

**POOL-IN-WHARFEDALE NEIGHBOURHOOD PLAN 2019-2028**

**PRE-SUBMISSION PLAN**

**DRAFT VERSION 8.3**

**29 April 2019**

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## FOREWORD

The Pool-in-Wharfedale Neighbourhood Plan covers the whole of the Civic Parish of Pool-in-Wharfedale, which includes the hamlets of Old Pool Bank and Caley. It has been drawn up by a steering group, comprising members of the Pool-in-Wharfedale Parish Council, a Leeds City Council Ward Councillor and residents. The work has been carried out over a period of six years and has involved numerous public consultations. At each stage, it has been enthusiastically received and the public input has been constructive. It is that public input which has shaped the plan.

Pool-in-Wharfedale is a place where people choose to live. Located in beautiful countryside, it is well-endowed with public open spaces and is close to a number of urban centres, including Leeds, Bradford, Harrogate and, of course, Pool-in-Wharfedale's own local market town of Otley. It has its own post office, within a dynamic village shop, plus three pubs, two churches, two village halls and a sports and social club. Facilities for football, cricket and tennis are excellent and the riverside and woodland walks are enjoyed by all.

Pool-in-Wharfedale currently has just over 1000 dwellings, approximately 40% of which have been built since the early 1970s. Not only has the size of the community nearly doubled in those 45 years but most of the facilities which one might expect from such a community have been lost, including the bank, one of the post offices, the doctor's surgery, the butcher, the baker, the fish and chip shop, one of the village stores, one of the car repair garages and one of the petrol stations. The loss of local facilities, combined with poor public transport links, has led to an over-dependence on private cars and contributed to severe traffic congestion.

In accordance with Section 61G of the Town and Country Planning Act 1990, the body responsible for the Pool-in-Wharfedale Neighbourhood Plan is the Pool-in-Wharfedale Parish Council, established in pursuance of the Local Government Act 1972. The Parish Council has, in fact, been in continuous existence since 1895, long before the 1972 Act.

It has long been felt that any future expansion in the number of homes in Pool-in-Wharfedale should be carried out with due regard for the need for local facilities, affordable homes, effective traffic management and the provision of sustainable transport, whilst preserving its rich heritage. The trigger for the decision to develop a Neighbourhood Plan was the publication, in 2013, of the Leeds City Council draft 'Site Allocations Plan', which suggested that in excess of five hundred new homes might be built within the parish, a number which would have the effect of increasing the population by a further 50%. The Parish Council took the view that it was important for the whole community to have a positive input into any plans for new development.

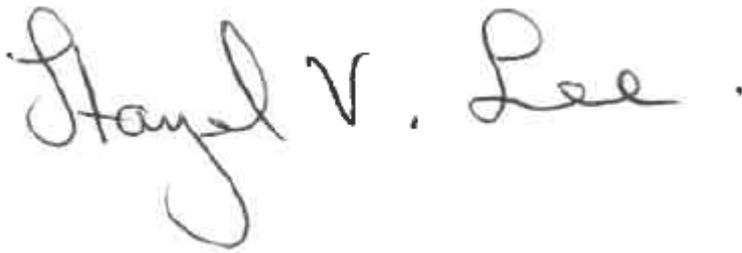
The Pool-in-Wharfedale Neighbourhood Plan seeks to:

- ensure that future policies reflect the needs and aspirations of the local community
- be a means to guide, promote and enable balanced and sustainable change within the designated area
- preserve the character of Pool-in-Wharfedale and its parish as an attractive rural location with some local industry and good links with its local market town

- enable the retention of Pool-in-Wharfedale as a distinct community, protecting the natural and built heritage, enhancing the conservation area and ensuring that Pool-in-Wharfedale is not swallowed up by encroaching urban sprawl
- ensure that the needs of residents are met in the areas of housing, employment, education, health, leisure, recreation, sport, transport and burial, and that Pool-in-Wharfedale maintains a well-balanced, sustainable economic and physical environment

Pool-in-Wharfedale Parish Council wishes to express its sincere thanks to the members of the Neighbourhood Plan Steering Group - Barry Anderson, Gavin Barlow, Ailsa Bearpark, Jeremy Griffin, Nic Griffin, Pat Lazenby, John Porter, Joanna Rowling and Alexa Ruppertsberg - and to the many other members of the community who have served for short periods on the steering group or participated in consultations. Thanks are also due to the committee of the Pool Village Memorial Hall, who have provided the premises, free of charge, for several years of steering group meetings and consultations.

*Signed by:-*



*Hazel Lee, Chair of Parish Council*



*Jeremy Griffin, Co-Chair of Steering Group*



*Alexa Ruppertsberg, Co-Chair of Steering Group*

# 1. Introduction

## Background to the Pool-in-Wharfedale Neighbourhood Plan

The Pool-in-Wharfedale Neighbourhood Plan is a new type of community-led planning document introduced by Government in the 2011 Localism Act. Neighbourhood Plans are part of a raft of new community rights to enable local communities to better shape their local areas.

A Neighbourhood Plan can be used to decide where new development takes place, what type it should be and what it should look like, together with other matters of local interest such as open space and community facilities. It cannot be used to stop development already allocated or permitted, or propose less development than that in an adopted Local Plan. It could however, propose more development than the Local Plan if a community was so minded. Neighbourhood Plans also provide the opportunity for communities to set out other non-planning actions and aspirations so that the resultant document presents a holistic framework for the future of an area, typically over the next 10 to 15 years.

The process of producing a plan also provides an opportunity for communities to work with their District Council on matters such as the allocation of sites, the review of conservation areas and the protection of trees through Tree Preservation Orders.

Once adopted, a plan forms part of the statutory development plan framework for the area in question and carries real legal weight in decisions on planning applications and planning appeals.

The decision to produce a Neighbourhood Plan for Pool-in-Wharfedale was taken by a special meeting of Pool-in-Wharfedale Parish Council on 29<sup>th</sup> May 2013. The decision was based on concerns regarding the threat of new housing development, without any associated infrastructure, and historical and ongoing concerns regarding traffic pressures. There was also a desire to take forward the content of the stalled Village Design Statement project. The 29<sup>th</sup> May meeting was held to prepare the Parish Council's contribution to the public meeting called by local ward councillors on the Site Allocations Plan for 5<sup>th</sup> June 2013. The idea of a Neighbourhood Plan was raised at that public meeting and welcomed by the community.

## 2. The Neighbourhood Plan Area – Yesterday and Today

Pool-in-Wharfedale is a village in the Wharfe Valley, first mentioned in the eleventh century, situated on the south side of an important crossing point of the River Wharfe. It boasts a handsome listed bridge dating from the eighteenth century, and is surrounded by farmland. The south side of the valley is dominated by a gritstone escarpment called Pool Bank which runs into Otley Chevin. On this escarpment lies the hamlet of Old Pool Bank, which is an integral part of the parish, as is Caley, to the west. The local market town is Otley, which lies three miles to the west, beyond the hamlet of Caley. Administratively, the Civil Parish of Pool-in-Wharfedale is in the Adel and Wharfedale Ward of the City of Leeds Metropolitan Borough, in the county of West Yorkshire. Leeds is approximately ten miles to the south.

Much of Pool-in-Wharfedale village and its woodland are designated as a conservation area, with some listed buildings. The traditional industries were farming and corn milling, with paper milling and cloth fulling from the late sixteenth century onwards. Quarrying became an important industry here from the beginning of the nineteenth century. Within the parish, to the west of the village, is the industrial site of Whiteley's Paper Mill, founded in 1886 and now owned by Weidmann. Whiteley's were major local employers throughout most of the twentieth century, and were responsible for building some fine workers' cottages and alms-houses in the 1930s which are now within the conservation area. They also donated land for public recreation. Part of the original Whiteley's Mill site now houses other businesses, including a cloth weaving company and an engineering company.

There has been a large amount of new building since the 1970s, most of it providing accommodation for people working outside the Wharfe Valley, in Leeds, Bradford and Harrogate. This has changed the balance of the population so that those involved in agriculture and local industries are now in a minority. Public transport links are poor, leading to high dependency on private cars, and traffic is a major problem, owing to the strategic position of the river crossing. Despite this, Pool-in-Wharfedale Parish remains fundamentally rural, and is loved by residents and visitors alike for its magnificent scenery, riverside walks and long-distance views. There is an excellent community identity based on the school, the two churches, the two village halls, the village pubs and the 'sports and social club' which has many affiliated sports clubs.

### 3. The Neighbourhood Plan Preparation Process

This Neighbourhood Plan has been prepared by residents and members of the Pool-in-Wharfedale Parish Council, working as the Pool-in-Wharfedale Neighbourhood Plan Steering Group. The work has been supported by independent consultants and Leeds City Council (LCC). The process has involved a number of key steps.

#### The Neighbourhood Area

The first step in the neighbourhood planning journey is always to define the extent of the area the plan will cover ('The Neighbourhood Area'). An application to Leeds City Council for the designation of the Neighbourhood Area was made on 11th September 2013. The Neighbourhood Area was approved by Leeds City Council on 20th December 2013.

In parished areas, it is normal to approve the whole of the parish as the Neighbourhood Area and this was the case with Pool-in-Wharfedale. The designated Neighbourhood Area is illustrated on Map 1. The Neighbourhood Plan and its policies can only apply to this area, not beyond.

#### Consultation and Evidence Gathering

The decision to develop a Neighbourhood Plan was taken by Pool-in-Wharfedale Parish Council in May 2013.

In 2014, a Steering Group of parish councillors, residents and a local ward councillor was set up to oversee work on the plan, following the undertaking of a preliminary questionnaire survey in the autumn and winter of 2013. During 2015 and 2016, more detailed topic-based community surveys on business/employment, spaces, living and transport were conducted, together with a primary school project.

On the basis of the findings of these surveys a 'Policy Intentions Document' was produced. This set out the proposed planning policy intentions, together with a series of non-planning actions and projects, which Pool-in-Wharfedale Parish Council was minded to include in its final draft plan. The 'document', together with a questionnaire, was circulated to all households, as well as to Leeds City Council and a range of statutory and other consultees in September 2017. Three supporting drop-in events were also held at Pool Village Memorial Hall, Pool-in-Wharfedale Sports and Social Club and Old Pool Bank Village Hall on Saturday 23<sup>rd</sup> September, Friday 6<sup>th</sup> October and Monday 9<sup>th</sup> October 2017, respectively. Some 150 respondents (a roughly 15% response rate) indicated clear and substantial majority support for the proposed vision, objectives and intentions.

The responses to the consultation on the Policy Intentions Document were used during early 2018 to guide detailed evidence gathering and to develop a first full draft Neighbourhood Plan. This draft now contained a number of policies and proposals relating to individual sites and buildings within the Neighbourhood Area. As such, it was considered necessary to carry out a targeted 'Informal Sites Consultation' with those with legal interests in these sites/buildings, as well as giving local people the opportunity to comment on these detailed proposals. The draft Neighbourhood Plan was also submitted to Leeds City Council for informal comment and for the purposes of obtaining a screening opinion in respect of European Environmental and Habitat Assessment requirements.

The 'Informal Sites Consultation' was carried out over a period of a month, from 16th June 2018 until 16<sup>th</sup> July 2018. The consultation included community drop-ins at Pool Village Memorial Hall and Old Pool Bank Village Hall on 30<sup>th</sup> June 2018 and 12<sup>th</sup> July 2018 respectively, attended by approaching 30 people. The consultation attracted responses from 20 separate sources, together covering 18 of the 63 consultation sites and additionally putting further sites forward for consideration.

Full information on all of the consultations undertaken will be provided in the Consultation Statement at the time of formal submission to Leeds City Council.

#### Draft Plan, Submission and Examination

This draft Pre-Submission Pool-in-Wharfedale Neighbourhood Plan is based on the aforementioned Policy Intentions Document consultation results and on the responses to the detailed Informal Sites Consultation of July 2018. It is now the subject of a statutory six week consultation period extending from September to October 2019.

Following analysis of the statutory consultation results and amendments to the plan as necessary, it will be formally submitted, as required, to Leeds City Council for a six week publicity period. There will then follow an independent examination. Subject to a successful outcome and any amendments as required by the examiner, the plan will then proceed to a community referendum of all registered voters on the electoral role within the Neighbourhood Area. If a majority are in favour, the plan will then be 'made' (i.e. adopted) by Leeds City Council as part of the statutory development plan for the area. From that point onwards, it will become a key touchstone for deciding on planning applications in the parish of Pool-in-Wharfedale.

#### Structure of Plan

The core of the Neighbourhood Plan that follows comprises three main chapters and a set of appendices:

Chapter 4: The Vision and Objectives for Pool-in-Wharfedale – sets out an overall 'vision statement' of how the community would wish the parish to be by the year 2028, together with a set of objectives framed in order to achieve that vision.

Chapter 5: The Plan Policies and Non-Planning Actions/Projects – sets out the detailed planning policies, under six key themes, which have been developed in order to meet the plan's objectives and deliver on its overall vision. These are accompanied by non-planning actions and projects which, together with the planning policies, constitute a holistic statement for each theme of what needs to be done in the Neighbourhood Area over the next 10 years in order to meet community needs and aspirations.

Chapter 6: Monitoring, Review and Implementation – recognises that the Neighbourhood Plan, once 'adopted', is a living document which needs to stay in the Pool-in-Wharfedale Parish Council's eye and be a standing agenda item. The 'Project Delivery Plan' in particular will be a key element of the Neighbourhood Plan which will guide the implementation of identified community actions/projects and be rolled forward annually to keep it current and up-to-date.

The Appendices – provide detailed site-based and other information underpinning many of the planning policies and actions/projects set out in Chapter 5.

In addition there is a detailed evidence base on the Pool-in-Wharfedale Parish Council website <http://www.poolparishcouncil.gov.uk>, which contains the detailed references and links to other documents which have been drawn on in order to produce this plan.

## 4. The Vision and Objectives for Pool-in-Wharfedale

### Background

The following vision statement and detailed objectives for this Neighbourhood Plan are the product of original development work by the Neighbourhood Plan Steering Group and subsequent minor amendment, in response to the 2017 Policy Intentions Document consultation exercise. The fundamentals of both were strongly endorsed by some 95% of the 141 respondent households in that exercise.

The vision statement is aspirational. It paints a picture of how the parish council and its community would wish the parish to be 10 years from now. There is no guarantee that this will happen but it nonetheless constitutes an achievable, if challenging, ambition for all involved in the life of Pool-in-Wharfedale. The objectives which follow the statement are designed to help achieve the vision. The planning policies and non-planning actions/projects which form the core of this plan (Chapter 5) will work to deliver the objectives and, through them, the vision itself.

### Vision Statement

In 2028 Pool-in-Wharfedale will have been maintained as a distinct community, not joined to or swallowed up by its neighbours, while retaining the fundamentally rural character of the Wharfe Valley. At the same time, it will have recognised and provided for the need for people to travel to towns and cities for employment, education, leisure and shopping, as well as improving such provision within Pool-in-Wharfedale itself, as required. Any new development will have been respectful of the area's cultural heritage, while causing minimal environmental damage for the future. The community will be one where all residents can live in a safer and more sustainable manner, where longstanding problems of traffic blight, safety and pollution will have been noticeably alleviated and where people's basic needs from cradle to grave will be largely catered for.

### Objectives

1. to find a sustainable solution to Pool-in-Wharfedale's desperate traffic problem, which renders much of the Parish unsafe and/or unhealthy for pedestrians
2. to make Pool-in-Wharfedale into a settlement well-served by public transport, reducing dependency on private cars
3. to provide safe walkways across the community, to enable residents to access local facilities without danger from traffic
4. to maintain and extend green footpaths, bridleways and cycle ways, in particular to see the Wharfedale Greenway project realised, linking Pool-in-Wharfedale with other communities along the valley
5. to give a greater protection to Pool-in-Wharfedale and Old Pool Bank's countryside hinterland
6. to protect, enhance and provide new green space
7. to seek a site for a new non-denominational burial ground to address the lack of capacity in the existing churchyard
8. to preserve and enhance the character of the many 18th, 19th and 20th century buildings in this Domesday village

9. to encourage affordable new housing, to enable children and grandchildren to remain in the community if they wish
10. to encourage energy efficient new housing
11. to ensure that any new housing is accompanied by an at least proportionate investment in infrastructure
12. to achieve architectural design reflective of the particular part of the parish in which new housing and other development is to be built, including the use of traditional materials where these have been used before
13. to encourage the provision of more facilities for meeting, eating and shopping in the community
14. to encourage a medical facility within the parish, to obviate the need for travel outside the area for basic healthcare
15. to encourage the provision of a River Wharfe based hydro-electric power generation scheme
16. to safeguard, promote and support Pool-in-Wharfedale's economic and employment base

## 5. The Plan Policies and Community Actions

### 5.1 Green Environment

#### Introduction

This section of the plan responds to the vision statement's aspirations to maintain Pool-in-Wharfedale as a separate community within an essentially rural Wharfe Valley, with any new development causing minimal environmental damage. Addressing Main Street's longstanding pollution problem is key to this vision. It also works to the meeting of the communities' open space leisure needs and to a more sustainable approach.

The section's provisions contribute directly to the delivery of the following plan objectives:

- to find a sustainable solution to Pool-in-Wharfedale's desperate traffic problem, which renders much of the parish unsafe and/or unhealthy for pedestrians (1)
- to give a greater protection to Pool-in-Wharfedale and Old Pool Bank's countryside hinterland (5)
- to protect, enhance and provide new green space (6)
- to seek a site for a new non-denominational burial ground to address the lack of capacity in the existing churchyard (7)
- to encourage energy efficient new housing (10)
- to encourage the provision of a River Wharfe based hydro-electric power generation scheme (15)

#### Otley Chevin and Wharfe Valley Southern Slopes Special Landscape Areas

The Pool-in-Wharfedale Neighbourhood Area is located within a rich rural landscape. Proximity and ready access to open and varied countryside, with the River Wharfe along its northern boundary, the high ground of the Chevin and Pool Bank to the south and farmland between is one of the characteristics which define it. This accessible green environment is something which the community is anxious to preserve, a fact clearly expressed in consultations to date which highlight the importance of agricultural and recreational land. In the 2017 Policy Intentions Document consultation, over 94% of respondents supported a policy to control development within Special Landscape Areas.

The importance of this landscape has been recognised by Leeds City Council, with much of it covered by two 'Special Landscape Area' (SLA) designations (Otley Chevin and Wharfe Valley Southern Slopes - see The Neighbourhood Plan Map) in the saved policies of the Unitary Development Plan (UDP). As a result, their character and appearance both enjoy protection against unsympathetic development. These areas are also designated as Green Belt and, for the most part, Strategic Green Infrastructure in the Council's Core Strategy, affording protection which this plan cannot strengthen. Information from the UDP, based on the 1994 Landscape Assessment produced by Leeds City Council and The Countryside Commission in 1994, does however provide more detailed information on the localised character of these landscapes and a basis for a more nuanced Neighbourhood Plan policy in respect of new development.

