these facilities: Please tick one box in each row

	Daily	Weekly	Monthly	Less Frequent	Never	
a) Town Hall	<input type="checkbox"/> 0	<input type="checkbox"/> 8	<input type="checkbox"/> 13	<input type="checkbox"/> 55	<input type="checkbox"/> 21	2
b) Places of worship e.g. St James, St Joseph's, Baptist Church, Salvation Army	<input type="checkbox"/> 1	<input type="checkbox"/> 17	<input type="checkbox"/> 5	<input type="checkbox"/> 34	<input type="checkbox"/> 41	3
c) Playing fields	<input type="checkbox"/> 4	<input type="checkbox"/> 12	<input type="checkbox"/> 8	<input type="checkbox"/> 28	<input type="checkbox"/> 45	4
d) Wetherby Children's Centre	<input type="checkbox"/> 0	<input type="checkbox"/> 2	<input type="checkbox"/> 1	<input type="checkbox"/> 4	<input type="checkbox"/> 89	5
e) Children's play areas	<input type="checkbox"/> 1	<input type="checkbox"/> 7	<input type="checkbox"/> 8	<input type="checkbox"/> 22	<input type="checkbox"/> 58	5
f) Town pubs, cafés, restaurants	<input type="checkbox"/> 8	<input type="checkbox"/> 43	<input type="checkbox"/> 27	<input type="checkbox"/> 19	<input type="checkbox"/> 3	1
g) The Library	<input type="checkbox"/> 2	<input type="checkbox"/> 17	<input type="checkbox"/> 21	<input type="checkbox"/> 41	<input type="checkbox"/> 17	1
h) The local shops	<input type="checkbox"/> 46	<input type="checkbox"/> 49	<input type="checkbox"/> 2	<input type="checkbox"/> 2	<input type="checkbox"/> 0	1
f) Public leisure facilities	<input type="checkbox"/> 3	<input type="checkbox"/> 22	<input type="checkbox"/> 13	<input type="checkbox"/> 37	<input type="checkbox"/> 22	4
g) Private leisure facilities	<input type="checkbox"/> 2	<input type="checkbox"/> 4	<input type="checkbox"/> 3	<input type="checkbox"/> 17	<input type="checkbox"/> 61	4
h) Walking trails / cycle paths	<input type="checkbox"/> 23	<input type="checkbox"/> 31	<input type="checkbox"/> 17	<input type="checkbox"/> 17	<input type="checkbox"/> 10	2
i) Dog walking areas	<input type="checkbox"/> 17	<input type="checkbox"/> 6	<input type="checkbox"/> 2	<input type="checkbox"/> 8	<input type="checkbox"/> 63	4

9. How easy is it to find out what events and activities are happening in Wetherby? Please tick one box

VERY EASY	2	3	4	NOT EASY	DON'T KNOW
1				5	
<input type="checkbox"/> 14	<input type="checkbox"/> 19	<input type="checkbox"/> 34	<input type="checkbox"/> 11	<input type="checkbox"/> 16	<input type="checkbox"/> 5

10. How do you currently find out about events and activities going on in the town? Please tick all that apply

a) Word of mouth	<input type="checkbox"/> 80	b) Wetherby News newspaper	<input type="checkbox"/> 52
c) Advertisements in local businesses	<input type="checkbox"/> 46	d) The Children's Centre	<input type="checkbox"/> 2
e) Town Council Newsletter	<input type="checkbox"/> 18	f) Tourist information	<input type="checkbox"/> 14
g) Social media e.g. Twitter, Facebook	<input type="checkbox"/> 9	h) www.wetherby.co.uk website	<input type="checkbox"/> 11
i) Wetherby Matters magazine	<input type="checkbox"/> 55	f) Some other way (please detail below)	<input type="checkbox"/>

11. How would you prefer to find out about events and activities going on in the town? Please tick all that apply

a) Through a dedicated website	<input type="checkbox"/> 44	b) Through the town council website	<input type="checkbox"/> 8
c) Through a brochure / newsletter	<input type="checkbox"/> 64	d) Advertising in local businesses	<input type="checkbox"/> 29
e) Social media e.g. Twitter, Facebook	<input type="checkbox"/> 8	f) Some other way (please detail below)	<input type="checkbox"/>