## Otley Chevin

Extending westwards from Pool-in-Wharfedale and Bramhope (outside the Neighbourhood Area), this part of the SLA occupies the southern slopes of the Wharfe Valley and affords fine views across the valley to Nidderdale, Farnley Moor and Leathley Moor. The steepest slopes, including the Chevin Forest Park, are heavily wooded and include unique rock formations. The remainder consists mainly of a fairly intact field pattern with walls or hedges and mature trees. Scattered farmsteads and houses occupy the north-facing slopes north of the Chevin woodlands and the A660, south of the disused railway line.

## Wharfe Valley Southern Slopes

This area occupies the southern escarpment slopes of the Wharfe Valley and the valley floor down to the river, extending from Pool-in-Wharfedale eastwards to Collingham (outside the Neighbourhood Area). It is characterised by the flat but well-treed arable land south of the river ascending to the steep north-facing escarpment slopes with scattered woodlands, largely beyond the Neighbourhood Area boundary. There are fine long distance views across the valley from many lanes and other viewpoints. The Harrogate-Leeds railway viaduct north of Bramhope and the wooded outlier of Rawden Hill near Weardley are attractive elements in many views.

### POLICY GE1: OTLEY CHEVIN AND WHARFE VALLEY SOUTHERN SLOPES SPECIAL LANDSCAPE AREAS

In the designated Special Landscape Areas, as shown on The Neighbourhood Plan Map, development will be acceptable, provided it would not seriously harm the character and appearance of the landscape.

In terms of siting, design and materials, development or change in land use must be sympathetic to the area's landscape character and special features and contribute positively to landscape restoration or enhancement, paying particular attention to its:

- i. strong structure and visual unity
- ii. interesting topography
- iii. high scenic quality and fine views
- iv. local rarity, e.g. in its rock formations
- v. attractive groups of buildings
- vi. landmarks
- vii. natural and semi-natural woods, trees and hedgerows

## Local Green Infrastructure

As stated earlier (see Special Landscape Areas), the Pool-in-Wharfedale community values its green environment and has highlighted the importance of footpaths/rights of way and cycle paths, together with recreational land in general. Over 90% of respondents to the 2017 Policy Intentions Document consultation supported a policy intention to protect, extend and improve an identified network of local green infrastructure links within Pool-in-Wharfedale.

The Leeds Core Strategy recognises the importance of Pool-in-Wharfedale’s strategic green spaces which extend across most of the Neighbourhood Area. It identifies them as ‘Wharfe Valley/Chevin Ridge’ and designates them as ‘Strategic Green Infrastructure’ (SGI - see Map 2). This designation is based on a 2010 study by Natural England which looked at green infrastructure corridors for Yorkshire and the Humber. Spatial Policy 13 states that these corridors will be maintained and enhanced. This Neighbourhood Plan cannot strengthen the protection afforded by this policy. Much of Pool-in-Wharfedale’s Strategic Green Infrastructure is also designated as Green Belt, while the Leeds Habitat Network (identified by Leeds City Council/West Yorkshire Ecology in their 2013/14 study) partially overlays SGI and threads through it, notably along the Wharfe valley and in the Chevin/Pool Bank area. In places, the network extends beyond designated SGI.

Outside of Pool-in-Wharfedale’s extensive SGI, local linear features such as Avenue des Hirondelles/Pool Bank Quarries constitute ‘Local Green Infrastructure’ which perform important functions as recreational access routes, wildlife corridors and amenity space , connecting with the surrounding Strategic Green Infrastructure and the countryside of Bramhope and Arthington. Local Green Infrastructure is detailed in Appendix 1.

These corridors/routes are deserving of protection in their own right and, as such, this plan formally identifies them as ‘Local Green Infrastructure’ feeding into the ‘Strategic Green Infrastructure’ and affords them protection via the policy below. The policy also highlights opportunities for enhancement.

#### **POLICY GE2: LOCAL GREEN INFRASTRUCTURE**

**Local Green Infrastructure, as listed below and shown on the Neighbourhood Plan Map, will be maintained:**

- i. Pool Bank-Arthington Lane Corridor**
- ii. Bramhope Wood Corridor**

**Development should have regard to its operation as part of a multifunctional wildlife, amenity and recreational network.**

**Any development within or adjacent to Local Green Infrastructure should include measures to enhance or extend it as appropriate.**

### **Protection of Local Green Space**

Initial Neighbourhood Plan consultations clearly revealed a community anxious to preserve its accessible green environment, with recreational land highlighted. In the autumn 2017 consultation on a Policy Intentions Document, some 93% of respondents supported a policy intention covering the protection and enhancement of Local Green Space.

The Government’s National Planning Policy Framework (NPPF) provides local communities, including those preparing Neighbourhood Plans, with the power of Local Green Space (LGS) designation, enabling them to identify for special protection green areas of particular value to them, subject to certain criteria. These include close proximity to the community served and particular local

significance for example of wildlife richness, history or beauty (ref NPPF paragraphs 99-101). This is in addition to and distinct from any green space protection policies included in the Leeds Local Plan. As a result of this provision, such areas will enjoy a high level of protection against development, consistent with that afforded by Green Belt designation, with development only allowable in very special circumstances (ref NPPF paragraphs 143-147).

Pool-in-Wharfedale Parish Council has assessed a candidate list of LGS sites against the NPPF criteria. A summary of the assessments can be found at Appendix 2, indicating which candidate sites were considered eligible for LGS designation and which are covered, as a result, by Policy GE3 below. The plan's evidence base contains the full assessment of all sites. As a basis for this process, consideration has been given to the green space protection afforded to Pool-in-Wharfedale sites by the adopted Leeds development plan (Unitary Development Plan), Core Strategy Policy G6, the likely protection to be extended by the Leeds Site Allocations Plan and the site assessments carried out by Leeds City Council (2011 – see 'Local Green Space Enhancement' below) in support of this.

### **POLICY GE3: PROTECTION OF LOCAL GREEN SPACE**

The areas listed below and shown on the Neighbourhood Plan Map are designated as Local Green Space. Development on these areas will not be permitted other than in very special circumstances:

- Pool-in-Wharfedale Church of England Primary School grounds
- Pool-in-Wharfedale Riverside Park
- St Wilfrid's Churchyard
- Swallow Drive greenspace
- Old Pool Bank Children's playground
- Pool Bank quarries
- Stocks Hill
- War Memorial Gardens
- Church Lane
- Arthington Lane verges
- The Tower Drive
- Wharfedale Court amenity space
- Swallow Drive to disused railway walkway

### **Local Green Space Enhancement**

In the autumn 2017 consultation on a Policy Intentions Document, some 93% of respondents supported a policy intention covering the protection and enhancement of Local Green Space.

The Leeds Open Space, Sport and Recreation Assessment (July 2011) rated seven green space sites within the Neighbourhood Area, of which four rated 'fair' or worse, with two rating 'poor' or 'very poor'. Of these, only 'Pool-in-Wharfedale Recreation Ground' (included within the Pool-in-Wharfedale Riverside Park LGS) is designated as LGS and has been improved significantly in recent years.

Leeds Core Strategy Policy G4 (New Green Space Provision) states that in areas of adequate green space supply - generally true of Pool-in-Wharfedale (ref the Leeds July 2011 assessment – but see 'New Green Space' below) - contributions of an equivalent value towards the safeguarding and improvement of existing green space will take priority over the creation of new areas where new housing development takes place. In this circumstance, qualitative improvements would be needed to address the pressures placed upon existing green space in the form of increased usage and increased demand arising from new residential development.

Neighbourhood Plan Policy GE4 adds local flavour to Policy G4 through the direction of enhancement works towards designated Local Green Space sites.

#### **POLICY GE4: LOCAL GREEN SPACE ENHANCEMENT**

**Development acceptable in principle, which would result in the enhancement of any designated Local Green Space site will be encouraged.**

### **New Green Space**

Neighbourhood Plan consultations to date seem to suggest that the Pool-in-Wharfedale community is generally satisfied with existing green space provision, although the need for more burial ground provision was specifically identified. Some 80% of respondents to the 2017 Policy Intentions Document consultation nonetheless supported a policy intention welcoming the delivery of new green space, in particular a new burial ground or any other provision meeting evidenced need.

The green space needs of Leeds District have been identified in the aforementioned Leeds 2011 assessment. This showed that Pool-in-Wharfedale is, for the most part, adequately catered for in most categories of green space and outdoor recreation (relative to applicable Leeds City Council policy standards – Core Strategy G3) with the exception of amenity green space (only 0.35 ha at Swallow Drive), allotments (there are none in Pool-in-Wharfedale) and green corridors (but see 'Local Green Infrastructure'). In terms of amenity green space, the assessment showed the Outer North West Area of Leeds, of which Pool-in-Wharfedale is a part, to be one of the most acutely deficient areas in the city. The high demand for allotments in the Outer North West also pointed to a need for further provision.

Core Strategy Policy G4 states that new on-site provision of green space at a standard of 80 m<sup>2</sup> per residential unit will be sought on development sites of 10 or more dwellings on sites outside the city centre and in excess of 720 metres from a community park. This policy will certainly contribute to meeting Pool-in-Wharfedale's likely future needs (e.g. long term through the safeguarded Old Pool Bank site). Neighbourhood Plan Policy GE5 will however supplement this requirement in respect of Pool-in-Wharfedale's specifically documented needs. In addition, Policy GE6 identifies 'land at the

rear of Chevin View', thought by the Parish Council to be suitable for the development of new green space for the community. The site has access problems and is, as such, effectively sterile in terms of any new built development but could be brought back into beneficial open space use.

#### **POLICY GE5: PROVISION OF NEW GREEN SPACE**

**Development acceptable in principle which would result in, or contribute to, the provision of new amenity green space, allotments and in particular a new non-denominational burial ground will be encouraged.**

**The substitution of commuted sum payments in lieu of on-site provision should be avoided.**

### **Main Street Air Quality Management Area (AQMA)**

Pool Main Street is designated as an Air Quality Management Area (AQMA) by Leeds City Council due to its poor air quality, the result of severe traffic congestion and standing traffic, particularly during morning and evening commuting periods. Any further development in the village can only add to the traffic and its attendant pollution, as acknowledged by Leeds City Council in a recent Highways objection to proposed new housing at Church Close. The community wishes to control the impact of new development on Main Street traffic volumes and therefore air quality, with almost 94% of Policy Intentions Document consultation respondents supporting the policy intention in this regard.

Policy AIR1 (The Management of Air Quality Through Development) of Leeds City Council's Natural Resources and Waste Local Plan states that all applications for major development (e.g. Old Pool Bank (Land at)) will be required to incorporate low emission measures to ensure that the overall impact of proposals on air quality is mitigated. As far as planning policy is concerned, such low emission measures include encouraging sustainable means of travel and providing for a network of green infrastructure. This Neighbourhood Plan includes such policies (ref GE2 and 3 and in the 'Transport and Traffic' section) as well as encouragement to exceed minimum standards of provision in respect of electric vehicle charging points on any development at Old Pool Bank (Policy H1). In Pool-in-Wharfedale's case, however, given the existence of the AQMA, the need for action is felt to be particularly urgent in order to prevent air pollution becoming worse. As such, Policy GE6 below extends the provisions of Leeds City Council Policy AIR1 to all housing development of five dwellings or more, as well as specifically addressing the issue of Main Street traffic volumes.

Tackling air quality in the Neighbourhood Plan is fully consistent with the National Planning Policy Framework. Paragraph 170 e) states that policies should prevent unacceptable levels of air pollution in relation to any development and help to improve air quality wherever possible, while paragraph 181 sets out how planning policies should take into account the presence of AQMAs. NPPF paragraphs 105 and 110 e) specifically promote charging infrastructure for electric vehicles.

## GE6: DEVELOPMENT AFFECTING THE MAIN STREET AQMA

Housing development proposals of five or more dwellings will be required to incorporate low emission measures to ensure that the overall impact of proposals on AQMA air quality is mitigated.

Such development should also provide for motorised vehicular access from the existing highway network avoiding Main Street wherever feasible.

## River Wharfe Local Renewable Energy Scheme

The Pool-in-Wharfedale community has demonstrated its wider support for sustainable development and living. One expression of which is the clear interest, expressed by a large majority of respondents in the 2015 'Living Survey', in a local renewable energy scheme, centred on the River Wharfe near Low Mill. A policy intention welcoming the development of such a scheme was supported by over 80% of respondents in the 2017 Policy Intentions Document consultation.

This type of low level micro-generation scheme is generally supported by Leeds City Council planning policy (Natural Resources and Waste Local Plan – Policy ENERGY2), subject to acceptable impacts on landscape, visual amenity, noise, safety, ecology and the conservation of the built environment. Within this context, the Neighbourhood Plan seeks to encourage the development of a hydro-electric scheme at a suitable location on the River Wharfe, subject to its acceptability in terms of impact and feasibility. The policy is complemented by a non-planning action/project to investigate the feasibility of such a scheme (see below).

## GE7: RIVER WHARFE LOCAL RENEWABLE ENERGY SCHEME

The development of a hydro-electric micro-generation scheme on the River Wharfe will be encouraged, subject to feasibility and acceptable impacts.

## Non-Planning Actions/Projects

In addition to the plan's core provisions regarding the protection and enhancement of the area's countryside, green infrastructure and local green spaces, together with air quality and renewable energy measures, the following complementary actions and projects have been identified, to be pursued either locally or via outside agencies. These originate variously from two rounds of community consultation, as reviewed and added to by the Neighbourhood Plan Steering Group.

These are presented in more detail in the Project Delivery Plan to be found in Chapter 6.

- New Public Garden Space Project – to identify land for and provide a small park for walking, sitting and meeting with access for all.
- River Wharfe Local Renewable Energy Scheme Feasibility Study – to investigate the feasibility of such a scheme along the Wharfe within the Neighbourhood Area and, if feasible, the logistics and costs associated with implementation.

- A 'Sustainable Pool-in-Wharfedale' Campaign/Project – to promote/raise awareness of actions to encourage energy efficiency, wise use of natural resources etc. within the Neighbourhood Area.
- Installation of pollution monitoring stations on Arthington Lane, Pool Bank New Road and Old Pool Bank.
- Installation of a local recycling point, to include glass recycling facility.
- Encouragement of all bus companies providing PIW services to use carbon neutral buses, where they have them, on PIW routes. And where they don't have them to consider investing in them.

## 5.2 Built Heritage

### Introduction

This section of the plan picks up on the importance which the vision statement attaches to the area's cultural heritage, including its rural character, and the need for new development to be respectful and to cause minimal environmental damage.

The section's provisions contribute directly to the delivery of the following plan objectives:

- to preserve and enhance the character of the many eighteenth, nineteenth and twentieth century buildings in this Domesday village (8)
- to achieve architectural design reflective of the particular part of the parish in which new housing and other development is to be built, including the use of traditional materials where these have been used before (12)

### Pool-in-Wharfedale Conservation Area – Development and Design

Pool-in-Wharfedale has a rich historic built legacy, including its conservation area, which the community is anxious to preserve. The history of Pool-in-Wharfedale has been well researched by a local historian and published both in books and online. An extensive collection of artefacts has been assembled by the parish archivist, together with the History of Pool Group, and is now in the care of Pool-in-Wharfedale Parish Council. In the most recent Neighbourhood Plan consultation in 2017, some 87% of respondents supported a policy intention to control new development in the area, relative to its distinctive features.

The majority of the central core of Pool-in-Wharfedale village enjoys conservation area status dating back to the designation of the Pool-in-Wharfedale Conservation Area in 2009 (see Map 3) and the approval of the associated Conservation Area Appraisal and Management Plan (CAAMP). This affords the area substantial statutory protection against adverse development and change. The conservation area is the Neighbourhood Area's major distinctive asset in terms of its special architectural and historic character. Any development within or impinging upon it must maintain and enhance the qualities for which it was designated.

The key characteristics of the conservation area are set out in the CAAMP, which describes it as "a village of both architectural and historic interest". These characteristics include:

- its retention of an idyllic and independent rural location
- views of expansive and open countryside
- its strong core of historic structures
- its varied spatial character and distinct forms and functions, reflecting its piecemeal development and history

The CAAMP details the key features that are essential to fully appreciate the special character and historical context of the conservation area, setting these out by sub-areas, reflecting the five

different character areas (see Map 4) within the conservation area, each with distinct spatial characters, forms and functions generated by their uses, but unified by a shared sense of history and connectivity to one another. Based on these key features and character areas, Neighbourhood Plan Policy BH1 sets out the criteria which proposals for development should meet in order to bring about successful new development within the conservation area. This policy adds detail to the general provisions of UDP saved policies (N18A-20) and Core Strategy Policy P11.

In the framing of Policy BH1, it is recognised that while future development in the Pool-in-Wharfedale Conservation Area needs to be mindful of its character, it should also be distinctly of its time and open to appropriate innovation. Poorly designed and detailed pastiche development can be as eroding to special character as development which totally disregards its surroundings.

#### **POLICY BH1: POOL-IN-WHARFEDALE CONSERVATION AREA – DEVELOPMENT AND DESIGN**

**Development within the Pool-in-Wharfedale Conservation Area’s five character areas, or within the setting of the conservation area relative to those character areas, as defined on The Neighbourhood Plan Map, should:**

##### **Area 1: The Historic Core**

- i. continue the use of regularly coursed sandstone as the predominant walling material
- ii. retain the existing formal built form, with a mixture of two-storey terrace and detached properties
- iii. retain slate roofs, chimney stacks and pots and traditional doors and windows
- iv. retain the formal layout of buildings and streets, though all properties built directly onto the street should be orientated to face it
- v. retain and reinforce the fine grain of existing built form

##### **Area 2: Nineteenth Century Villas**

- i. use sandstone as the predominant walling material, but also allow the sporadic use of traditional brick
- ii. use traditional materials and architectural details identified as key characteristics on all new build properties (such as chimneys)
- iii. retain the existing formal built form, with a mixture of semi-detached and detached properties
- iv. retain original plot sizes and avoid the subdivision of plots
- v. retain slate roofs and chimneys
- vi. retain the formal layout of buildings, though all properties built adjacent onto the street should be orientated to face it
- vii. retain and reinforce the fine grain of existing built form

##### **Area 3: Pool Bank Quarry**

- i. use sandstone as the predominant walling material
- ii. retain terraces as the dominant built form
- iii. retain slate roofs and chimneys
- iv. retain the existing informal layout of buildings, though all properties built directly onto the street should be orientated to face it

- v. retain mature trees

#### Area 4: Twentieth Century Housing

- i. use slate roofs and coursed sandstone as the predominant walling material for any new developments
- ii. retain historic boundary treatments including walls and mature hedgerows; any new boundary treatments should also employ sandstone and/or hedgerows and be consistent with the positive boundary treatments already present
- iii. retain slate roofs and chimneys
- iv. retain the existing formal layout of buildings, though all properties built directly onto the street should be orientated to face it
- v. place less emphasis on cul-de-sac development
- vi. retain mature trees where present

#### Area 5: Wharfe Valley

- i. retain open green space due to the protection it affords views into and out of the area
- ii. protect views towards Pool Bridge from open and recreational land (see Appendix 3)

#### General

- i. relate well to the geography and history of the area and the lie of the land
- ii. consider how it impacts on the character and appearance of the conservation area
- iii. respond to the scale, proportion, layout and materials of positive structures as well as the spaces between them
- iv. respect important long and mid-distance views towards, away from and within the conservation area (see Appendix 3)
- v. create new views and juxtapositions which add to the variety and texture of the area's setting
- vi. retain surviving historic features on historic structures and sympathetically restore where necessary
- vii. use materials and building methods which are as high in quality as those used in existing buildings
- viii. value positive boundary treatments and retain wherever possible; new boundary treatments should be consistent with the traditional nature of those in existence
- ix. use surface treatments appropriate to a conservation area, e.g. on paths and in car parking areas
- x. have regard to the potential for archaeological finds where below-ground excavation is involved

The sympathetic enhancement of the area will be supported and encouraged.

#### Local Heritage Areas

The community's keen desire to preserve its rich built legacy, together with the extensive research done to support this wish has already been set out above. This research has been instrumental in uncovering historic and architectural interest beyond the boundaries of the conservation area. In the

2017 Neighbourhood Plan consultation, some 89% of respondents supported a policy intention to identify 'Local Heritage Areas' as potential extensions to or satellites of the conservation area, and to guide development within them, relative to their heritage value.

As set out in the previous section, much of the central core of Pool-in-Wharfedale village (see Map 3) already enjoys conservation area status dating back to 2009. The currently designated area however excludes two parts of the Neighbourhood Area (see Map 5), felt, with good evidential justification (see Appendix 4), to be worthy of similar protection. The evidence in Appendix 4 was prepared in line with Historic England (HE) guidance on conservation area designation, appraisal and management, and is summarised below.

The Pool Mills area covers a historically important and present day industrial mill complex, north of Pool Road and embracing the River Wharfe and its associated island system. A report prepared in 2018 (see Appendix 4), through the Neighbourhood Plan Steering Group, based on a 'History of Pool-in-Wharfedale' published by Pat Lazenby in 2013, highlights its key elements as:

- extensive remains of fulling, paper mill and other industrial activity from the seventeenth to the twentieth century
- building and building remnants associated with former mills
- associations with historically important local figures, notably the Whiteley family

The Caley area is based on the historic self-contained hamlet of Caley, dating back originally to be fifteenth century, exhibiting surviving built and landscape features and route ways. A 2018 report (see Appendix 4) again prepared through the Steering Group, based on Pat Lazenby's earlier published work, describes its key features as:

- surviving historic buildings and building remnants
- historic north-south and west-east carriageways, surviving as footpaths and tracks
- associations with historically important figures, including landscape painter JMW Turner
- remnant deer park/parkland features

Conservation area extensions/satellites to cover these areas will be pursued with Leeds City Council by the Parish Council under the Neighbourhood Plan umbrella, but in the meantime the plan will put in place 'Local Heritage Area' policies to provide some at least interim guidance regarding development and design in these areas.

## **POLICY BH2: LOCAL HERITAGE AREAS**

The following areas, as shown on the Neighbourhood Plan Map, are defined as Local Heritage Areas:

- Pool Mills
- Caley

The sympathetic enhancement of these areas will be supported and encouraged.

### POLICY BH3: POOL MILLS LOCAL HERITAGE AREA

Within or within the setting of the defined Local Heritage Area, development should seek to:

- retain surviving historic buildings and historic architectural building features, including walls and gateposts
- retain and where possible restore remnant features associated with the area's industrial heritage, e.g. bridges, goit, sluice gates
- retain the existing river course and configuration
- have full regard to the potential for archaeological remains and to the need for archaeological surveys and recording in areas of acknowledged or potential value
- have full regard to the potential for surviving historic architectural building features and to the need for architectural surveys and recording in areas of acknowledged or potential value
- accommodate agreed action as a result of any archaeological or architectural surveys

### POLICY BH4: CALEY LOCAL HERITAGE AREA

Within or within the setting of the defined Local Heritage Area, development should seek to:

- retain surviving historic buildings and architectural building features
- retain the area's historic network of 'carriageways'
- reflect the general pattern of buildings and spaces in the heritage area, especially in scale and proportion, although there is some scope for modern architectural innovation provided that it reflects the character of Caley
- use materials in accordance with those traditionally used in the heritage area, in order to strengthen the area's textural grain
- retain and where possible restore remnant landscape features associated with the historic deer park/parkland

### Non-Designated Heritage Assets

As well as areas of conservation value, Pool-in-Wharfedale has a rich legacy of individual assets which the community is also anxious to preserve. In the 2017 Neighbourhood Plan consultation, some 86% of respondents supported a policy intention to provide some protection to the area's 'potential non-statutory heritage assets'.

For a relatively small parish, Pool-in-Wharfedale is rich in terms of its individual heritage buildings and structures, ten of which have been 'listed' by Historic England including Pool Bridge, Church of St Wilfrid and The Bar House (Old Pool Bank). As such, these are already protected in law. Many other buildings within the Pool-in-Wharfedale Conservation Area (see P19) are identified as 'positive buildings'. These also already enjoy legal protection. Details of all are to be found in the Neighbourhood Plan Evidence Base.

Other heritage assets however, such as Low Mill and the remnants of High Mill, remain relatively unprotected against unsympathetic development. Based on assessments in line with Historic England (HE) Local Listing guidance, a total of 28 assets were adjudged to meet HE criteria. This plan designates them as Non-Designated Heritage Assets. A full detailed list and all assessments are provided in Appendix 5.

The Neighbourhood Plan will introduce a policy in order to seek to protect what makes these Non-Designated Heritage Assets important and to encourage appropriate enhancement. This is in the context of NPPF Paragraph 197 and will add to the provisions of the Core Strategy (Policy P11), which apply equally to statutory and non-designated assets, and which aim in particular to encourage enhancement, regeneration and positive action in respect of under-utilised assets, and to saved policies N14-17 of the Leeds Unitary Development Plan.

#### **POLICY BH5: PROTECTION AND ENHANCEMENT OF NON-DESIGNATED HERITAGE ASSETS**

The particular significance of any Non-Designated Heritage Asset (including its setting), as listed below and identified on the Neighbourhood Plan Map, will be taken into account when considering the impact of any development proposal on such an asset. Any conflict between the asset's conservation and any aspect of the proposal should be avoided or minimised.

- Site and remains of High Mill (aka Pool Walk Mill)
- 'The Rosary' (Blue Barn)
- High Mill Cottages
- Garage, Blue Barn
- Goit Sluice Gate
- Site of Lime Kiln
- Low Mill
- Marton Mills (The Paste Mill & Reel Mill)
- Low Mill Turbine Building & Water Turbines
- Torracks Hill
- Braime House
- The 'Cartref Complex'

- Longlands Cottages
- Site of Pool Corn Mill and remains
- Village Boundary Stone, Arthington Lane
- Milepost remains, Arthington Lane
- Archway, Avenue des Hirondelles
- Gateway, Tower Drive
- Gateposts, Troutbeck
- Old School Gatepost
- Pool Crooks Field Barn
- Wash House behind Chapel Row
- Outhouses, Acorn Cottages
- Caley Hall Farm
- World War Two Air Raid Shelters, Torracks Hill 'Drive'
- Pool Mills Tunnels
- Caley Drive Railway Bridge

Their sympathetic enhancement will be supported and encouraged.

## Non-Planning Actions/Projects

The plan's core built heritage requirements are:-

- to seek to protect, and look for the enhancement of, the area's built heritage areas and assets through the development and planning process, and
- to work through that process in order to secure development which respects and reflects the area's special architectural and historic character within the conservation area.

In addition to these, the following complementary actions have been identified. They originate from the extensive work of the parish archivist and the History of Pool group, as reviewed by the Neighbourhood Plan Steering Group.

The actions are presented in more detail in the Project Delivery Plan to be found in Chapter 6.

- Lobby Leeds City Council regarding the designation of further parts of Pool-in-Wharfedale as part of the conservation area or as separate satellite conservation areas.
- Tree maintenance in the conservation area in order to maintain key views.

## 5.3 Community Facilities and Services

### Introduction

This community facilities and services section addresses the desire for improved leisure, shopping and educational provision and to cater for people's basic needs from cradle to grave.

The section's provisions contribute directly to the delivery of the following plan objectives:

- to encourage the provision of more facilities for meeting, eating and shopping in the community (13)
- to encourage a medical facility within the parish, to obviate the need for travel outside the area for basic healthcare (14)
- to safeguard, promote and support Pool-in-Wharfedale's economic and employment base (16)

### Protection and Enhancement of Facilities

The people of Pool-in-Wharfedale want to live in a community with a healthy generation mix, where community facilities allow for a sustainable, healthy and connected life. Community facilities are seen as vital to the needs of a growing and aging population. The response to the 2017 Policy Intentions Document consultation emphatically endorsed (over 91%) the intention to include a policy to safeguard community buildings and facilities.

Core Strategy Policy P9 states that where proposals for development would result in the loss of an existing facility or service, satisfactory alternative provision should be made elsewhere within the community if a sufficient level of need is identified. This is interpreted as meaning both extant and closed facilities/services as long as the existing use has not been superseded by planning permission for an alternative use.

Neighbourhood Plan Policy CFS1 will add to Policy P9 by specifying the facilities to which the policy will apply. The Parish Council has identified a list of facilities which it considers should be retained within the area and the loss of which should be guarded against. These are detailed in Appendix 6. Policy also goes on to set out the particular local circumstances which should govern loss or alternative provision, in particular the need for viability testing in respect of commercially provided facilities, such as a shop or public house. This is all within the context of amendments to the Use Classes Order in May 2017 which now permit certain changes in the use of facilities without the need for express planning permission, allowable changes which Policy CFS1 below reflects.

#### **POLICY CFS1: PROTECTION AND ENHANCEMENT OF COMMUNITY FACILITIES**

**Development requiring planning permission which would result in the loss of any of the following community facilities, as shown on the Neighbourhood Plan Map, should provide alternative equivalent facilities wherever a sufficient level of continuing community need is identified:**

- Pool-in-Wharfedale Post Office and General Store
- Pool Village Memorial Hall

- Old Pool Bank Village Hall
- Pool-in-Wharfedale Methodist Chapel Hall
- Pool-in-Wharfedale Church of England Primary School
- Pool-in-Wharfedale Pharmacy
- Wharfedale Court Sheltered Housing Complex
- St Wilfrid's Church
- Pool-in-Wharfedale Methodist Chapel
- Half Moon Public House
- Dyneley Arms Public House
- White Hart Public House
- Pool-in-Wharfedale Sports and Social Club

Commercially provided facilities will constitute an exception to the above where it can be demonstrated that operation of the existing facility is no longer viable in terms of market attractiveness, following the marketing of the facility for at least one year.

Development acceptable in principle which would improve these facilities for the benefit of Pool-in-Wharfedale communities will be encouraged.

### Provision of New Community Facilities

As already stated, the Pool-in-Wharfedale community greatly values its community facilities and has clearly indicated a desire for additional provision. In the initial 'Living Survey' of 2015/16, respondents identified a combined health services centre, educational facilities, sociable meeting places and a library as the most wanted additional facilities for the area. In the follow-up 2017 Policy Intentions Document consultation, 86% of respondents supported the policy intention to welcome and encourage acceptable development that would provide for new facilities.

Core Strategy Policy P9 stresses the importance of access to local facilities for community health and wellbeing. It also states that new provision should be relative to local levels of need and proportionate to the size of settlement, as well as easily accessible, centrally located and not detrimental to local residential amenity. Policy CFS2 below reflects the desirability of easy access and a central location, while also allowing for some flexibility in respect of new provision with operational requirements which may not be able to be met centrally, e.g. in respect of significant parking needs. Policy CFS3 specifically identifies 'Land East of Main Street', thought by the Parish Council to be suitable for the possible future development of new community uses with associated car parking, should the current motor repair and sales use cease.

## POLICY CFS2: PROVISION OF NEW COMMUNITY FACILITIES

Development proposals for the provision of new community facilities within the Neighbourhood Area, which meet demonstrable community need, will be encouraged, in particular:

- i. health facilities
- ii. educational facilities
- iii. meeting places
- iv. a library

Any such provision should be centrally located relative to the populations served and easily accessible, unless the operational requirements of that provision dictate otherwise.

## POLICY CFS3: LAND EAST OF MAIN STREET

Land East of Main Street, as shown on the Neighbourhood Plan Map, presents an opportunity for the development of community uses, which could include any of expanded or new village retail, Parish Council offices and cultural uses (such as a parish museum/archive), together with associated public car parking.

Any development of this site should have regard to the following:

- preservation or enhancement of the character or appearance of the Pool-in-Wharfedale Conservation Area within which the site is located, including compliance with Policy BH1 (specifically 'Area 1' and 'General' provisions)
- preservation of the settings of listed and positive buildings adjacent and opposite to the site
- the carrying out of a traffic impact assessment of the development
- provision of electric vehicle charging infrastructure in parking spaces to at least the minimum standard of provision either recommended or required

## New Retail and Service Provision

A specific desire for new retail, shop and restaurant type facilities was identified in the community through early consultations. While this could be delivered through future new development in Pool-in-Wharfedale village and would provide more local job opportunities, as well as enhancing local services, there are also concerns about access and parking and about the potential problems that could be caused by any associated takeaway facility. Planning permission has also recently been granted for a new restaurant facility at the Pool-in-Wharfedale Business Park. In the 2017 Neighbourhood Plan consultation, 76% of respondents supported a policy intention supporting new retail and service facilities subject to acceptable access and parking arrangements. Concerns regarding litter were also raised.

Core Strategy Policy P4 is accepting in principle of proposals for stand-alone or small scale food stores (up to 372 m<sup>2</sup> gross) within residential areas and for local service facilities, including extensions to existing retail uses to improve their viability. Policy is also resistant to the change of use of existing retail units to non-retail units (including hot food takeaways) and sets out criteria regarding cumulative impact, evening opening and car parking to assist in considering such proposals.

Neighbourhood Plan Policy CFS4 below adds to this by setting out local considerations regarding an acceptable retail development within the Neighbourhood Area, and extending the criteria to be taken account of in hot food takeaway applications to all such proposals.

#### **POLICY CFS4: RETAIL AND HOT FOOD TAKEAWAY DEVELOPMENT**

Proposals for a stand-alone or small scale food store will be supported, subject to the provision of adequate off-road car parking and litter bin facilities. Any such store should be centrally located relative to the populations served and easily accessible.

Proposals for hot food takeaways will be resisted, particularly where:

- i. evening opening would adversely affect residential amenity (in terms of parking, noise levels and unpleasant odours)
- ii. there is insufficient car parking
- iii. traffic movements are likely to create a traffic hazard

#### **Non-Planning Actions/Projects**

In addition to the plan's core planning provisions regarding the protection and enhancement of facilities, the provision of new facilities through acceptable new development, and the encouragement of new retail and service provision, the following complementary actions and projects, to be pursued either locally or via outside agencies, have been identified. They originate variously from the two rounds of community consultation so far undertaken, as reviewed and added to by the Neighbourhood Plan Steering Group.

These are presented in more detail in the 'Project Delivery Plan' to be found in Chapter 6.

- The establishment of a Parish Council Office with access for all.
- The identification and registration, with Leeds City Council, of Assets of Community Value (list to be agreed).
- The production of a Pool Village Memorial Hall Development Plan including access for all.
- The production of an Upper Pool Village Hall Development Plan including access for all.

## 5.4 Transport and Traffic

### Introduction

Transport and traffic related issues are perhaps the number one concern within Pool-in-Wharfedale. Modern day movement and modes of transport have had to develop within the constraints of narrow, enclosed village streets and heritage restrictions. Pool-in-Wharfedale has struggled to adapt and it is considered that the time has come to find better ways to cope and to utilise any new development in order to enhance the existing poor situation.

This section responds to the vision statement's aspiration to noticeably alleviate longstanding problems of traffic blight, safety and pollution while also recognising and providing for people's need to travel out of the area for a variety of purposes.

It specifically addresses the following Plan objectives:

- to find a sustainable solution to Pool-in-Wharfedale's desperate traffic problem, which renders much of the parish unsafe and/or unhealthy for pedestrians (1)
- to make Pool-in-Wharfedale into a settlement well-served by public transport, reducing dependency on private cars (2)
- to provide safe walkways across the community, to enable residents to access local facilities without danger from traffic (3)
- to maintain and extend green footpaths, bridleways and cycle ways, in particular to see the Wharfedale Greenway project realised, linking Pool-in-Wharfedale with other communities along the valley (4)

### Improved Walking and Cycling Provision

The Pool-in-Wharfedale community's starting point is a multi-modal transportation model that puts walking at the top of the hierarchy and motor vehicles at the bottom. In the 2015 'Spaces Survey', some 94% of the 120 respondents said walkways/footpaths and rights of way were important to them. This was backed up in the 2016 'Transport Survey' with issues such as 'pavement width' and 'safe street crossing' identified as priorities. In the same surveys, cycle paths and the proposed Wharfedale Greenway (see 'Green Environment' above), were seen as important by over 84% of respondents, with the Greenway and safe vehicle-free paths identified as transport priorities. Some 88% of respondents to the 2017 Neighbourhood Plan consultation supported a policy intention regarding improved walking and cycling provision, involving the identification of a route network and the expectation that development would be compatible with and contribute to it. The network is shown on Map 6.

Core Strategy Policies T1 and T2 both encourage sustainable transport solutions and the use of developer contributions to achieve such solutions. Neighbourhood Plan Policy TT1 below adds to and complements the Core Strategy's strategic approach by specifically addressing Pool-in-Wharfedale's local needs and aspirations.

## **POLICY TT1: IMPROVED WALKING AND CYCLING PROVISION**

Development directly affecting the Pool-in-Wharfedale footpath and cycleway network, as shown on the Neighbourhood Plan Map, will be expected to be compatible with it and contribute to it.

Development likely to increase pedestrian footfall and/or cycle usage within the network will be expected to contribute to highlighted improvements or new desired provision in their immediate vicinity and to provide connections to the network, in line with indicated priorities.

Development acceptable in principle which would add to and/or improve the cycleway and footpath network will be encouraged.

Development which would prevent or harm the development of Wharfedale Greenway along the identified route or of designated access routes to the Greenway, will be resisted.

## **Improved Public Transport Provision**

In the 2016 'Transport Survey', 71% of respondents described public transport in Pool-in-Wharfedale as no better than 'ok', with some 53% identifying a reinstated direct bus service to Leeds as 'extremely/ very important' (NB late 2017 saw the introduction of the X85 Leeds-Otley service, addressing at least in part this specifically expressed need). In the follow-up 2017 Policy Intentions Document consultation, nearly 96% of respondents supported the policy intention expecting new development to contribute to public transport improvements.

Although not expected until beyond the plan period, the planned Land at Old Pool Bank development, and the increase in population which will be brought about, will represent both a challenge, in terms of servicing the public transport needs of new residents, and an opportunity to meet those needs and those of the existing community through development-related infrastructure improvements, such as new and improved bus routes. Development could also contribute through measures such as bus shelters and associated real-time bus travel information.