12. Where do you usually attend healthcare appointments: Please tick one box in each row

	WETHERBY	HARROGATE	LEEDS	OTHER (please specify)	
a) Dentist - NHS	293 <input type="checkbox"/>	18 <input type="checkbox"/>	50 <input type="checkbox"/>	23 <input type="checkbox"/> Blank	325
b) Dentist - Private	277 <input type="checkbox"/>	28 <input type="checkbox"/>	32 <input type="checkbox"/>	17 <input type="checkbox"/>	355
c) GP's Surgery	646 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	0 <input type="checkbox"/>	8
d) Optician	637 <input type="checkbox"/>	26 <input type="checkbox"/>	26 <input type="checkbox"/>	8 <input type="checkbox"/>	12
e) Hospital type treatments					
i) Minor Injuries	67 <input type="checkbox"/>	540 <input type="checkbox"/>	11 <input type="checkbox"/>	7 <input type="checkbox"/>	84
ii) Outpatients	20 <input type="checkbox"/>	583 <input type="checkbox"/>	40 <input type="checkbox"/>	10 <input type="checkbox"/>	56
iii) Emergencies	6 <input type="checkbox"/>	592 <input type="checkbox"/>	23 <input type="checkbox"/>	4 <input type="checkbox"/>	84

13. Where would you prefer to attend healthcare appointments: Please tick one box in each row

	WETHERBY	HARROGATE	LEEDS	OTHER (please specify)	
a) Dentist - NHS	483 <input type="checkbox"/>	7 <input type="checkbox"/>	12 <input type="checkbox"/>	12 <input type="checkbox"/>	195
b) Dentist - Private	335 <input type="checkbox"/>	11 <input type="checkbox"/>	27 <input type="checkbox"/>	20 <input type="checkbox"/>	316
c) GP's Surgery	631 <input type="checkbox"/>	2 <input type="checkbox"/>	30 <input type="checkbox"/>	5 <input type="checkbox"/>	41
d) Optician	632 <input type="checkbox"/>	11 <input type="checkbox"/>	8 <input type="checkbox"/>	8 <input type="checkbox"/>	50
e) Hospital type treatments					
i) Minor Injuries	419 <input type="checkbox"/>	230 <input type="checkbox"/>	7 <input type="checkbox"/>	5 <input type="checkbox"/>	48
ii) Outpatients	260 <input type="checkbox"/>	370 <input type="checkbox"/>	20 <input type="checkbox"/>	5 <input type="checkbox"/>	54
iii) Emergencies	199 <input type="checkbox"/>	413 <input type="checkbox"/>	28 <input type="checkbox"/>	5 <input type="checkbox"/>	64

14. Is there anyone in your household who's day to day activities are limited because of a health problem or disability, which has lasted, or is expected to last, at least 12 months, including problems related to age? Please tick one box for the person who is most severely limited

- a) Yes - limited a lot  7
- b) Yes - limited a little  16
- c) No  74

15. From a health and wellbeing perspective, if there was one thing you could change for the whole community of Wetherby, what would it be?

## Housing and Transport

### Key Facts

- ◆ There are a total of 4,158 dwellings in Wetherby
- ◆ Just over 4 in 10 houses in Wetherby are detached
- ◆ The busiest roads in Wetherby are A661 Wharfe Bridge with 21,520 vehicle movements and the A661 North West of Wetherby with 11,600 per working day
- ◆ Only 2.5% of Wetherby residents use public transport to get to and from work