The identification of the X84 Otley-Leeds bus route as a 'Leeds High Frequency Bus Network' route in the Leeds Transport Strategy (Interim December 2016), coupled with that document's aim to double bus usage within 10 years, may result in spin-off benefits for Pool-in-Wharfedale services independent of any development-related gains.

By seeking to address these issues through plan policy, the Neighbourhood Plan will be consistent with the Core Strategy approach (Policies T1 and T2) of advancing sustainable travel proposals and requiring new infrastructure to provide access to public transport and developer contributions to meet that requirement.

## **POLICY TT2: IMPROVED PUBLIC TRANSPORT**

Developments which are likely to increase the patronage for public transport services should contribute to facilitating access to those services through, for example, enabling new bus service routes, improvements to existing bus routes and provision of associated infrastructure such as bus shelters.

## Rail Link Reinstatement

The loss of Pool-in-Wharfedale's rail link to Leeds and Bradford (via Burley in Wharfedale and Menston) and to Leeds/Harrogate/York via Arthington in the 1960s has long been lamented. In the 2016 'Transport Survey', some 43% said they consider a (re-opened) train station at Arthington (NB outside the plan area) as 'extremely/ very important'. In the following year, over 80% of respondents to the 2017 Policy Intentions Document consultation supported a policy intention regarding rail link reinstatement and the resisting of development which would prejudice such an aspiration, both to the east and west.

The return of the railway is very much a long-term objective, with minds open as to which direction any link should be in or which type of rail system – heavy rail, light rail, tram – could be introduced. Strategic decisions regarding HS2 and new rail links from the Harrogate line to Leeds Bradford Airport may yet have a bearing on the Pool-in-Wharfedale situation. It is the aim of the Neighbourhood Plan to ensure that this aspiration is kept in view and that the prospect of its future realisation is not prejudiced by development which would prevent or further obstruct the reinstatement of a rail link, either to the east or west or indeed both.

Such an aspiration is in line with the Government's promotion of sustainable transport, as set out in the National Planning Policy Framework (ref Section 9), and in particular its statements that "opportunities to promote.....public transport use are identified and pursued" (para 102 c)) and that appropriate opportunities for avoiding and mitigating any adverse environmental effects of traffic be identified (para 102 d)). Both are clearly apt within a Pool-in-Wharfedale context, given Pool-in-Wharfedale's long-term projected housing and population growth, its existing serious air quality problems and the likely increased road traffic on routes into Leeds generated as a result of likely future expansion. It is however recognised that a 'Pool-in-Wharfedale Rail Link Project' is not amongst programmed works and is therefore not, as a result, specified in Core Strategy Spatial Policy 11 (Transport Infrastructure Investment Priorities). Neither does it feature in the recently published Leeds Transport Strategy (December 2016).

The line to be protected from development in order not to prejudice the rail link aspiration would also allow for the development of the Wharfedale Greenway in parallel (see Policy TT1).

### TT3: POOL-IN-WHARFEDALE RAIL LINK REINSTATEMENT

Development which would prevent the reinstatement of a Pool-in-Wharfedale rail or tram link, along the line of the former railway as shown on the Neighbourhood Plan Map, or prejudice the associated provision of a Pool-in-Wharfedale railway station to service the link, will be resisted.

## New Public Car Parking in Pool-in-Wharfedale Village

In the 2015 'Spaces Survey', some 76% of respondents stated that 'parking for village amenities' was important to them, while over 60% said they wanted more parking facilities in the village. Some 86% of respondents subsequently supported a policy intention, in the 2017 Neighbourhood Plan consultation, in favour of new development, itself acceptable in principle, which would provide for

new, off-road, public village car parking in Pool-in-Wharfedale. Some reservations were however expressed regarding the location, extent and sensitivity of any new provision.

A number of detailed comments made during the 2017 consultation pointed to a variety of parking problems around Pool-in-Wharfedale village, connected with school drop-off and pick-up, regular sporting events at Pool-in-Wharfedale Sports and Social Club and use of the village shops, creating difficulties for local residents and road users. These provide a specific imperative for action.

Core Strategy Policy T1 provides a generally supportive context for the controlled supply of car parking across Leeds, including ensuring that adequate parking is available for shoppers and visitors to support the health and vitality of centres. This within the clear context, as with this Neighbourhood Plan, of prioritising, promoting and supporting more sustainable travel choices.

As such, Policy TT4 below encourages appropriate development which would address Pool-in-Wharfedale's local issues, while heeding detailed concerns regarding the where, what and how of any such development.

#### TT4: NEW PUBLIC CAR PARKING IN POOL-IN-WHARFEDALE VILLAGE

Development acceptable in principle which would provide for additional centrally-located public car parking capacity in Pool-in-Wharfedale village will be encouraged.

Any such development should be limited to a maximum of 10 spaces per individual car park provided.

#### Non-Planning Actions/Projects

In addition to the plan's core planning provisions regarding improved cycling and walking provision, improved public transport links, rail link reinstatement and new village car parking, the following complementary actions and projects have been identified, to be pursued either locally or via outside agencies. These originate variously from two rounds of community consultation, as reviewed and added to by the Neighbourhood Plan Steering Group.

These are presented in more detail in the 'Project Delivery Plan' to be found in Chapter 6.

- Improvements to footpaths/Public Rights of Way including improvements to stiles on existing footpaths.
- Creation of new footpaths and/or re-establishment of historic rights of way
- Wharfedale Greenway including its access routes; other new cycle routes; cycle parking racks; to consider feasibility of cycling commuting routes in identifying route network.
- Establishment of dedicated school bus pick-up point at Pool Village Memorial Hall car park for transport to secondary schools.
- Lobby responsible bodies for improved public transport facilities and timetabling, including rail.
- Establishment of public electric vehicle charging facilities
- Investigate possible actions to reduce traffic congestion.
- Lobby responsible bodies regarding reduction of heavy goods traffic through Pool-in-Wharfedale.

- Reduction of speeding through Pool-in-Wharfedale – including signage, ‘gateway slowing schemes’, 20 mph zone.
- Investigate measures to minimise the impact on Pool-in-Wharfedale from the effects of future expansion at Leeds Bradford Airport.

## 5.5 Housing

### Introduction

This section responds to the vision statement's aspiration to cater for people's basic needs while ensuring that any new development respects both local cultural heritage and the environment.

It specifically addresses the following plan objectives:

- to encourage affordable new housing, to enable children and grandchildren to remain in the community if they wish (9)
- to ensure that any new housing is accompanied by an at least proportionate investment in infrastructure (11)
- to achieve architectural design reflective of the particular part of the parish in which new housing and other development is to be built, including the use of traditional materials where these have been used before (12)

### Land at Old Pool Bank

The latest amended (as of January 2019) Leeds City Council Site Allocations Plan includes 11.07 ha of 'safeguarded land' at 'Old Pool Bank (land at)' for future housing development beyond 2028, i.e. the end of the plan period. It is stated that the site is capable of accommodating some 260 homes. This is a carry forward of the PAS (Protected Area of Search) land identified in the adopted Unitary Development Plan.

Neighbourhood Plan consultations to date clearly indicate that the community does not support this safeguarded land designation and neither does Pool-in-Wharfedale Parish Council. It is however fully recognised that the Neighbourhood Plan cannot vary from it. Notwithstanding this fact, the plan represents an important opportunity to set out detailed requirements and parameters in respect of the way the site could be developed in the event of planning consent, and in so doing addressing the detailed comments made by local people during the most recent 2017 consultation.

People's concerns relate to air quality; the need for electric vehicle charging points; 'green' car parking; green infrastructure; highways/access issues (particularly from Old Pool Bank); site flooding and drainage and the 'texture' of the development relative to the village's existing character. They reflect existing village pollution levels as evidenced by the Main Street AQMA; the site's status as Strategic Green Infrastructure; existing traffic problems on Old Pool Bank; existing on-site drainage; and the adjacent conservation area – the majority already well-documented and recognised through Leeds City Council policies and actions, and reflected also in Neighbourhood Plan 'green environment' and 'built heritage' policies.

Some 82% of respondents supported a policy intention regarding requirements and aspirations in order to guide the site's development.

## **POLICY H1: SAFEGUARDED LAND AT OLD POOL BANK – DEVELOPMENT REQUIREMENTS AND ASPIRATIONS**

Development at Land at Old Pool Bank, as identified on the Neighbourhood Plan Map, should be in accordance with the following:

### **Highways**

- i. highway access via Pool Road (A659) and Pool Bank New Road (A658)/Old Pool Bank only
- ii. no motorised vehicular access to/from Leeds Road (A660) via Old Pool Bank or to/from Main Street via existing residential streets west of Main Street
- iii. no through route from the A659 to the A658/Old Pool Bank via residential streets
- iv. all necessary highways improvements to the existing network to be delivered upfront before any construction works commence on site

### **Green Infrastructure and Green Space**

- v. accommodation of the route of the Wharfedale Greenway
- vi. creation of a green infrastructure framework for the development:
  - a) incorporating Wharfedale Greenway
  - b) integrated with the surrounding Strategic Green Infrastructure
  - c) based on existing landscape/habitat features and Public Rights of Way
  - d) incorporating new greenspace, wildlife habitat/features, walking and cycling routes (see Map 6)

### **Design/Layout**

- vii. development of a design concept reflective of the adjacent Pool-in-Wharfedale Conservation Area abutting the site's north-east and south-east boundaries, with development particularly in keeping with the conservation area's historic core and its setting in the east of the site
- viii. respect for key long distance views into and towards the site from the north and south-west (see Appendix 3)

### **Sustainable Travel**

- ix. walking: protection of existing Public Rights of Way and creation of new walking routes within the new development, including direct connections to the Wharfedale Greenway, local facilities including bus stops and the local Public Rights of Way and existing footpath network (see Map 6)
- x. cycling: creation of cycle routes within the new development, including direct connections to the proposed Wharfedale Greenway and to the existing highway network (see Map 6)

- xi. public transport: supporting access to bus services in excess of adopted accessibility standards, including integration of services with rail services from Weeton and Menston stations, and contributing to the improvement of local bus infrastructure
- xii. provision of electric vehicle charging infrastructure in parking spaces, in excess of the minimum standard of provision either recommended or required

## Development on Non-Allocated Sites

The identification of particular sites for future housing development cannot of course preclude developer applications on additional sites within Pool-in-Wharfedale. In anticipation of speculative or unanticipated proposals, the community wishes to ensure, as far as is possible, that any such proposals meet certain key local tests in order to determine their acceptability. Almost 90% of respondents to the 2017 Policy Intentions Document consultation supported a policy intention setting out expectations in respect of housing on non-allocated sites.

In the first instance, the response to such applications is governed by Core Strategy Policy H2 (New Housing Development on Non Allocated Sites). This states that infrastructure capacity (transport, education, and health), accessibility standards and the intrinsic amenity, recreation or nature conservation value and visual/historic/spatial character of greenfield land are all key factors in determining acceptability. Policy H2 below addresses the infrastructure capacity issues from a local Pool-in-Wharfedale perspective, but relies on Core Strategy H2 in order to provide robust protection to greenfield land with intrinsic value as amenity space or for recreation or nature conservation, or which makes a valuable contribution to the visual, historic and/or spatial character of the Neighbourhood Area. The Neighbourhood Plan's green environment and built heritage policies clearly set out the greenfield land in Pool-in-Wharfedale that is valuable in this regard.

### POLICY H2: DEVELOPMENT ON NON-ALLOCATED SITES

New housing development on non-allocated land will be acceptable in principle, providing that infrastructure capacity, either as existing or provided as a condition of development, is not exceeded in relation to:

- i. the local highway network
- ii. the local public transport network
- iii. the availability of primary and secondary school places in the local school estate
- iv. the availability of patient places at local GP and dental practices
- v. the adopted standards of accessibility to local services

Proposals will need to demonstrate that they will not result in a worsening of air quality within the Pool Main Street AQMA.

New development should also be accessible from the existing highway network, avoiding Main Street wherever feasible.

## Housing Mix

The local community has made it clear (ref 2015/16 'Living Survey') that any new housing should reflect the needs of the community with smaller house types preferred (including starter homes) and an emphasis on the needs of the elderly, i.e. flats, supported living provision and bungalows. In the follow-on 2017 Policy Intentions Document consultation, some 89% of respondents supported a 'housing mix' policy intention to address the needs of the local community.

While no housing needs assessment has been carried out for Pool-in-Wharfedale, an assessment has been completed for the adjacent parish of Otley within the same Outer North West Housing Characteristic Area. Key conclusions of the Otley study in respect of the characteristics of housing needed may also reasonably be drawn for Pool-in-Wharfedale:

- smaller households are likely to need and/or afford smaller dwellings
- household space size in Pool-in-Wharfedale is generally larger than the local authority average, helping to explain residents' desires for more starter homes
- census evidence suggests housing for independent living for older people is likely to be in demand (see Figure 1)
- specialist facilities for the elderly may be in demand due to Pool-in-Wharfedale's rapidly ageing population and suitability for this kind of housing
- recent local demand has been for terraced and semi-detached properties, but there is evidence of unmet demand for flats and smaller properties
- families are more likely to need and/or afford medium sized and larger dwellings, therefore prudent to plan for a proportion of family households

The NPPF states (para 61) that "the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including... older people (and people with disabilities))."

Core Strategy policy on housing mix (Policy H4) states that development should include an appropriate mix of dwelling types and sizes to address needs measured over the long term, taking in to account the character of the location. It further states that for developments over 50 units in or adjoining 'Smaller Settlements' (i.e. applicable to Pool/Land at Old Pool Bank), developers are required to submit a Housing Needs Assessment (HNA) addressing all tenures so that the needs of the locality can be taken into account at the time of development. This should ensure that Pool-in-Wharfedale's local housing needs are generally met at least within the context of Land at Old Pool Bank and other major developments.

On smaller sites, however, there is no such HNA requirement and therefore no guarantee that local needs would be met. Plan policy will address this situation.

Core Strategy Policy H8 addresses 'Housing for Independent Living' and states that developments of over 50 dwellings are expected to make a contribution to supporting needs for independent living, with very large developments having the potential to provide sheltered schemes and smaller developments contributing in other ways, such as bungalows or level access flats. Policy goes on to set more detailed locational requirements such as walking distances to town or local centres or access to community facilities. This policy should ensure that any housing development over the stated threshold will provide for elderly people's needs and that new development would be appropriately provided for in relation to facilities.

The above does not however acknowledge the fact that smaller developments can also address the needs of elderly people wishing to downsize in order to remain, for example, within Pool-in-Wharfedale village. Neighbourhood Plan policy will address this by reducing the dwelling threshold trigger.

### **POLICY H3: HOUSING MIX**

**Housing development proposals of five or more dwellings should provide an appropriate mix of dwelling types, to include a predominant proportion of smaller dwellings (1-2 bedrooms) and particular provision for the independent living needs of the older community.**

## 5.6 Employment

### Introduction

This section responds to the vision statement's wish to improve employment provision, create a more sustainable community and cater for people's basic needs.

It specifically addresses the following plan objectives:

- to safeguard, promote and support Pool-in-Wharfedale's economic and employment base (16)

### Protection of Existing Employment Land

Pool-in-Wharfedale was at its height as an employer in Victorian times, with Pool Bank and other quarries, the coming of the railway in 1865 and the mill complexes lining the River Wharfe, as well as its traditional agricultural base. Local employment was lost during the twentieth century due to the closure of Pool Bank Quarry and the railway. Today, employment is largely centred on both sides of Pool Road (the A659) in the north-west of the area, with the Weidmann Whiteley Paper Mill (a longstanding and important presence in Pool-in-Wharfedale) and Pool Business Park the main sources of employment.

There is a desire to maintain a viable employment base within Pool-in-Wharfedale and to encourage a sustainable business community where local businesses support and promote each other and continue to offer the potential of local jobs for local people. This is reflected in the fact that over 89% of respondents to the 2017 Policy Intentions Document consultation supported the intention to safeguard specified sites in continued employment use.

The Leeds Core Strategy (Policy EC3: Safeguarding Existing Employment Land and Industrial Areas) states that for sites in 'shortfall areas' (such as the Outer North West which includes Pool-in-Wharfedale), proposals which would result in the loss of a general employment allocation or an existing use within the Government's Uses Classes B1b, B1c, B2 and B8, will only be permitted where the loss can be sufficiently offset by suitable land/premises availability in the surrounding area, including outside the areas of shortfall. While the policy intention is clearly commendable, an unintended consequence may be the loss of an employment use to another place/district.

The Submission Draft Leeds Site Allocations Plan (Policy EG1) proposes the retention of the following already 'identified' employment site:

- EG1-7: Pool Road Otley (0.3 ha/0.27 ha capacity)

Accordingly, this site has now been developed for employment use, in the form of the new Whiteley Court units.

Other key existing employment sites are however not identified and this plan aims to extend the same protection to them, and to give site-specific focus to Policy EC3, through Policy E1 below.

## POLICY E1: PROTECTION OF EXISTING EMPLOYMENT SITES

The following existing sites for business (including offices), general industrial and storage and distribution uses, as identified on the Neighbourhood Plan Map, will be safeguarded in those uses. Development for alternative uses will normally not be permitted:

- Whiteley Court
- The Blue Barn
- Marton Mills
- Pool Business Park
- Elm Nook (aka Elm House)
- Highfield

### Non-Planning Actions/Projects

In addition to the plan's core planning provision regarding the protection of existing employment land, the following complementary actions and projects have been identified, to be pursued either locally or via outside agencies. These originate variously from two rounds of community consultation, as reviewed and added to by the Neighbourhood Plan Steering Group.

These are presented in more detail in the 'Project Delivery Plan' to be found in Chapter 6.

- Creation of a 'Pool-in-Wharfedale Working Hub' for small businesses – offering serviced office space, hot-desk facilities, business advice; possibly based in Pool Village Memorial Hall.
- Development of a 'Pool Loop' business network – potentially run from the 'Pool Working Hub'.
- Promotion/publicising of local job opportunities.

## 6. Monitoring, Review, Implementation

### Monitoring, Review and Strategic Delivery

The Pool-in-Wharfedale Neighbourhood Plan will be delivered and implemented over the plan period 2019-2028. It seeks to provide the focus for change within the Parish/Neighbourhood Area, but is not a rigid 'blue-print', rather a framework for change. The plan will be subject to annual monitoring by Pool-in-Wharfedale Parish Council and to periodic review, again by the Parish Council, certainly at the end of the plan period, but earlier if circumstances require.

The core planning policies of the plan will be delivered through their application by the planning officers and members of Leeds City Council, as the determining body for those applications (or by the Secretary of State in the case of appeals), and by the actions of developers, in accordance with planning permissions granted by Leeds City Council and associated planning conditions. Section 106 Agreements will work to mitigate site development impacts in line with plan policies where required.

In addition, Community Infrastructure Levy (CIL), collected by Leeds City Council as a 'tax' on development, should help to pay for any infrastructure needed as a result of growth within the parish, including schools, greenspace, flood mitigation and transport improvements. This should be particularly the case in respect of the future Land at Old Pool Bank development. CIL is a relatively new levy on development introduced by Government in 2008 and implemented in Leeds by the City Council in late 2014.

### Community Infrastructure Levy in the Parish

Alongside Leeds City Council's role in relation to CIL, the Parish Council is also a potential beneficiary of the levy, currently receiving 15% of all CIL income on eligible developments within the parish to spend on local projects related to new development, rising to 25% once the Neighbourhood Plan is adopted.

This plan identifies potential areas where levy monies could be used to benefit Pool-in-Wharfedale's communities and address the wishes of local people. The 'Project Delivery Plan' table below provides more detail on these areas.

### Non-Planning Actions/Projects

Chapter 5 of this plan identifies a large number and wide range of themed non-planning actions and projects wished for and supported by the community.

These actions and projects will be delivered in a variety of pro-active ways, by a range of agencies and organisations, including:

- Leeds City Council – via public services, direct council funding, New Homes Bonus.
- Leeds City Council:
  - Area Committee Well-being Fund Small Grants Programme
  - Leeds Inspired - Large Grant
  - Leeds Inspired - Small Grant
  - Recreational (Non-sporting) Organisations Grant
  - Members' Investment in Community and Environment (MICE) Grant

- Community Committee Community Projects Grant
- Community Committee Youth Activities Grant
- lottery funding – e.g. Heritage Lottery, Big Lottery Fund
- Parish Council – CIL (see above) and other funding
- local voluntary groups

A number of buildings are identified in the plan (5.3 Policy CFS1) as community facilities to be protected against development or change of use, due to the importance they have for the daily lives and activities of members of the community. These are key ‘Assets of Community Value’, largely in private ownership, and capable of being registered as such, along with other qualifying assets, with Leeds City Council under the terms of the 2011 Localism Act. Such registration requires the registering body, which could be the Parish Council, to be notified of any intention to change the use of or to sell the asset and grants them the opportunity to put together a proposal to purchase it in order to preserve its current use.

### Project Delivery Plan

The table below pulls together all of the identified community actions and projects from Chapter 5 of the plan and lists them in terms of theme, title, brief description, potential funding source, and potential lead/partners. It also distinguishes between ‘lobbying/influencing/investigative’ actions as opposed to direct actions involving funding/expenditure – lobbying etc. actions are shown in bold.

<b>Theme</b>	<b>Title</b>	<b>Description</b>	<b>Potential funding</b>	<b>Potential lead/partner organisation/s</b>
GE-Green Environment	New Green Space	Identify land for/provide small park for walking/sitting/meeting with access for all.	PIWPC-CIL/ PIWPC	PIWPC
GE-Green Environment	River Wharfe Local Renewable Energy Scheme	Investigate the feasibility of such a scheme and, if feasible, the logistics and costs associated with implementation	Specific grant application	PIWPC and other interested parties
GE-Green Environment	Sustainability	‘Sustainable Pool-in-Wharfedale’ Project to promote awareness of actions to encourage energy efficiency, wise use of natural resources etc.	N/A	PIWPC together with Pool C of E Primary School
GE-Green Environment	Air Quality	Installation of pollution monitoring stations on Arthington Lane, Pool Bank	LCC	PIWPC together with LCC

Theme	Title	Description	Potential funding	Potential lead/partner organisation/s
		New Road and Old Pool Bank.		
<b>GE-Green Environment</b>	<b>Air Quality</b>	<b>Encourage bus companies providing PIW services to use carbon neutral buses - where they have them- and where they don't have them to consider investing in them.</b>	N/A	PIWPC and Ward Councillors
GE-Green Environment	Recycling	Installation of local recycling point, to include glass recycling facility.	LCC	PIWPC and Ward Councillors
<b>BH-Built Heritage</b>	<b>Conservation Area</b>	<b>Lobby LCC re review and assessment of proposed extensions /satellites ('Local Heritage Areas')</b>	N/A	<b>PIWPC and Leeds Civic Trust</b>
BH-Built Heritage	Conservation Area	Tree maintenance in the conservation area in order to maintain key views.	PIWPC-CIL/ PIWPC/land-owners	PIWPC/ landowners
<b>CFS-Community Facilities &amp; Services</b>	<b>New Community Facilities</b>	<b>Establish parish council office in fully accessible premises</b>	PIWPC-CIL/ PIWPC	PIWPC
<b>CFS-Community Facilities &amp; Services</b>	<b>Protection of Community Facilities</b>	<b>Identification and registration, with LCC, of Assets of Community Value (list to be agreed).</b>	N/A	PIWPC
CFS-Community Facilities & Services	Enhancement of Community Facilities	Production of Pool Village Memorial Hall Development Plan including access for all.	N/A	Pool Village Memorial Hall Management Committee
CFS-	Enhancement	Production of Old Pool	N/A	Old Pool Bank

Theme	Title	Description	Potential funding	Potential lead/partner organisation/s
Community Facilities & Services	Development of Community Facilities	Bank Village Hall Development Plan including access for all.		Village Hall Management Committee
TT-Transport & Traffic	Improved Walking Provision	Improvements to footpaths/Public Rights of Way including improvements to stiles on existing footpaths.	PIWPC-CIL/ PIWPC/LCC/ landowners	PIWPC/LCC/land-owners
TT-Transport & Traffic	<i>Improved Walking Provision</i>	Creation of new footpaths and/or re-establishment of historic rights of way	PIWPC - CIL/LCC/land-owners	PIWPC /LCC/land-owners
TT-Transport & Traffic	Improved Cycling Provision	Wharfedale Greenway including its access routes; other new cycle routes; cycle parking racks; to consider feasibility of cycling commuting routes in identifying route network.	Government grants	PIWPC and Wharfedale Greenway Steering Group
TT-Transport & Traffic	Improved Public Transport Provision	Establishment of dedicated school bus pick-up point at Pool Village Memorial Hall car park for transport to secondary schools.	PIWPC, LCC and Pool Village Memorial Hall Management Group	PIWPC, LCC and Pool Village Memorial Hall Management Group
TT-Transport & Traffic	<b>Improved Public Transport Provision</b>	<b>Lobby responsible bodies for improved public transport facilities and timetabling, including rail.</b>	<b>N/A</b>	<b>PIWPC, Ward Councillors, MP</b>
TT-Transport & Traffic	Air Quality	Establishment of public electric vehicle charging facilities	PIWPC-CIL/landowner/developers	PIWPC, LCC and MP
TT-Transport & Traffic	<b>Congestion</b>	<b>Investigate possible actions to reduce traffic congestion.</b>	<b>N/A</b>	<b>PIWPC, LCC, Ward Councillors and MP</b>

Theme	Title	Description	Potential funding	Potential lead/partner organisation/s
TT-Transport & Traffic	HGV traffic	Lobby responsible bodies re reduction of heavy goods traffic through Pool-in-Wharfedale.	N/A	PIWPC, LCC, Ward Councillors and MP
TT-Transport & Traffic	Speeding	Reduction of speeding through Pool-in-Wharfedale – including signage, ‘gateway slowing schemes’, 20mph zone.	LCC	PIWPC, LCC, Ward Councillors
TT-Transport & Traffic	Leeds Bradford Airport Expansion	Investigate measures to minimise the impact on Pool-in-Wharfedale from the effects of future expansion at Leeds Bradford Airport.	N/A	PIWPC, LCC, Ward Councillors
E-Employment	Business Support	Creation of a ‘Pool-in-Wharfedale Working Hub’ for small businesses – offering serviced office space, hot-desk facilities, business advice; possibly based in Pool Village Memorial Hall.	PIWPC-CIL/ PIWPC/Government grants	PIWPC/local businesses
E-Employment	Business Support	Development of a ‘Pool Loop’ business network – potentially run from the ‘Pool Working Hub’.	N/A	Local businesses
E-Employment	Job Promotion	Promotion/publicising of local job opportunities.	N/A	Local businesses

## Appendices

## *Appendix 1: Local Green Infrastructure*

### **POOL BANK-ARTHINGTON LANE CORRIDOR**

The Pool Bank-Arthington Lane Corridor runs from Pool Bank, at the Leeds Road/Old Pool Bank/Cabin Road junction, east through Pool Bank Quarries and along Avenue des Hirondelles to Pool Bank New Road. From here it follows the line of the dismantled railway before turning north to embrace the wooded residential enclave of Tower Drive and the stream that defines the Parish boundary towards the east.

The corridor is publically accessible for much of its length with the exception of the disused railway and Tower Drive, although as a private road, the latter forms an attractive walkable amenity for its local residents. The stretch from Pool Bank to Pool Bank New Road is a public footpath and is well-used by walkers and locals alike.

The corridor also has an important wildlife function offering virtually continuous woodland and associated grassland habitats along its entire length. It falls, again more or less in its entirety, within the Leeds Habitat Network.

Tower Drive is identified in the Pool-in-Wharfedale CAAMP as one of the two most important green spaces within the conservation area. The CAAMP states that its “mature growth and planting add a strong green value to the conservation area”. It is further identified as a Local Green Space within the Neighbourhood Plan, together with Pool Bank Quarries and the Swallow Drive to Disused Railway Walkway.

The corridor feeds westwards into the Strategic Green Infrastructure of Chevin Ridge and continues eastwards, beyond the Neighbourhood Area boundary, to take in the disused railway and the grassland, woodland and wetland habitats of Limekiln Hill, Fosterson’s Wood and Hunger Hill within Bramhope Parish.

The corridor also links with the Bramhope Wood Local Green Infrastructure Corridor at Pool Bank New Road.

### **BRAMHOPE WOOD CORRIDOR**

The Bramhope Wood Corridor is a short corridor extending south west from the dismantled railway, east of Pool Bank New Road, along the steeply sided stream valley within Bramhope Wood and on to the open fields of Moorlands Farm outside the Neighbourhood Area.

It is in private ownership with no public accessibility, but has definite value as a landscape and wildlife corridor, the entirety of which falls within the Leeds Habitat Network. Both corridor and network spill eastwards into Bramhope across Staircase Lane and into Staircase Wood.

The corridor links with the Pool Bank-Arthington Lane Corridor at its northern end.

## Appendix 2: Local Green Space Site Assessments

Site Name: Arthington Lane Verges	
Location	5 sites adjoining Arthington Lane:- 1) Outside Pool village Hall and continuing to Troutbeck across the front of Pool School. 2) Raised area of land in front of the Parks Estate on the south side of Arthington Lane. 3) From White Holme Drive to turning for Kepstorn House. 4) In front of The Woodlands on the south side of Arthington Lane. 5) In front of The Tower Drive on the south side of Arthington Lane
Size	1)1000sq m 2) 1400sq m 3) 311sq m 4) 269sq m 5) 285sq m
Adjacent to existing properties?	Yes - all adjacent to residential properties fronting or set back from Arthington Lane.
Local or community value	Yes – all verges serve to visually enhance the rural nature of the village for the local community and, importantly, act as traffic calming devices and pollution filters in a village with acknowledged air quality problems. The impact of the traffic is lessened by these green areas. Area 1 is a very well used area by the community and provides a safe space from passing traffic outside the primary school and village hall.
Landscape value	Yes - the verges with their many mature trees add greatly to the landscape of Arthington Lane by softening the winding route which at points also has high stone walls. Leeds City Council’s Conservation Area Appraisal and Management Plan describes how “mature trees are dominant within the streetscape of Arthington Lane.”
Historical value	None known
Recreational value	Limited - Area 2 is used by residents of the Parks Estate.
Wildlife or green infrastructure value	Limited Local – the mature trees provide useful local habitat. The verges act as useful green fingers connecting the open countryside to the east with the heart of the village.
Summary Assessment/Basis of Recommendation	The verges clearly meet 2 of the 5 qualifying criteria. As they also have some value in relation to recreational and wildlife criteria, it is considered that there is sufficient overall basis to recommend them for designation.
Recommendation	<b>To be designated as a Local Green Space</b>

<b>Site Name: Church Lane</b>	
Location	Off Church Close along the southern boundary of St Wilfrid's Church. The route extends from the church gate west and runs across the front gardens of the Jane Whiteley almshouses.
Size	0.12ha
Adjacent to existing properties?	Yes – residential properties are established on both north and south sides of the route.
Local or community value	Yes - this pleasant green pathway is used as a pedestrian route from Church Close to the entrance of St. Wilfrid's Churchyard. Notices re requesting care due to bulb planting provide evidence of local resident/community care of the site.
Landscape value	Yes – an attractive, natural, green pathway bounded by mature trees and a grass verge. Seasonal bulb-planting adds to its appearance. Forms part of one of the few 'open green areas' within the conservation area as identified in the Leeds City Council Pool-in-Wharfedale Conservation Area Appraisal and Management Plan (CAAMP). Also affords important long distance views to the south towards Old Pool Bank and The Chevin. Forms part of important setting to the key landmark structure that is St Wilfrid's listed church.
Historical value	Yes - the route was the original lane that serviced Pool House Farm and the agricultural land lying to the west of the village. It is documented on old maps as Lodge Lane and Sludge Lane. Church Close was built alongside it in the mid-1950s but was cut off from Sludge Lane by a hedge (now grown to become the line of trees) and a traffic barrier across the end of Church Close. Sludge Lane continued to be used for access to Pool House Farm for some decades after the building of Church Close until it became necessary to take a combine harvester through, at which point the barrier had to be removed so that the driver of the harvester could use Church Close instead. Sludge Lane was then largely abandoned for vehicles.
Recreational value	Limited Local - important for safe access to the church grounds and the village centre. Forms a pleasing and quiet informal walking route for local residents.
Wildlife or green infrastructure value	Local - the site provides local habitat in the largely built-up part of the village, in association with the adjacent St Wilfrid's Churchyard. It offers a green finger extending west to open countryside. The lane is still very natural in appearance even though it is kept in good order by the local community.
Summary Assessment/Basis of Recommendation	Site clearly meets 3 of the 5 qualifying criteria, while also having some local recreational and wildlife/infrastructure value.
Recommendation	<b>To be designated as a Local Green Space</b>

<b>Site Name: Old Pool Bank Children's Playground</b>	
Location	Quarry Farm Road - Old Pool Bank
Size	Less than 1.0ha
Adjacent to existing properties?	Yes – next to housing and village hall on Quarry Farm Road.
Local or community value	Yes – the children's' play area is well appointed and in good condition. It is open to the public during the day; no playing is permitted after dusk or 8 pm. It enhances the facility of the adjacent main hall. It is the community's only formal open space.
Landscape value	Yes – falls within Special Landscape Area. Provides attractive focal point in the centre of the hamlet of Old Pool Bank. Planting is well-established and of value to the aesthetics of the area. Long distant views are to be had to the east and north/north-east.
Historical value	No
Recreational value	Yes - central area of outdoor recreation for the children of the Old Pool Bank community – the community's only formal recreational open space.
Wildlife or green infrastructure value	Yes – falls within Strategic Green Infrastructure but has only very limited local habitat value.
Summary Assessment/Basis of Recommendation	Site clearly meets 3 of the 5 qualifying criteria, while also contributing to strategic wildlife value.
Recommendation	<b>To be designated as a Local Green Space</b>

<b>Site Name: Pool Bank Quarries</b>	
Location	To the south/south-east of Old Pool Bank, either side/east of Cabin Road. West/south-west of Avenue des Hirondelles.
Size	10.27ha
Adjacent to existing properties?	Yes – various established residences exist along Cabin Road and at the southern end of Old Pool Bank.
Local or community value	Yes – owned and cared for by Pool Parish Council. Crossed by footpaths and well-used by the local community.
Landscape value	Yes – falls within a Special Landscape Area. Attractive wooded feature developed on former stone quarries. Long distance panoramic views across the Wharfe valley to the south. Leeds City Council’s Pool-in-Wharfedale Conservation Area Appraisal and Management Plan (CAAMP) states that “the mature woodland which now covers the area of former Pool Bank Quarry is important to the character and appearance of the conservation area. It provides Pool with a wildlife location distinct from the surrounding area. Within walking distance from the village centre, this green space is important to both the history and present character of Pool”.
Historical value	Yes - Pool Quarries were worked in this area and are shown on maps dating from 1774 although the exact date when quarrying started in the area is not known. These quarries were worked by horses until 1895. In 1880 a gravity-operated railway system was established from the other quarries lying on the south side of the A660 (also in the designated area) to bring the large lumps of stone down the hillside. While this weight came down on bogies, a counter weight was achieved with other bogies often loaded with coal to return to the top of the hill. The fuel was used in the brick works that were located next to the upper quarries. The quarries remained active with only a short break until 1941. Fossilised trees are to be found in these woods. See also ‘Landscape Value’.
Recreational value	Yes - the area is well-used for walking and observation of wildlife. Orienteering groups use the area.
Wildlife or green infrastructure value	Yes – part of the Leeds Habitat Network. Identified in the Neighbourhood Plan as part of ‘Local Green Infrastructure’. A wide variety of wildlife is resident in this area including deer. See also ‘Landscape Value’.
Summary Assessment/Basis of Recommendation	Site clearly meets all of the 5 qualifying criteria.
Recommendation	<b>To be designated as a Local Green Space</b>

<b>Site Name: Pool Riverside Park (Pool Recreation Ground/Pool Sports &amp; Social Club Grounds)</b>	
Location	Extends from opposite the Shell Petrol Station on Main Street, eastwards along the southern bank of the River Wharfe up to the boundaries of Pool Village Memorial Hall, Pool C of E Primary School and open fields.
Size	7.16ha
Adjacent to existing properties?	Yes – housing abuts the southern boundary round to Pool Village Memorial Hall.
Local or community value	Yes – the park is well-used by local residents and visitors to Pool for both formal (cricket, football, tennis) and informal recreation. It offers accessible open space within the surrounding agricultural belt plus access to the riverside. In 1971 the park area was established in its current layout and was gifted to the community by the Whiteley Family to be held in a charitable trust created for the benefit of ‘the inhabitants of Pool and surrounding area’. Pool Recreation Ground Trust (Charity No.512427) owns the land, and is administered by Pool Recreation Ground Management Committee (RGMC). The committee actively works to ensure the grounds are kept in good order for the community.
Landscape value	Yes - the park offers far-reaching views along the valley, to the north to Almscliffe Crag and to the south to The Chevin, as well as short-range views of and along the river. Its varied woodland, grassland and wetland areas provide inherent landscape value for those within and looking into the park.
Historical value	Yes - the park includes the site and remains of Pool Corn Mill dating back to the 12 <sup>th</sup> century, adjacent to the boundary with Mill Lane. Following advice from the West Yorkshire Archeological Society, the ruins of the mill are largely buried to preserve them. Some of the structure is still evident and the former mill pond and race can be clearly discerned. An information board has been erected to share its history. The site is identified as a Non-Designated Heritage Asset in the Neighbourhood Plan.
Recreational value	Yes - the area has immense recreational value offering formal cricket, football and tennis opportunities through the various senior and junior teams run by Pool Cricket and Football Clubs and the tennis club on the sports and social club grounds. The park/grounds are widely used by all age groups and are especially valued by the primary school who share in projects undertaken by the RGMC from time to time. The school benefits from use of the tennis courts.  The cricket club has been in existence for over 125 years and is successful at all levels. It runs 3 senior and 9 junior cricket teams which use the ground throughout the spring/summer months.