16. Please read the following statements and tick which best applies to your household: Please tick one box in each row

	STRONGLY AGREE		STRONGLY DISAGREE			DON'T KNOW	
	1	2	3	4	5		
a) On a daily basis I find it easy to get around Wetherby	<input type="checkbox"/> 37	<input type="checkbox"/> 32	<input type="checkbox"/> 19	<input type="checkbox"/> 5	<input type="checkbox"/> 3	<input type="checkbox"/> 1	3
b) On a daily basis I generally find it easy to use public transport to travel out of Wetherby to another destination	<input type="checkbox"/> 15	<input type="checkbox"/> 24	<input type="checkbox"/> 14	<input type="checkbox"/> 8	<input type="checkbox"/> 9	<input type="checkbox"/> 19	12
c) I regularly use public transport	<input type="checkbox"/> 17	<input type="checkbox"/> 14	<input type="checkbox"/> 18	<input type="checkbox"/> 16	<input type="checkbox"/> 27	<input type="checkbox"/> 5	4
d) I am happy with the range of public transport services available	<input type="checkbox"/> 8	<input type="checkbox"/> 23	<input type="checkbox"/> 19	<input type="checkbox"/> 12	<input type="checkbox"/> 12	<input type="checkbox"/> 13	3
e) I would use public transport more if better services were available	<input type="checkbox"/> 21	<input type="checkbox"/> 16	<input type="checkbox"/> 17	<input type="checkbox"/> 11	<input type="checkbox"/> 14	<input type="checkbox"/> 11	10
f) I would visit the town centre more often if it was easier to park	<input type="checkbox"/> 28	<input type="checkbox"/> 12	<input type="checkbox"/> 15	<input type="checkbox"/> 12	<input type="checkbox"/> 19	<input type="checkbox"/> 6	8
g) Short term parking in Wetherby should be chargeable	<input type="checkbox"/> 5	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 13	<input type="checkbox"/> 72	<input type="checkbox"/> 3	3
h) Long term parking in Wetherby should be chargeable	<input type="checkbox"/> 22	<input type="checkbox"/> 10	<input type="checkbox"/> 12	<input type="checkbox"/> 8	<input type="checkbox"/> 41	<input type="checkbox"/> 4	2

17. Do you think that there are enough of the following car parking spaces in Wetherby? Please tick one box in each row

	TOO MANY			NOT ENOUGH		DON'T KNOW	
	1	2	3	4	5		
a) Short stay spaces (less than 1 hour)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 23	<input type="checkbox"/> 19	<input type="checkbox"/> 38	<input type="checkbox"/> 10	5
b) 2 hour spaces	<input type="checkbox"/> 1	<input type="checkbox"/> 3	<input type="checkbox"/> 28	<input type="checkbox"/> 22	<input type="checkbox"/> 35	<input type="checkbox"/> 7	4
c) 4 hour spaces	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 24	<input type="checkbox"/> 17	<input type="checkbox"/> 39	<input type="checkbox"/> 17	4
d) All day spaces	<input type="checkbox"/> 4	<input type="checkbox"/> 3	<input type="checkbox"/> 20	<input type="checkbox"/> 12	<input type="checkbox"/> 41	<input type="checkbox"/> 16	4
e) Disabled	<input type="checkbox"/> 5	<input type="checkbox"/> 7	<input type="checkbox"/> 18	<input type="checkbox"/> 9	<input type="checkbox"/> 16	<input type="checkbox"/> 39	6
f) Parent and child spaces	<input type="checkbox"/> 7	<input type="checkbox"/> 9	<input type="checkbox"/> 18	<input type="checkbox"/> 8	<input type="checkbox"/> 14	<input type="checkbox"/> 38	7

18. What does your household most like about living in Wetherby?

19. What does your household most dislike about living in Wetherby?

20. Leeds needs to find land for approximately 70,000 houses over the next 15 years and nearly 5,000 could be in the Wetherby / Harewood areas. If Wetherby has to accept some of this new housing, we have the opportunity to influence where this development takes place. How much do you agree or disagree with the following statements about housing development? Please tick one box in each row

	STRONGLY AGREE			STRONGLY DISAGREE		DON'T KNOW	
	1	2	3	4	5		
a) Wetherby needs more housing	<input type="checkbox"/> 8	<input type="checkbox"/> 10	<input type="checkbox"/> 23	<input type="checkbox"/> 18	<input type="checkbox"/> 30	<input type="checkbox"/> 8	2
b) I would welcome some development in Wetherby if it meant that facilities were improved	<input type="checkbox"/> 16	<input type="checkbox"/> 23	<input type="checkbox"/> 26	<input type="checkbox"/> 11	<input type="checkbox"/> 18	<input type="checkbox"/> 4	3
c) I would prefer to see a series of smaller developments around the town, rather than a single large development	<input type="checkbox"/> 45	<input type="checkbox"/> 24	<input type="checkbox"/> 15	<input type="checkbox"/> 4	<input type="checkbox"/> 6	<input type="checkbox"/> 5	2