Wildlife or green infrastructure value	Yes – the park falls within the Leeds Habitat Network and Strategic Green Infrastructure. Leeds City Council have identified the River Wharfe as a designated wildlife site – formerly a SEGI (Site of Ecological or Geological Importance), now a Candidate Local Wildlife Site. The RGMC commissioned an environmental study of the grounds which now informs their planned management and development of the grounds. White clawed crayfish live in the stream running into the river and otter spraint has been found along the banks. A wide variety of birdlife is regularly seen in and around the woodland and open areas. Nesting boxes and bat roosting boxes are well established. A continuous programme of tree management is in operation and to mark the Queens’ Diamond Jubilee a new copse was planted by the children of Pool School. The variety of trees were specified by the Woodland Trust.
Summary Assessment/Basis of Recommendation	Site clearly meets all 5 qualifying criteria.
Recommendation	<b>To be designated as a Local Green Space</b>

<b>Site Name: Pool-in-Wharfedale Church of England Primary School Grounds</b>	
Location	North side of Arthington Lane, opposite Park Way.
Size	1.97ha
Adjacent to existing properties?	Yes - residential property to east and the 'Parks' housing development across road to the south.
Local or community value	Yes – in school-time, the grounds serve the needs of the school children, drawn largely from the Pool community. The grounds are also frequently used by the wider community for events and activities. The early years play area is open to the public outside of school times.
Landscape value	Yes - the school landscape is open and affords views to the woodland beyond the sports areas. It is situated behind mature trees and set back from the road. It offers an attractive scene at this social centre of the village.
Historical value	No
Recreational value	Yes - the campus of the school is open, although some specific areas are fenced off for their use sole use. The school site is put to excellent recreational use throughout the year, with playground areas marked out for sports such as netball. There is an early-years play area for school and wider community use.
Wildlife or green infrastructure value	Yes – the site lies within Strategic Green Infrastructure. The mature trees along its eastern boundary form part if the Leeds Habitat Network.
Summary Assessment/Basis of Designation	Site clearly meets 4 of the 5 qualifying criteria.
Recommendation	<b>To be designated as a Local Green Space</b>

<b>Site Name: St Wilfrid's Churchyard</b>	
Location	At the junction of Main Street and Church Lane, opposite the Half Moon Inn
Size	0.46ha
Adjacent to existing properties?	Yes – residential properties exist on all boundaries.
Local or community value	Yes - links present-day villagers to their past generations. Some burial plots are still available although the church has identified a need for more burial land.
Landscape value	Yes – identified in the Leeds City Council Pool-in-Wharfedale Conservation Area Appraisal and Management Plan (CAAMP) as one of the few 'open green areas' within the conservation area. Also affording important long distance views to the south towards Old Pool Bank and The Chevin. Forms important setting to the key landmark structure that is St Wilfrid's listed church. The southern wall is identified as a 'key boundary treatment' in the CAAMP. The churchyard is kept in excellent order and forms an attractive focal point in the centre of Main Street.
Historical value	Yes - many people who were influential in Pool's history are buried in the cemetery.
Recreational value	No
Wildlife or green infrastructure value	Local - the churchyard provides local habitat in the largely built-up part of the village, in association with the adjacent Church Lane 'green walkway', which in turn offers a green finger extending west to open countryside.
Summary Assessment/Basis of Recommendation	Site clearly meets 3 of the 5 qualifying criteria, while also having some local wildlife and limited infrastructure value.
Recommendation	<b>To be designated as a Local Green Space</b>

<b>Site Name: Stocks Hill</b>	
Location	Off the mini roundabout at the junction of Arthington Lane and Pool Bank New Road.
Size	0.04ha
Adjacent to existing properties?	Yes – backing on to Pool Bank Cottage farm yard.
Local or community value	Yes – owned and cared for by Pool Parish Council. Has many local/historical associations for the Pool community related to past uses and the site’s origins in its current incarnation. Informal use by local residents and through-route for people crossing roads at this busy intersection.
Landscape value	Yes – described in Leeds City Council’s Conservation Area Appraisal and Management Plan for Pool-in-Wharfedale Conservation Area as “providing a welcome break in the stone-dominated Main Street, adding value to the streetscape as a whole”. Forms focus at a key intersection in the village/ conservation area for views from the north-west, while also offering key mid-distance views to the north-west. Includes wooden semi-circular seat and attractive flower beds, heritage style sign posts and the stocks which give the site its name.
Historical value	Yes - the site has an extensive history, documented as far back as 1756 (ref Pat Lazenby – “Pool-in-Wharfedale: History of Transport etc” reprinted 2018). The stocks which now give the site its name were built by Stephen Kaye and Son. In the 20 <sup>th</sup> century various small businesses have been located here including a cobbler, a butcher, a taxi service and a pie and pea shop. Officially opened in 1958 in its current form.
Recreational value	Limited – some use of seating by local residents
Wildlife or green infrastructure value	Limited - planting is well established and of local habitat value in otherwise largely built-up area of the village, but value diminished by very ‘urban’ location amidst heavy traffic and air pollution.
Summary Assessment/Basis of Recommendation	Site clearly meets 3 of the 5 qualifying criteria.
Recommendation	<b>To be designated as a Local Green Space</b>

<b>Site Name: Swallow Drive</b>	
Location	Off Swallow Drive and Acorn Way
Size	0.33ha
Adjacent to existing properties?	Yes – bounded on all sides by housing.
Local or community value	Yes – this area was formally created during the construction of the Swallow Drive development by Redrow Homes in 2002. Ball sports are played on the grounds and a bandstand area has been placed in a prominent position providing attractive and interesting appeal. This area allows local children to play without passage through the narrow pavements of Main Street to get to the park at the other end of the village. Well maintained by the Residents Management Committee.
Landscape value	Yes - the landscaping gives open and green character to the development which would otherwise be quite urban in appearance due to the densely populated building plan and not in keeping with its rural location.
Historical value	Limited - an ancient hedge has been preserved on the green space as a planning stipulation.
Recreational value	Yes - very well used recreational space – ball sports, bandstand, children’s play.
Wildlife or green infrastructure value	Limited Local - the site has sympathetic planting which is advantageous to birds and wildlife. Some trees break up the open sward. Offers some local habitat in otherwise closely built-up area of village.
Summary Assessment/Basis for Recommendation	Site clearly meets 3 of the 5 qualifying criteria. It also has some local wildlife value and a marginal link to its rural past.
Recommendation	<b>To be designated as a Local Green Space</b>

<b>Site Name: Swallow Drive to Disused Railway Walkway</b>	
Location	From E end of Swallow Drive south to the disused railway ('Station Road')
Size	0.21ha
Adjacent to existing properties?	Yes – backed onto by the gardens of properties in Swallow Drive and Acorn Way to the west and occasional residential properties in large grounds to the east.
Local or community value	Yes - long established and well-used informal footway retained/left in situ by planners/developers as part of the Swallow Drive development. It is accessed by formal gateways leading from Swallow Drive and Acorn Way. It was anticipated that a cycle route would be established along the disused railway line to Arthington.
Landscape value	Yes - the walkway is bounded by mature trees and provides an attractive informal area between the development areas.
Historical value	None known
Recreational value	Yes – a regular walking route for residents of the estate, dog walkers and children.
Wildlife or green infrastructure value	Yes - the walkway forms a useful corridor for deer and other mammals and supports bird life and wild flora. Together with the adjacent Tower Drive LGS to the east, it forms part of 'Local Green Infrastructure' as identified in the Neighbourhood Plan.
Summary Assessment/Basis of Recommendation	Site clearly meets 4 of the 5 qualifying criteria.
Recommendation	<b>To be designated as a Local Green Space</b>

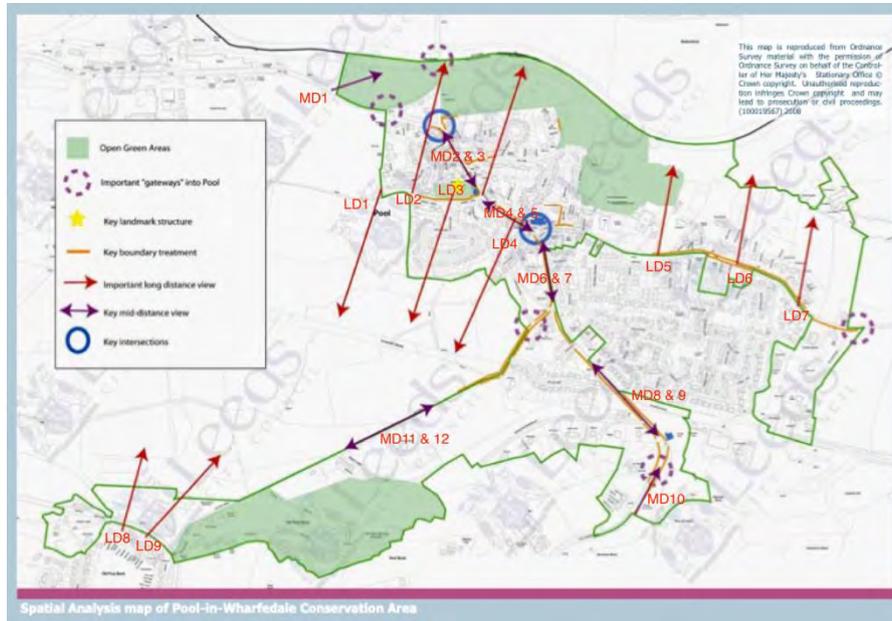
<b>Site Name: The Tower Drive</b>	
Location	Off Arthington Lane on the south side, at the eastern edge of the Neighbourhood Area/parish.
Size	0.36ha
Adjacent to existing properties?	Yes – large residential properties lie within the site. It is bounded to the west by properties in the modern Swallow Drive development.
Local or community value	Yes – private drive flanked by mature growth and planting is cared for and enjoyed by the local Tower Drive residents. Appreciated by the whole community for its appearance and history.
Landscape value	Yes – described by Leeds City Council in the Pool-in-Wharfedale Conservation Area Appraisal and Management Plan (CAAMP) as one of “the two most important green spaces within the conservation area”. Further described as “a mature green space providing access to housing. The planting and cultivation of this area is in line with the high status of its houses, both historic and modern.” The area is long established as a wooded area with grassed areas abutting agricultural land. It can be viewed from the east on approach to the village. Area provides an impressive façade to the eastern edge of the village with mature trees and open grassed areas.
Historical value	Yes - the land was part of an estate purchased by William Magson Nelson in 1870 upon which the substantial Victorian villa known as The Tower was built. Subsequently other period houses have been built. Includes 6 ‘positive buildings’ as identified in the CAAMP. See ‘Landscape Value’.
Recreational value	Yes - this pleasant well-maintained area is enjoyed by its residents.
Wildlife or green infrastructure value	Yes – identified as part of ‘Local Green Infrastructure’ in the Neighbourhood Plan. The area allows local wildlife to access the surrounding land acting as a mature wooded habitat area and transition between the village and open countryside to the east.
Summary Assessment/Basis of Recommendation	Site clearly meets all 5 of the qualifying criteria.
Recommendation	<b>To be designated as a Local Green Space</b>

<b>Site Name: War Memorial Gardens</b>	
Location	West side of Main Street at its junction with Church Lane in front of St Wilfrid's Church and opposite the Half Moon Inn.
Size	0.1ha
Adjacent to existing properties?	Yes – adjacent to and opposite to both residential and commercial property.
Local or community value	Yes – owned and well maintained by the parish council. Remembrance Day services are held here and attended by many residents, some of whom are related to the fallen noted on the memorial. A map/notice board was erected in 2003 showing a map of Pool in 1888 and placed on cobbles taken from the old part of the 1754 Pool bridge during its strengthening. The casing, drawing, laying of cobbles and overall idea and co-ordination of the project was by Pool residents/volunteers. Also regularly used as a safe walking route to the pedestrian crossing to the south.
Landscape value	Yes - identified in the Leeds City Council Pool-in-Wharfedale Conservation Area Appraisal and Management Plan (CAAMP) as part of one of the few 'open green areas' within the conservation area. The site forms a focal point in the heart of Main Street lying alongside a wide road junction and lends a spacious relief to the otherwise narrow footpaths and closely set houses along the road. Attractively planted.
Historical value	Yes - the area was gifted to Pool Parish Council by Mrs Emily Swallow (ref the Swallows of Troutbeck (Hall) and Avenue des Hirondelles) in 1920 for the building of a war memorial. She stipulated that should it ever cease to be used for that purpose that the land be given to the church to join up with the churchyard. Also that it should never become an eyesore and 'detrimental to the church'. Community donations of £323 6s 5d paid for the memorial, casket and wreath plus iron railings and asphalt of the area. The casket contents are not fully known but it does hold a coin of the realm, list of the fallen, list of parish councillors and local and regional newspapers of the day. Also historical association with former Pool bridge (see above).
Recreational value	Limited – path, bench and litter bin encourage informal use and site is used by local people.
Wildlife or green infrastructure value	Local - provides local habitat in the largely built-up part of the village, in association with the adjacent churchyard and Church Lane 'green walkway', which in turn offers a green finger extending west to open countryside.
Summary Assessment/Basis for Recommendation	Site clearly meets 3 of the 5 qualifying criteria as well as having some limited recreational and wildlife value.
Recommendation	<b>To be designated as a Local Green Space</b>

<b>Site Name: Wharfedale Court Amenity Space</b>	
Location	Off Main Street on NE side, between the pharmacy and The White Hart
Size	0.10ha
Adjacent to existing properties?	Yes – the space lies in the heart of the sheltered housing development and runs alongside Main Street.
Local or community value	Yes – this green space forms an important area of relief from the narrow bounds of Main Street. Pinch points in the busy street lie either side of the site. This, plus the narrow footways in Pool serve to trap pollution from the heavy and often standing traffic, resulting in acknowledged poor air quality. This broad green space helps to alleviate some of the contamination caused by traffic passing through the area. It is an important green open space resource for the elderly residents of Wharfedale Court and a visual amenity for pedestrians. Well-managed and cared for by the owners.
Landscape value	Yes - the grounds are mature and well-planted lending a pleasant environment for residents as well as passers-by. It is one of the few open green areas in the village centre.
Historical value	No
Recreational value	Yes - the site, with its seating areas, is a key recreational resource for the residents of Wharfedale, their visitors and for staff.
Wildlife or green infrastructure value	Very limited - some local habitat value in a largely built-up area of the village.
Summary Assessment/Basis of Recommendation	Site clearly meets 3 of the 5 qualifying criteria.
Recommendation	<b>To be designated as a Local Green Space</b>

### Appendix 3: Key/Important Conservation Area Views

#### POOL-IN-WHARFEDALE CONSERVATION AREA



**CAA Important long-distance views**

View LD1:-

From end of Church Close looking towards Old Pool Bank and quarry.



View LD2:-

From Old Pool Bank looking towards the bridge and gateway to Pool



View LD3:-  
From St Wilfrid's Church looking SW up towards Old Pool Bank.



View LD4:-  
From Wharfedale Court looking SW towards Old Pool Bank.



Views LD5, 6, 7:-  
Looking NE from Arthington Lane towards the River Wharfe.



Views LD8, 9:-  
Looking from Leeds Road NNE & ENE





## CAA Key mid-distance views

View MD1:-

From Pool Road looking ENE towards bridge and gateway to Pool



Views MD2 & 3:-

Looking NNW & SSE along Main Street. Shell Garage to Memorial Garden stretch.





Views MD4 & 5:-  
Looking NW & SE along Main Street. Memorial Garden to Arthington Lane stretch.





Views MD6 & 7:-  
Looking N & S along Pool Bank New Road between Arthington Lane and Old Pool Bank.





Views MD8 & 9:-  
Looking NW & SE along Pool New Road between Firs Hill Court and Old Pool Bank.



View MD10:-

Looking NE down Pool Bank New Road upper section. Looking back towards Firs Hill Court at the gateway to Pool.



View MD11 & 12:-

Looking NE & SW up and down Old Pool Bank between Sandy Lobby and Overdale Manor.



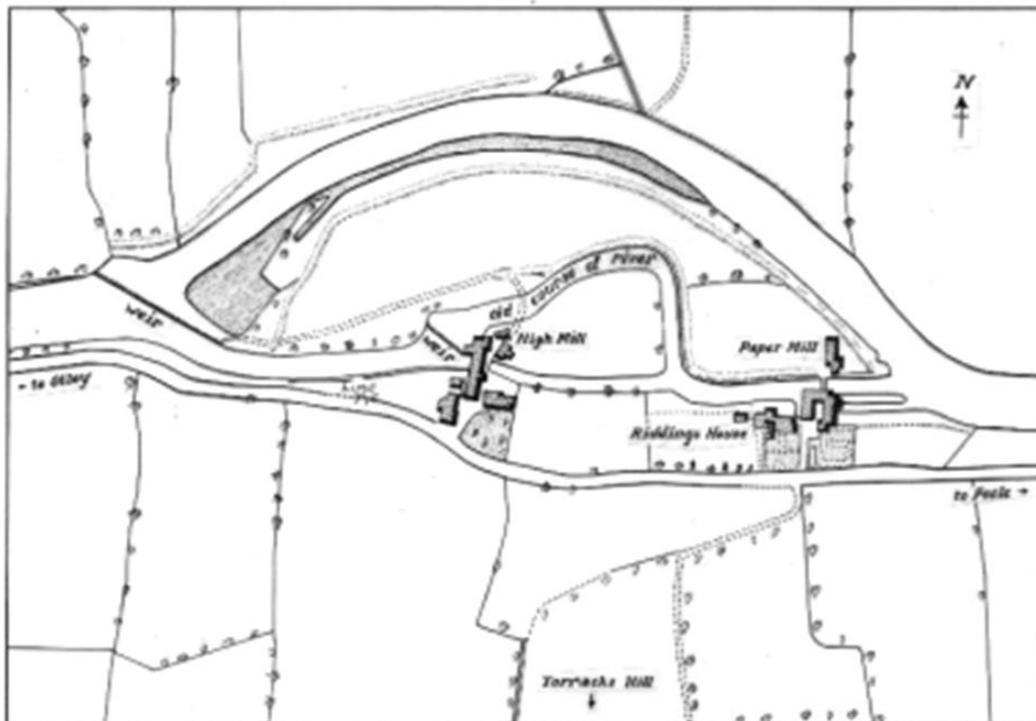
## Appendix 4: Local Heritage Areas

### Pool Mills

The area extends along the north side of Otley Road (often referred to as Pool Road) from Longlands Cottages westwards as far as High Mill Cottages, which lie immediately to the west of the Blue Barn Pet Supplies store. It comprises the whole of the Pool Road industrial complex worked by the Whiteley family as paper mills during the 19<sup>th</sup> and early 20<sup>th</sup> centuries, much of it on sites of earlier industrial activity.

The High Mill or Pool Walk Mill was a fulling and paper mill. It was recorded as a fulling mill in a baptism register of 1609 in Otley Parish Church, and paper production began there in the 1740s. The site now occupied by the 'Blue Barn' was that of the seventeenth century mill house to High Mill, called The Rosary, which was adjacent to the mill. The rear wall of the Blue Barn is the original rear wall of The Rosary, the windows and doors of which can still be seen. To the front of the building is the original stone wall that formed the front garden wall, with the stone gateposts which supported the garden gate.

High Mill cottages were built in 1929 as an extension to an earlier terrace, later demolished, built for workers at High Mill when it was a fulling mill. These are at right angles to the road and face eastwards to the Blue Barn. To the north lies a bridge across the goit to the island, part of the mill building which originally spanned the goit. Between the cottages and the Blue Barn, lies a small, single storey, stone building, built about 1820, possibly as the gatehouse to the mill.



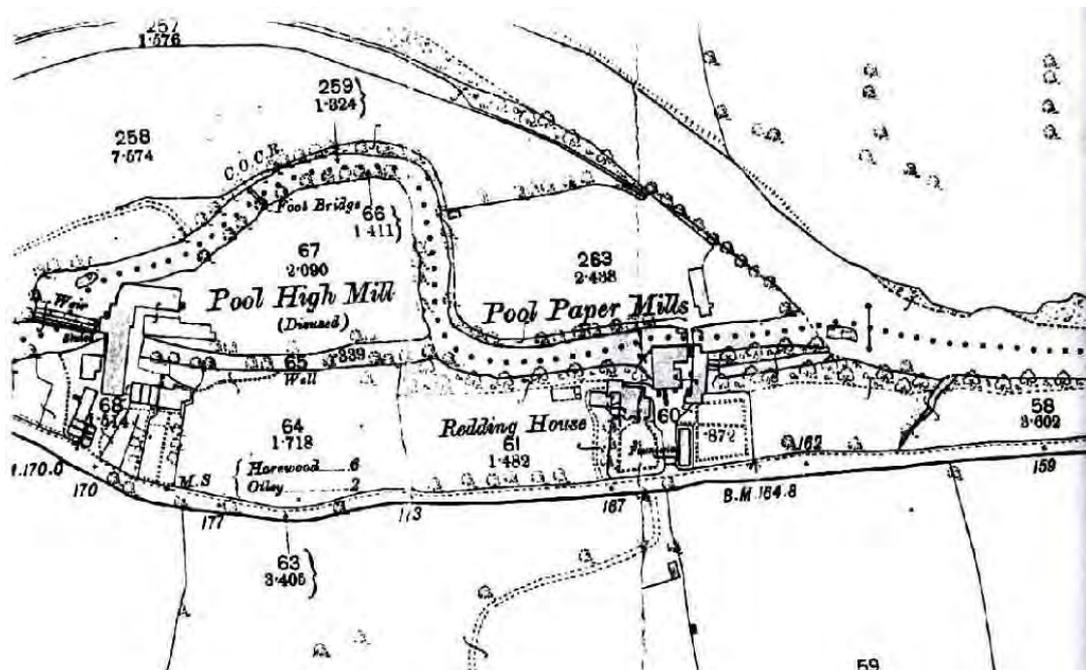
1886 map of the Pool Mills area

The Low Mill was also originally a fulling and paper mill, progressively redeveloped over the last century. The original building, along with High Mill, was washed away during a flood in 1673. The rebuilt present mill dates from the mid- 18th century and includes a water turbine building to the rear over the goit. The mill building retains much of its original stone façade and contains an interesting arch in the interior, possibly built for a water wheel. Marton Mill, the brick building to the west of the original building, was built in 1936. The large red brick building to the east, now called Pool Business Park (Post Vintage Engineers Ltd) was built in 1949 to house the largest press paper machine in Europe. Further to the west, between Low Mill and High Mill, are three handsome houses, built for directors of the Whiteley company in 1924.

Between Low Mill and Pool Bridge are Longlands Cottages, a pair of stone-built semi-detached houses built in 1913.

There are various fragments of earlier buildings in the mills area, and the 19<sup>th</sup> century milestone outside Weidmann Whiteley’s mill gates is grade 2 listed. The area includes 10 identified ‘Non-Designated Heritage Assets’.

***BASIS FOR DESIGNATION: HISTORIC DEVELOPMENT; LIVED EXPERIENCE; ASSETS; LOCAL DISTINCTIVENESS***



**Map of Pool Mills taken from the Ordnance Survey map of 1888**

## Caley

This is a self-contained settlement, within the Parish of Pool-in-Wharfedale, situated to the south west of the Pool Mills area, between the Otley Road and the escarpment of Otley Chevin. It is entered by a long drive ('Caley Drive') with a handsome lodge/gate house (Caley Lodge), passing over a high-sided bridge built during the building of the railway which was opened in 1865. Unfortunately, the 15<sup>th</sup> century Caley Hall itself was demolished in 1964 and replaced with a new building but the rest of this historic settlement remains. Important buildings include Caley Hall Farm, part of which dates from 1430, Caley Hall Farm Cottage, East View Cottage, Crag Cottage, The Garden House and Caley Lodge.

The Caley Hall complex is part of the ancient Hamlet of Caley, owned by John de Cayli de Poule, as recorded in the Extent of Otley in 1307. The Gascoigne family of Gawthorp Hall, Harewood, followed from about 1400, establishing the hall as a hunting lodge around 1500. Certainly in 1550, Caley Hall was a hunting lodge. The park would have been seen as a reflection of the wealth and social position of its owner with the lodge as a key feature. The map of 1756 shows Lodge Lane, with its citizenship gate, leading from Pool towards the lodge. The purpose of the park was for hunting but also for the grazing and sheltering of horses and dog kennelling – hence the field name of Dog Kennel Close near Caley Hall shown on the 1849 Tythe Map.

Throughout its history the buildings and parkland have been enjoyed and enhanced by influential and wealthy people, including members of the Fawkes family of Farnley Hall. In 1820 the crags and land to the south (extending across the present-day A660) were again made into a deer park by Dr John Raistrick and stocked with Red and Fallow Deer, goats and wild swine. Zebra and Axis, or wild jungle stag of India, were added. The building of the A660 in 1841 split the estate in two and the animals are recorded as being destroyed. The Fawkes family were religious in their defence of the estate and its landscape. Ordnance survey maps of 1846 and 1909 indicate the extent of the estate and the boundary is still traceable on the ground and in aerial photographs.

Caley and views from Caley were painted by the famed landscape painter, JMW Turner, a regular visitor to Farnley Hall. It remains largely agricultural, forms an important part of the long-distance views across Wharfedale and is rich in wildlife.

A historic carriageway extends from the Caley Hall complex, through an area of the deer park known as The Deals, to Leeds Road. At the Leeds road entrance to the carriageway is a wrought iron gate. The carriageway clearly extended across the road and onto Otley Chevin and beyond to Carlton.

Another historic carriageway (Caley Low Road - now a footpath) extends from Old Pool Bank (road) to Caley, passing through Caley Hall Farm and then west to Otley. This was marked as a road on the Award Map of 1774 and ran via Caley and the now demolished hall (ref map of 1756) to Soldiers Fields to emerge on East Busk Lane, Otley.

The area includes two identified Non-Designated Heritage Assets in Caley Hall Farm and Caley Drive Railway Bridge.

***BASIS FOR DESIGNATION: SETTING; HISTORIC DEVELOPMENT; LIVED EXPERIENCE;  
ARCHITECTURAL; OPEN/GREEN; LOCAL DISTINCTIVENESS***

***Historical information kindly supplied by Pat Lazenby, both in person and in her book, 'History of Pool-in-Wharfedale's Transport, Mills, Houses, Roads, Churches, Inns, Families, Events, Industry etc. etc.', printed 2013***

## Appendix 5: Non-Designated Heritage Assets

**All of these features are referenced in Pat Lazenby's book,  
'History of Pool-in-Wharfedale's Transport, Mills, Houses, Roads, Churches, Inns, Families, Events, Industry etc.'**

This framework provides users with a guide to the criteria used to assess whether a building, structure, settlement, archaeological site, landscape or landscape feature can be regarded as a non-designated heritage asset in order to develop policy to protect and/or enhance.

Feature name <sup>1</sup>	Location	Description <sup>2</sup>	Why is the feature of interest and significance? <sup>3</sup> What evidence exists to support the proposed selection?
Site and remains of High Mill (aka Pool Walk Mill)	Otley (or Pool) Road (A659) between the Blue Barn Pet Supplies store and High Mill Cottages, spanning the river.	Site of a seventeenth century fulling mill, later used as a woollen mill and paper mill, as well as for leather production, including bridge and water wheel site	<p>The history of Pool Mills is fundamental to the heritage of the community. 'Poole Fulling Mills' was recorded as the home of Henry Dunwell in 1609 in a baptism register in Otley Parish church. High Mill (aka Pool Walk Mill – so-called because fullers 'walked' the cloth as part of the finishing process), like Low Mill further down the river (NB see separate entry), was washed away in the great flood of 1673, when, according to the Otley parish church register <i>'This summer is remarkable for the abundant and continual rain therein. On the 11<sup>th</sup> of this month (September) there was a wonderful inundation of water in the Northern parts. The river Wharfe was never known to be soe bigg within memory of man by a full yard in height, running in a direct line to Hall Hill Well. It overturned Kettlewell Bridge, Burnsey Bridge, Barden Bridge, Bolton Bridge, Ilkley Bridge and Otley Bridge and the greater part of the Water-mills.'</i> During the 1740s, paper manufacture began on the site. When advertised to let in 1861 when run by John Milthorp, the mill was three storeys high and 140 feet long inside and 33 feet wide. It was worked by two water-wheels and an auxiliary steam engine. Towards the end of its life when advertised to let in 1875, the premises of the mill contained eight large spinning and scribbling rooms, two scouring rooms, fulling room, wideying and drying rooms, warehouse, engine and boiler house, fitted up with a new 30 h.p. horizontal steam engine and boiler. The property still belonged to the Fawkes family of Farnley Hall. A year later it remained un-let and the steam engine was later advertised for sale. In an Ordnance Survey map of 1888, the mill is described as disused. On 2<sup>nd</sup> April 1920 High Mills, the Mill House and two islands, Great Island and Little Island, were bought from the Fawkes family for £2,250.00. Whiteleys then demolished what was left of the mill itself.</p> <p>The small, two-arched stone bridge (which appears to date from the 18<sup>th</sup> century), now covered by a concrete top, which spanned the goit and either carried the mill building or stood adjacent</p>

			<p>to it on the west side (ref 19<sup>th</sup> Century maps), is still visible and sound. Other parts of the mill may remain but are un-excavated.</p> <p>Immediately across and west of the bridge, on Little Island, next to a stone weir, lies a partially silted up, stone-lined channel which is the site of one of the 2 water wheels which formerly powered the mill.</p> <p>In addition to its heritage significance, the rich abundance of wildlife observed by residents of High Mill Cottages appears to be closely related to the presence of this bridge. It allows deer and other animals to cross to the islands, giving them free passage between the woodland of Otley Chevin and the grassland of the 2 islands. This significance is reflected in the site's inclusion within the River Wharfe designated wildlife site.</p> <p><b>BASIS FOR DESIGNATION: AGE; RARITY; GROUP VALUE; HISTORIC ASSOCIATION; ARCHAEOLOGICAL INTEREST</b></p>
'The Rosary' (Blue Barn)	Otley (or Pool) Road (A659)	Remains of C17th century mill house for High Mill, incorporated into present-day pet supplies store, including boundary wall and entrance	<p>The present Blue Barn building incorporates the back wall of the C17th century mill house, 'The Rosary', clearly visible from behind the present building and still containing the original doorways and windows. The front part of The Rosary was demolished in 1956 to make room for the repair of the Whiteley lorries, in what is the present Blue Barn building.</p> <p>A surviving 'dwarf' garden wall extends across the full width of the site along the roadside frontage, including the gateposts that supported the garden gate at the entrance. The wall appears to be complete, giving a clear indication of the size of the original Mill House. It has a chamfered-edged coping and a pair of handsome stone gateposts.</p> <p><b>BASIS FOR DESIGNATION: AGE; RARITY; AESTHETIC VALUE (nb wall/gateposts); HISTORIC ASSOCIATION</b></p>
High Mill Cottages	A659, Otley Road, west of The Blue Barn pet supplies store	Pair of cottages, built 1929, originally as an extension to an existing pair, later demolished	<p>The original terrace was built for workers at the fulling mill but the date is unknown. The 1929 cottages, which were an extension northwards of the original terrace, were built by the Whiteleys for their paper mill workers and form part of the historical legacy of this family around which much of the present layout and amenities of Pool were formed.</p> <p><b>BASIS OF DESIGNATION: GROUP VALUE; HISTORIC ASSOCIATION</b></p>
Garage, Blue Barn	Between High Mills Cottages and	Small, single storey building, built about	<p>'The distinctive lintels above the windows, with incised grooves on the stone, to imitate keystone, and supporting blocks were the trade mark of the 'Muschamp masons', John</p>

	The Blue Barn, north of the A659 but south of the goit.	1820 in Georgian style, more recently used as a small garage.	Muschamp was Lord Harewood's mason c.1820' ( <i>Peter Thornhill, Architectural Historian</i> ). The dropped keystones in this Georgian-style building are similar to ones found on the Harewood Estate. This building may have been used as a gatehouse for the Mill complex. <b>BASIS FOR DESIGNATION: AGE; HISTORIC ASSOCIATION</b>
Goit Sluice Gate	West of High Mill goit bridge and site of water wheel; north of A659, across the road from, and slightly west of, Mr Coverdale's Farm buildings.	Large, well-constructed sluice gate	The sluice gate was designed and built by W. Ellison, an employee of the Whiteley paper mill, in 1919. This controls the water flowing through the goit and was built in preparation for the turbines at Low Mill which were built soon after. Apart from its historical significance, the goit still supports the two turbines, restored in 2009/10 and still producing electricity for Weidmann Whiteley, and has the potential to support further electricity generation for the community in the future. <b>BASIS FOR DESIGNATION: GROUP VALUE; HISTORIC ASSOCIATION; SOCIAL/COMMUNITY VALUE</b>
Site of lime kiln	Grassed area on the north side of the A659, between High Mill goit bridge and the Goit Sluice Gate	Curved area of grassed land	Lime is used in boiling rags for paper-making. It is also used in tanning, in dyeing cloth, in mortar and whitewash for buildings and in agriculture. The lime pits are marked on the 1886 plan approximately mid-way between the High Mill Cottages and the (much later) 1919 sluice. <b>BASIS FOR DESIGNATION: HISTORIC ASSOCIATION; ARCHAEOLOGICAL INTEREST</b>
Low Mill	On the north side of A659, between and set back from Marton Mill to the west and Pool Business Park to the east. Opposite the new industrial development of Whiteley Court	C18th stone-built mill building	The building retains most of its handsome façade and stone structure, with pleasant views to the east, where the goit meets the main river, and south towards Otley Chevin. 'The façade has a shaped gable with a blind, bulls-eye window carved with the date 1762 and the initials 'JM' standing for John Milthorp, the original mill owner. Inside the building is an old arch, probably for a water wheel. The building backs onto the goit, where there is a waterfall and a bridge across to Great Island. Adjacent to the bridge is part of a stone-built structure, patched with brick, probably Milthorp's Farm. The mill building was used as a paper mill from about 1760. This mill, like High Mill, was washed away in the great flood of 1673 (NB see account under separate entry for 'Site and remains of High Mill'). The present mill was founded in 1886 by the Whiteley family, as tenants of the Milthorp family. The property, including the islands, was owned by Leeds Corporation Waterworks from 1903 until 1918, when it was finally bought by the Whiteleys. In 1981, it was sold to H. Weidmann, later becoming part of

			Weidmann Whiteley. The Low Mills complex to the north of the A659 was sold by them in 2005 to Post Vintage Engineers Ltd and became Pool Business Park. <b>BASIS FOR DESIGNATION: AGE; RARITY; AESTHETIC VALUE; HISTORIC ASSOCIATION</b>
Marton Mills (Paste Mill and Reel Mill)	North side of A659, immediately west of the original Low Mill	Large, two-storey, red brick, mill buildings, now used for cloth-weaving.	The building on the roadside, called the Paste Mill, was built by the Whiteleys in 1936, to house a pasting machine which paste-laminated two or more reels together to produce thicker reels. In 1929, Rhyddings House, the mill house for Low Mills had been demolished in order to make way for a new rag processing building which later became part of the Reel Mill. This is the building behind the Paste Mill, and was built 1929 – 31. <b>BASIS FOR DESIGNATION: GROUP VALUE; HISTORIC ASSOCIATION</b>
Low Mill Turbine Building and Water Turbines	On the goit, behind Low Mills	Turbine building housing 2 early C20th water turbines	The first of the water turbines was built in 1921 to replace the larger of the two waterwheels belonging to Low Mills. A second turbine was built soon after. In 2009/10, the turbines were refurbished by Derwent Hydro. They have been equipped with new gearboxes, generators and control systems and each supplies up to 70kW to the Weidmann Whiteley factory. The turbines are of historical importance, as they represent the change from water (wheel) power to water-generated electric power in the operation of the mill. In the view of Holmes Whiteley, born 1888, in 'Extracts from Recollections of my Native Village', this development resulted in the failure of High Mill in the 1880s, 'Above the paper mills (Whiteleys) was the ruins of an old fulling mill and four cottages. Here lived an old gentleman who was in business as a joiner (made shuttles for mills) and had part of the old mill for his work shop. Next door to the joiner lived the beck watcher, Mr. Spreckley, and he was employed by the Fawkes of Farnley Hall. His main job was to see no poaching was done and keep the Hall supplied with fish. From what I have been told the cause of these mills having to shut down was the fact that the tenants were badly advised to install water turbines in place of the existing water wheels. The turbines took a long time to put in and when tried out they did not drive as much as the water wheels had done. They would only drive the shafting and no machines at all. This property belonged to the late Major Fawkes who did a wonderful lot of repairing on his estate and had the stones of the old mill carted away to repair and build new farm buildings. It was about 1919 that we put the new sluice gates in at the High Mill dam in order that we might put water turbines in at the paper mills.' He remembered the High Mill turbines being removed when he helped to take out the sluices. <b>BASIS FOR DESIGNATION: HISTORIC ASSOCIATION; SOCIAL/COMMUNITY VALUE</b>
Torracks Hill	South of Otley Road	Large early C20th villa with	Built in 1903 by Henry Barker, leather manufacturer of Otley, on land anciently known as Turks Hill. Following Henry Barker, the house was owned by Sir Francis and Lady Watson - M.P.