21. In your opinion, are there enough of the following types of housing available in Wetherby or would you like to see more? Please tick one box in each row

	ENOUGH	NEED MORE	NOT SURE	
a) Flats / Apartments	<input type="checkbox"/> 52	<input type="checkbox"/> 18	<input type="checkbox"/> 25	5
b) Bungalows	<input type="checkbox"/> 27	<input type="checkbox"/> 45	<input type="checkbox"/> 24	4
c) Terraced housing	<input type="checkbox"/> 38	<input type="checkbox"/> 24	<input type="checkbox"/> 33	6
d) Semi-detached housing	<input type="checkbox"/> 35	<input type="checkbox"/> 31	<input type="checkbox"/> 27	7
e) Detached housing	<input type="checkbox"/> 54	<input type="checkbox"/> 14	<input type="checkbox"/> 25	7
f) Starter homes suitable for first time buyers	<input type="checkbox"/> 13	<input type="checkbox"/> 68	<input type="checkbox"/> 15	4
g) Affordable housing for people on below average income to buy	<input type="checkbox"/> 19	<input type="checkbox"/> 50	<input type="checkbox"/> 26	5
h) Family homes	<input type="checkbox"/> 40	<input type="checkbox"/> 30	<input type="checkbox"/> 23	7
i) Executive housing	<input type="checkbox"/> 65	<input type="checkbox"/> 7	<input type="checkbox"/> 22	7
j) Smaller housing for older people	<input type="checkbox"/> 17	<input type="checkbox"/> 61	<input type="checkbox"/> 18	4
k) Affordable housing for people on below average income to rent	<input type="checkbox"/> 23	<input type="checkbox"/> 41	<input type="checkbox"/> 32	4

22. Please read the statements below and tick one box in each row and add details as applicable:

	YES	NO	
a) I have always lived in Wetherby	<input type="checkbox"/> 4	<input type="checkbox"/> 79	8
OR			
b) I chose to move to Wetherby because (please detail)	_____		
c) I want to live in Wetherby as long as I can	<input type="checkbox"/> 83	<input type="checkbox"/> 5	11
OR			
d) If I were to move away from Wetherby, it is likely to be because (please detail)	_____		

23. As part of development there may be opportunities to generate energy locally. Which, if any, of the following would you think suitable. Please tick one box in each row

	YES	NO	DON'T KNOW	
a) A hydro-electric scheme at the weir	<input type="checkbox"/> 60	<input type="checkbox"/> 18	<input type="checkbox"/> 19	3
b) Domestic wind turbines powering a single home	<input type="checkbox"/> 13	<input type="checkbox"/> 66	<input type="checkbox"/> 15	6
c) Commercial wind turbines powering many homes	<input type="checkbox"/> 21	<input type="checkbox"/> 56	<input type="checkbox"/> 16	6
d) Solar panels for domestic use	<input type="checkbox"/> 63	<input type="checkbox"/> 21	<input type="checkbox"/> 13	3
e) Solar panels for commercial use	<input type="checkbox"/> 65	<input type="checkbox"/> 18	<input type="checkbox"/> 13	4

## Working and Shopping

### Key Facts

- ◆ 43.2% of Wetherby residents use a car to get to work, compared with 35.9% of Leeds residents
- ◆ People who come to Wetherby for work, shopping or pleasure are defined as the following:
  - \* Locals (people who live in a Wetherby postcode) 34%
  - \* Visitors (people who live within a 30 minute drive away) 51%
  - \* Tourists (people who live more than a 30 minute drive away) 15%

24. Thinking of Wetherby as a whole, how satisfied are you with each of the following: Please tick one box in each row

	EXTREMELY SATISFIED			NOT AT ALL SATISFIED		DON'T KNOW	
	1	2	3	4	5		
a) The condition of the roads	<input type="checkbox"/> 2	<input type="checkbox"/> 13	<input type="checkbox"/> 34	<input type="checkbox"/> 32	<input type="checkbox"/> 18	<input type="checkbox"/> 0	1
b) The condition of the pavements	<input type="checkbox"/> 1	<input type="checkbox"/> 15	<input type="checkbox"/> 31	<input type="checkbox"/> 33	<input type="checkbox"/> 19	<input type="checkbox"/> 0	1
c) The amount of street lighting	<input type="checkbox"/> 24	<input type="checkbox"/> 45	<input type="checkbox"/> 24	<input type="checkbox"/> 4	<input type="checkbox"/> 1	<input type="checkbox"/> 0	2
d) The cleanliness of the town	<input type="checkbox"/> 13	<input type="checkbox"/> 42	<input type="checkbox"/> 28	<input type="checkbox"/> 10	<input type="checkbox"/> 5	<input type="checkbox"/> 1	1
e) Provisions for cyclists	<input type="checkbox"/> 7	<input type="checkbox"/> 16	<input type="checkbox"/> 23	<input type="checkbox"/> 20	<input type="checkbox"/> 9	<input type="checkbox"/> 24	2
f) Accessibility for disabled and elderly	<input type="checkbox"/> 5	<input type="checkbox"/> 17	<input type="checkbox"/> 23	<input type="checkbox"/> 17	<input type="checkbox"/> 6	<input type="checkbox"/> 31	1
g) Accessibility for pushchairs	<input type="checkbox"/> 5	<input type="checkbox"/> 18	<input type="checkbox"/> 23	<input type="checkbox"/> 11	<input type="checkbox"/> 5	<input type="checkbox"/> 36	2

25. How much do you agree or disagree with each of the following statements: Please tick one box per row

	STRONGLY AGREE			STRONGLY DISAGREE		DON'T KNOW	
	1	2	3	4	5		
a) Visiting the town centre is a pleasant experience	<input type="checkbox"/> 36	<input type="checkbox"/> 45	<input type="checkbox"/> 15	<input type="checkbox"/> 2	<input type="checkbox"/> 1	<input type="checkbox"/> 0	1
b) There is a good range of shops in Wetherby	<input type="checkbox"/> 22	<input type="checkbox"/> 39	<input type="checkbox"/> 21	<input type="checkbox"/> 11	<input type="checkbox"/> 6	<input type="checkbox"/> 0	2
c) The town centre is attractive	<input type="checkbox"/> 41	<input type="checkbox"/> 42	<input type="checkbox"/> 14	<input type="checkbox"/> 1	<input type="checkbox"/> 1	<input type="checkbox"/> 0	1
d) The town centre is safe for pedestrians	<input type="checkbox"/> 23	<input type="checkbox"/> 39	<input type="checkbox"/> 24	<input type="checkbox"/> 11	<input type="checkbox"/> 3	<input type="checkbox"/> 1	1
e) There are enough places to socialise	<input type="checkbox"/> 23	<input type="checkbox"/> 37	<input type="checkbox"/> 23	<input type="checkbox"/> 7	<input type="checkbox"/> 3	<input type="checkbox"/> 5	1
e) There is too much traffic going through Wetherby	<input type="checkbox"/> 44	<input type="checkbox"/> 24	<input type="checkbox"/> 21	<input type="checkbox"/> 6	<input type="checkbox"/> 3	<input type="checkbox"/> 2	1

26. In a typical week, how often do you visit the town centre: Please tick one box

- a) Every day  27
- b) 4-6 days a week  33
- c) 2-3 days a week  33
- d) 1 day a week  6
- e) Less frequent  1

27. Typically what is your main reason for visiting the town centre: Please tick one box

- a) Work  3
  - b) Socialising  6
  - c) Using local shops  40
  - d) Using supermarkets  23
  - f) Something else (please specify)  7
- 39% Catch Bus, Childcare, (incl) Cinema, enjoyment, USA  
 6% Bank, Church, Doctors  
 14% Library  
 17% Volunteering  
 39% Exercise

21 Blank

28. On a typical visit, how would you travel to the town centre: Please tick one box

- a) Walk  44
- b) Public transport  2
- c) Bicycle  1
- d) Car / Motorbike  44
- e) Mobility Scooter  0
- f) Something else (please specify)  0

9 Blank

29. How important are each of the following to the character of Wetherby: Please tick one box in each row

	EXTREMELY IMPORTANT		NOT AT ALL IMPORTANT			DON'T KNOW	
	1	2	3	4	5		
a) The green spaces that separate Wetherby from its neighbouring villages	<input type="checkbox"/> 73	<input type="checkbox"/> 17	<input type="checkbox"/> 5	<input type="checkbox"/> 1	<input type="checkbox"/> 1	<input type="checkbox"/> 1	2
b) The green spaces within the town	<input type="checkbox"/> 71	<input type="checkbox"/> 20	<input type="checkbox"/> 7	<input type="checkbox"/> 0	<input type="checkbox"/> 0	<input type="checkbox"/> 0	2
c) The Thursday market and the Farmers market	<input type="checkbox"/> 46	<input type="checkbox"/> 33	<input type="checkbox"/> 13	<input type="checkbox"/> 4	<input type="checkbox"/> 2	<input type="checkbox"/> 0	1
d) A good range of independent shops	<input type="checkbox"/> 61	<input type="checkbox"/> 29	<input type="checkbox"/> 8	<input type="checkbox"/> 1	<input type="checkbox"/> 0	<input type="checkbox"/> 0	1
e) That the town looks attractive, clean and appealing	<input type="checkbox"/> 77	<input type="checkbox"/> 18	<input type="checkbox"/> 4	<input type="checkbox"/> 0	<input type="checkbox"/> 0	<input type="checkbox"/> 0	1
f) That there is a good range of activities and events	<input type="checkbox"/> 46	<input type="checkbox"/> 32	<input type="checkbox"/> 16	<input type="checkbox"/> 2	<input type="checkbox"/> 1	<input type="checkbox"/> 2	1
g) The town is a destination for tourists	<input type="checkbox"/> 34	<input type="checkbox"/> 33	<input type="checkbox"/> 20	<input type="checkbox"/> 6	<input type="checkbox"/> 3	<input type="checkbox"/> 2	1

30. How much do you agree or disagree that Wetherby needs the following: Please tick one box per row

	STRONGLY AGREE		STRONGLY DISAGREE			DON'T KNOW	
	1	2	3	4	5		
a) More pedestrianised areas	<input type="checkbox"/> 6	<input type="checkbox"/> 18	<input type="checkbox"/> 36	<input type="checkbox"/> 17	<input type="checkbox"/> 7	<input type="checkbox"/> 4	3
b) Cycle lanes and facilities for cyclists	<input type="checkbox"/> 14	<input type="checkbox"/> 22	<input type="checkbox"/> 27	<input type="checkbox"/> 13	<input type="checkbox"/> 7	<input type="checkbox"/> 13	2
c) Traffic calming measures	<input type="checkbox"/> 19	<input type="checkbox"/> 7	<input type="checkbox"/> 21	<input type="checkbox"/> 19	<input type="checkbox"/> 18	<input type="checkbox"/> 3	3
d) More pedestrian crossings	<input type="checkbox"/> 18	<input type="checkbox"/> 23	<input type="checkbox"/> 27	<input type="checkbox"/> 17	<input type="checkbox"/> 10	<input type="checkbox"/> 3	3
e) Late night shopping	<input type="checkbox"/> 6	<input type="checkbox"/> 13	<input type="checkbox"/> 31	<input type="checkbox"/> 23	<input type="checkbox"/> 18	<input type="checkbox"/> 7	2
e) Shops open on Sundays	<input type="checkbox"/> 11	<input type="checkbox"/> 16	<input type="checkbox"/> 30	<input type="checkbox"/> 19	<input type="checkbox"/> 19	<input type="checkbox"/> 4	2

### Supermarkets

You will be aware that a number of supermarket operators have recently tried to locate to Wetherby, which has divided the town. Planners rejected the proposals because the current local and national policy is against out of town supermarkets, as the evidence shows that these damage local town centres. We would like to understand your views about supermarkets in Wetherby.

31. How much do you agree or disagree with the following statements: Please tick one box per row

	STRONGLY AGREE		STRONGLY DISAGREE			DON'T KNOW	
	1	2	3	4	5		
a) I would like another supermarket in Wetherby regardless of any impact it might have on the town centre	<input type="checkbox"/> 22	<input type="checkbox"/> 7	<input type="checkbox"/> 12	<input type="checkbox"/> 14	<input type="checkbox"/> 39	<input type="checkbox"/> 2	4
b) I would welcome another town centre supermarket if it were to bring more businesses to the area	<input type="checkbox"/> 28	<input type="checkbox"/> 18	<input type="checkbox"/> 16	<input type="checkbox"/> 10	<input type="checkbox"/> 22	<input type="checkbox"/> 4	3
c) I do not want another supermarket under any circumstances	<input type="checkbox"/> 15	<input type="checkbox"/> 5	<input type="checkbox"/> 13	<input type="checkbox"/> 18	<input type="checkbox"/> 42	<input type="checkbox"/> 5	8

32. Please detail any other views that you may have on supermarkets in Wetherby below:

33. Please tell us where you do your main grocery shopping: Please tick one box

- a) Wetherby town centre supermarket  43
- b) Local independent shops  2
- c) On-line / delivered  2
- d) I travel out of town to another supermarket  6
- e) Local supermarkets and local shops  22
- f) I travel out of town to supermarkets and use local shops  12
- g) Some other way (please specify)  1

(Selby / Various combinations of above)  
 ① ② ③

12% Blank

# About Your Household

For the plan to be approved by an inspector, we have to demonstrate that we sought and received the views of all parts of the community. For this reason alone we will ask for some details about your household which will be used to help analyse the results of this survey - we cannot identify you personally from this information. If you feel uncomfortable answering any of these questions, please leave them blank.

34. How many people aged 19 or over live in your household?

19-24 years 1 = 26 2 = 11 3 = 3 4 = 0 5 = 1  
 25-34 years 1 = 24 2 = 11  
 35-44 years 1 = 40 2 = 30  
 45-54 years 1 = 57 2 = 57  
 55-64 years 1 = 108 2 = 79  
 65+ years 1 = 164 2 = 254 3 = 1

~~Blank~~

35. How many people aged 18 or under live in your household?

0-4 years 1 = 31 2 = 4 3 = 1  
 5-11 years 1 = 26 2 = 16 3 = 1  
 12-16 years 1 = 26 2 = 16 3 = 1  
 17-18 years 1 = 17 2 = 0 3 = 0

36. Which of these best describes the ownership of your property? Please tick one box only

- a) Owned outright  70
- b) Buying with a mortgage or loan  20
- c) Rented from private landlord  3
- d) Rented from the council  4
- e) Rented from a housing association / trust  1
- f) Shared ownership (part rent, part mortgage)  0
- g) Something else (please detail)  1

Jobhouse  
 Tied accom  
 Salvation Army  
 Live with parents  
 Church Manse  
 Ownership with equity release

37. Does anyone in your household work in the following: Please tick all boxes that apply

- a) Within Wetherby  118
- b) Within 5 miles of Wetherby e.g. Boston Spa  50
- c) Within 6-20 miles e.g. Leeds, York, Harrogate  168
- d) Further away  77
- e) None of these / not applicable  376

38. What is the main employment status of the primary earner in your household?

- a) Self Employed  59
- b) Working full time (more than 30 hours per week)  194
- c) Working part time (29 hours or less per week)  24
- d) Retired  415
- e) In full time education  3
- f) In part time education  1
- g) Unemployed  4
- h) Long term sick or disabled  5
- i) Something else (please detail)  2 full time volunteer, Semiretired.

(2 blanks)

39. In total how many cars or vans are owned, or available to use by members of your household. Please include any company cars and vans available for private use.

- a) None 6%  43
- b) One 48%  339
- c) Two 40%  281
- d) Three 5%  32
- e) Four or more 1%  10

190/4

40. How many years have you lived in Wetherby?

- a) Less than 1 year  3%
- b) 1-4 years  8
- c) 5-9 years  11
- d) 10-14 years  8
- e) 15-19 years  8
- f) 20 years or more  61

190

41. What is your postcode? This information will be used to ensure we have a spread of answers from across Wetherby. No individual households can be identified from this information.

LS \_\_\_\_\_

14 Blanks

THANK YOU VERY MUCH FOR YOUR TIME AND YOUR VIEWS!

Please return your survey by 31st December 2013 to any of the following drop-off points:

- Wetherby Town Hall
- Wetherby Library
- Wetherby One-Stop-Shop
- Wetherby Post Office
- The Children's Centre, Hallfield Lane
- Crossley Street Primary School