	(A659), behind the Weidmann Whiteley complex, accessed by the drive from the main gates of Weidmann Whiteley Ltd, opposite the Blue Barn	local historic associations, notably to local mill owners Whiteley	for Pudsey and Otley. The house was bought from the Watsons by Whiteleys in 1936 to be used as their offices and is still used as offices today for Weidman Whiteley Ltd.  <b>BASIS FOR DESIGNATION: HISTORIC ASSOCIATION</b>
Braime House	South side of Otley Road (A659), opposite Pool Business Park, to the east of Whiteley Court	Early C20th stone and half-timbered Edwardian house with local historic associations, notably to local mill owners Whiteley	Built in the early C20th on land known as 'Far Scallons'. The land was bought in 1902, during the sale by the Pulleins of the Manor House Estate, by Patrick, Peter Patrick & Son, Wharfedale Saw Mills, Otley for £600. Braime House was owned by Robert Feather of Cartref (see separate entry), auctioneer and valuer in 1922. Sold in 1946 to B. S. & W. Whiteley with Cartref, Cartref Lodge (see separate entry), garages, green houses and 7,598 acres of land. The house is still owned by Weidman Whiteley.  <b>BASIS FOR DESIGNATION: AESTHETIC VALUE; HISTORIC ASSOCIATION, GROUP VALUE</b>
The 'Cartref Complex' (Cartref, Cartref Lodge, Cartref Cottages)	Either side of and at extreme southern end of 'Pool Road' drive, off south side of Otley Road (A659), opposite Pool Business Park.	Early C20th house, single storey lodge and 2 cottages with local historic associations, notably to local mill owners Whiteley	Built as a group in and around 1908 on land known as 'Far Scallons'. The lodge was built as an entrance lodge, with adjacent curved stone wall and gateposts, to Cartref. The cottages were built for Cartref service staff.  The land was bought in 1902 during the sale by the Pulleins, Lords of the Manor, of the Manor House Estate, by P. Patrick of Otley for £600. It was later owned by Robert Feather and Derek Pullein before being bought by Whiteleys c. 1945 for £9,100, in a lot including a farm and two cottages.  <b>BASIS FOR DESIGNATION: HISTORIC ASSOCIATION, GROUP VALUE</b>
Longlands Cottages	North side of Otley road (A659), between Low Mill and Pool	Pair of early C20th semi-detached cottages with local	Built in 1912 by Mrs Jane Whiteley, at a cost of £332, on a meadow field called Long Land. The field of 3 acres including half the river was purchased by Mr. T. Pullein for £295 in a sale of property by the Manor House Estate in 1902 and then sold to Mrs Whiteley. The house nearest the village was the home of William L. Whiteley and Jane. In 1917 David Holmes Whiteley son

	Bridge, opposite Cartref Cottages	historic associations, notably to local mill owners Whiteley	of Holmes Whiteley, was born there. <i>David Whiteley Memoirs</i> .  <b>BASIS FOR DESIGNATION: HISTORIC ASSOCIATION; GROUP VALUE</b>
Site of Pool Corn Mill and remains	Mill Lane and Pool Riverside Park	Stone foundations of mill buildings, plus sluice gates, mill dam, mill race and mill pond	<p>The mills (plural) appear in an inquisition taken at York in 1279, when they yielded rental to the Lord Archbishop of York. The remains of Pool Corn Mill (off what was formerly known as Corn Mill Lane) that we see today are of a water-powered mill from at least the middle of the 18<sup>th</sup> century, though possibly medieval. As well as making flour, it was also used for drying cereal for malt used in brewing. It would have played a very important part in the development of the village and was owned by the Lords of the Manor until the early 20<sup>th</sup> century. In 1925, it was bought by WL Whiteley and partially demolished in 1936. Although in the care of the Recreation Ground Management Trust and within the Pool-in-Wharfedale Conservation Area, the site is not identified as a 'positive building' in the Leeds City Council Conservation Area Appraisal and Management Plan.</p> <p>H. G. Muller of the West Yorkshire Archaeological Society (WYAS) in his report of 1995 states, <i>'The site of Pool Mill has been occupied by a water-powered mill from at least the middle of the 18<sup>th</sup> century. It is possible that the water mill which appears on the Jefferys map of this period (1767) has its origins in the Medieval corn mill of Pool, for which documentary evidence exists, although the exact location is unknown. This possibility would seem to be supported by a superficial examination of the upstanding masonry on the site. The remains of Pool Mill are, therefore, not only of archaeological interest for the Industrial Period but also of potential archaeological interest for the Medieval and Post-Medieval periods.'</i></p> <p>The recommendations of WYAS are that 'Certain actions are necessary in the first instance to ensure the continued stability of the monument is its present state.'</p> <p>A map drawn for the Lord of the Manor, Thomas Thornhill, in 1756 confirms the position of the mill to be as seen today. A signage board has been placed at this point briefly describing its history.</p> <p>The owner of Pool in 1166 was Serlo de Povel (<i>Leeds Library</i>), son of Peter de Arthington who founded Arthington Nunnery in 1166. According to the survey by WYAS, (WYAS PRN 1406) carried out in 1992/95, Thomas, son of Isaac de Pouill gave a culture of land in Pool existing in</p>

length from Milnbeck to the highway leading to York to the Nuns of Arthington in 1254. This extended from Milnbeck to the highway leading to York. Miln is the old English for mill.

The map of 1756 shows 'Kiln Garth', 'Dam' and 'Mill Hill' on the estate of Thomas Thornhill, who was at that time Lord of the Manor of Kirskill (*Creskeld*) and Poole. In 1767 the corn mill is shown on Jeffreys Survey map of the County of Yorkshire and also on a map of 1847 as 'Poole Corn Mill'. The field alongside, to the south of the mill pond, has been known as Mill Hill and 'Yellands' (Tythe map of 1849), from the Anglo Saxon meaning sloping land. This area was used for waste disposal in the 1930's, the reason it is now level.

The former mill pond or 'gathering pond' (now an ornamental wetland), together with the feeder stream from the pond via the old sluice gate, formed an essential part of the workings of the mill.

The mill was fed by water from three streams feeding the River Wharfe, not from the river itself. The first was Kirskill Beck (Kirskill is the old name for Creskeld) or Pool Beck on Pool map of 1756. This fast flowing beck ran in the opposite direction to the River Wharfe, diverted before 1756 to feed the mill pond from a beck which began near the railway at Arthington, and ran at the bottom of the cricket field until c. 1970 before being re-routed past Pool Crookes Farm into the River Wharfe. This still forms the boundary between Arthington and Pool. Another beck ran down behind Plainville (Monkmans, demolished, now The Hollies) which still continues alongside the cricket field. A third beck came down through Hall Farm (now Chapel Hill) which now runs under the main road and Millcroft, (originally past Brook Cottage), to emerge near the garages and into the mill pond. The beck from Hall Farm and the one which runs between the Hollies to the back of some houses on Parklands, are deep culverts lined with stone.

Two paths served the mill. One ran to Main Street and presumably the Manor House and Pool House (owned by John Milthorp, woollen mill owner, farmer and maltster or brewer, in 1822). The other, part of which still remains, running to Arthington Lane, emerging at the Bar House. This connected the mill with Pool Farm Cottage, originally a malting (brewing) house and the White Hart owned by the Milthorps when a farm. This family had lived in the area since the 17<sup>th</sup> century. Deeds of 1936 state that the two entrances from the mill onto Mill Lane must

			always remain open. This also allows permanent access to Pool Riverside Park. <b>BASIS FOR DESIGNATION: AGE; RARITY; HISTORIC ASSOCIATION, ARCHAEOLOGICAL INTEREST</b>
Village Boundary Stone, Arthington Lane	Arthington Lane where it crosses Pool Beck or Kirskill Beck at the Pool /Arthington parish boundary	Early C19th domed-top boundary stone	An early 19 <sup>th</sup> century boundary stone, painted white and dated 1820, with the place names of Pool and Arthington written diagonally at either side of a vertical arrow pointing upwards. This stone was renovated by the History of Pool Group in 2008.  <b>BASIS FOR DESIGNATION: AGE; RARITY</b>
Milestone remains, Arthington Lane	North side of Arthington Lane, east of Riffa View and Brooklyn, set in the boundary wall of Rosevine House	Domed top of a metal milestone, set into a boundary wall.	Domed top of a triangular, metal milestone, set into a boundary wall, inscribed 'Tadcaster & Otley Road, Pool'. Old photographs show that the whole milestone was very similar to the Grade II listed one outside Weidmann Whiteleys' gate on the A659, suggesting it might date from the later 19 <sup>th</sup> century.  <b>BASIS FOR DESIGNATION: RARITY</b>
Archway, Avenue des Hirondelles	Pool Bank New Road, at entrance to Avenue des Hirondelles	Handsome stone arch	Late 19th century stone-built entrance arch. Almost certainly built by Tom Swallow of Troutbeck, Pool, whose wife was French. This arch leads to the houses built by him in the late 1800's.  <b>BASIS FOR DESIGNATION: RARITY; AESTHETIC VALUE; LANDMARK STATUS</b>
Gateway, The Tower Drive	Arthington Lane, south side, on the eastern edge of the village	Handsome stone gateway to private residential area	Late 19th Century stone-built entrance. It was in situ, as seen today, prior to 1930. Handsome stone entrance with high walls topped with spherical stone ornaments, and decorative wooden gates.  <b>BASIS FOR DESIGNATION: RARITY; AESTHETIC VALUE; LANDMARK STATUS</b>
Gateposts, Troutbeck	Arthington Lane, north side, east of the primary school	Handsome stone gateposts	Mid-19th Century stone-built entrance to 1876 Troutbeck (Hall), identified as a positive building in the Leeds City Council Conservation Area Appraisal and Management Plan. House and no doubt gateposts, built by Col. Wm. Child, founder of 2 <sup>nd</sup> West York (Leeds) Engineer Volunteers c. 1870. He built several houses on Arthington Lane.  <b>BASIS FOR DESIGNATION: AESTHETIC VALUE</b>

Old School Gatepost	Main Street, north-east side, in corner of stone wall, adjacent to children's playground	Handsome stone gatepost	Possibly placed there during the building of the old Pool School in 1872 (now demolished and site redeveloped). It is on here that children would apparently sharpen their pencils before entering the school. The adjacent School House is identified as a 'positive building' in the Leeds City Council Conservation Area Appraisal and Management Plan.  <b>BASIS FOR DESIGNATION: HISTORIC ASSOCIATION; SOCIAL/COMMUNITY VALUE</b>
Pool Crooks Field Barn	Field to north-east of Troutbeck and west of Pool Crooks	Mid-C19th stone field barn	Original stone-built barn with stone roofing, hayrack, part cobble stone flooring. Shown on the O.S. map of 1847. Pool Crook Farm is identified as a 'positive building' in the Leeds City Council Conservation Area Appraisal and Management Plan. <b>BASIS FOR DESIGNATION: AGE; RARITY; AESTHETIC VALUE; GROUP VALUE; HISTORIC ASSOCIATION</b>
Wash House, behind Chapel Row	At the rear of Chapel Row in the eastern corner between the Row itself and the buildings behind the old Chapel	Stone-built wash house	Shown on O.S. map of 1847. Original structure still there. May have been the Denton shuttle-making factory of 1860, making shuttles for the Pool mills and repair of cogs in mill water wheels. The buildings of Chapel Row itself are identified as 'positive buildings' in the Leeds City Council Conservation Area Appraisal and Management Plan.  <b>BASIS FOR DESIGNATION: AGE; RARITY; GROUP VALUE; HISTORIC ASSOCIATION</b>
Outhouses, Acorn Cottages	Rear of Acorn Cottages, Arthington Lane	Stone outhouse and lavatories with stone roofing	Four connected outhouses and stone outside lavatories associated with the listed Acorn Cottages (aka 4 & 5 Arthington Lane). Likely mid to late C18th Century.  <b>BASIS FOR DESIGNATION: AGE; RARITY; GROUP VALUE; HISTORICAL ASSOCIATION</b>
Caley Hall Farm	Caley 'hamlet', south west of the Pool Mills area/A659 Otley Road; 2km west of Pool village	Fragments of C15th Century farm building embedded in structure of modern farm house	West wall of farm building dated at 1430 by owners (Ogdens) following renovation in 1983. Pevsner states "entrance side has a number of fragments from the predecessor of the present house, the porch doorways, parts of the left hand bay, and the right hand bay with mullions and transoms connected by square bays at the junction." Part of the present-day 'Caley Hall complex' dating from the ancient Hamlet of Caley recorded as early as 1307. <b>BASIS OF DESIGNATION: AGE; RARITY; GROUP VALUE; HISTORIC ASSOCIATION</b>
WW2 Air Raid Shelters, Torracks Hill 'Drive'	South of the A659, on the west side of Torracks Hill 'Drive' about 40m	WW2 air raid shelters with original toilet system	The drive leading to Torracks Hill has WW2 air raid shelters. 'In response to pressure from the Air Raid Precaution authorities three reinforced concrete air raid shelters were constructed on the west side of Torracks Hill drive. The watercourse originating near the old railway line and passing down the side of the grounds was diverted under these shelters

	from the A659		to provide a makeshift toilet system. Apart from a trial exercise these shelters were never used during the war and much later were used for storage of old files from the offices.' (David Whiteley Memoirs) <b>BASIS FOR DESIGNATION: RARITY; GROUP VALUE; HISTORIC ASSOCIATION</b>
Pool Mills Tunnels	Beneath and either side of A659 close to the gates of Pool Business Park.	Underground room and connecting tunnel/corridor between mill complexes	An underground room and tunnel running underneath Otley Road, used to connect steam and water pipes for the new mill to the south and to make a safe crossing for staff, with a lift at either end. Described as being discovered "during recent alterations to the original old mill to north of A659" by John Whiteley. <b>BASIS FOR DESIGNATION: RARITY; HISTORIC ASSOCIATION; ARCHAEOLOGICAL INTEREST</b>
Caley Drive Railway Bridge	Caley Drive, 400m south of Caley Lodge, Pool Road A659	Mid-C19th Century railway bridge with unusual design	Stone railway bridge, probably built in 1860s/1870s. The bridge was built with unusually high sides to hide the trains so as not to upset the Fawkes family horses when crossing over the bridge. The line was 'buried' below the level of the fields at this point so that it could not be seen from Caley Hall. <b>BASIS FOR DESIGNATION: RARITY; HISTORIC ASSOCIATION</b>

## *Appendix 6: Community Facilities*

### **Dyneley Arms Public House (CF01)**

The Dyneley Arms public house is situated at the junction of Leeds Road and Pool Bank New Road. It was built in 1854 but altered more than once until the original architecture was completely obscured. It was closed down in October 2002 after suffering severe damage in a fire but it re-opened in March 2008 after major renovation work involving a precise reconstruction, from original drawings, of its 1880s form. The pub is owned by Samuel Smith Brewery, Tadcaster.

The pub is serving the Old Pool Bank community as a social meeting place.

### **Half Moon Public House (CF02)**

The Half Moon Inn was originally built as a dwelling house in 1755/59 and then converted to an inn at the end of the 18th century. It is one of only two pubs in the heart of Pool in Wharfedale. It also features the only B&B accommodation in the village. The upstairs rooms were used as the village GP practice. In recent times, the pub changed landlords quite frequently; it is owned by Ei Group.

### **Old Pool Bank Village Hall (CF03)**

Old Pool Bank Village Hall is situated in Upper Pool Bank and forms an important community facility for the residents of Upper Pool Bank. The hall is used on a regular weekly basis for dance classes (5 times a week) and a puppy training class, upholstery class and a tea dance (once a week) throughout the year. A monthly 'Coffee Morning' and a biannual 'Cinema Evening' take place entirely for the enjoyment of local residents. Local residents hire the hall at a reduced rate for one-off occasions such as birthday parties etc. (10 one-off hires in last 12 months).

### **Pool Sports and Social Club (CF04)**

This is part of Pool Village Hall and provides a base for the various sporting clubs: Pool AFC (football), Pool Cricket Club and Pool Tennis Club. The cricket club runs three senior teams and five junior teams ranging from U9 to U17.

The football club runs three senior teams and eleven junior teams ranging from U6 to U16.

The tennis club offers the opportunity for all ages and abilities to play tennis within the club and in competition with other clubs in the Leeds leagues. Coaching for juniors is always well attended and is available for adults too.

### **Pool-in-Wharfedale Church of England Primary School (CF05)**

Pool Church of England (VC) Primary School is a one-form entry primary school, serving the village of Pool and surrounding areas. Built in 1974, the school offers excellent facilities in idyllic surroundings. The school is situated near the village hall and local sports ground. Its own grounds are extensive and include two playgrounds, a sports field, conservation area and gardens. The adventure playgrounds enhance play facilities for both infant and junior pupils. The River Wharfe is close by, providing an additional opportunity for environmental study.

<http://www.pool-in-wharfedale-leeds.co.uk/>

We see our school as part of the wider community and we actively encourage and develop links with the village activities of Pool, particularly those of the two churches. The school is a member of the Otley Family of Schools and enjoys close links with neighbouring schools.

#### **Pool-in-Wharfedale Methodist Chapel (CF06)**

The 20<sup>th</sup> century led to an increase of the housing stock and more amenity in the village such as the erection of the larger Wesleyan Methodist Chapel on Main Street. Weekly Sunday services take place with more activities, e.g. monthly messy church, a games night and a craft night once a fortnight, being planned.

#### **Pool-in-Wharfedale Methodist Chapel Hall (CF07)**

Pool in Wharfedale Methodist Hall is a function room associated with the chapel on site. There are two rooms available for hire - the main hall and a smaller 'Fellowship Room'. Current regular users are: a bridge club, an art class, a private tuition booking (all weekly) and Pool Parish Council for its bi-monthly meetings. Furthermore, the hall is the finish location and HQ for a series of six ultramarathons a year, which are held on a Saturday and can attract up to 200 runners. Infrequent bookings consist of a chess club for competitions, community meetings, keep fit classes, antique dealer fairs and children's parties.

#### **Pool-in-Wharfedale Pharmacy (CF08)**

Pool Pharmacy is open six days per week and offers the Electronic Prescription Service, which allows people to collect their medicines or appliances from a local pharmacy. For people with repeat prescriptions this service saves time and travel to their GP (no GP is currently operating in Pool in Wharfedale). In a recent customer survey

<https://www.nhs.uk/Services/UserControls/UploadHandlers/MediaServerHandler.ashx?id=175711&t=636576786756913749> the pharmacy, its staff and service were rated as excellent or very good by all respondents.

#### **Pool-in-Wharfedale Post Office and General Store (CF09)**

Pool Post Office is part of the General Store in the village. It carries newspapers, postal supplies, coins, stamps, stationery, office supplies, fresh fruit and vegetables, bread, dairy products food cupboard items serving basic grocery needs. Post Office services include Drop & Go, Parcelforce Express Services, Vehicle Tax, Foreign Currency, Travel Insurance, National Express - Tickets, Current Account - Servicing, Savings application forms, Lotto prize payments, Lotto ticket sales, Courier. Facilities for partially sighted or blind, assisted wheelchair access, facilities for the mobility impaired, facilities for hard of hearing people, induction loop available, customer parking facilities, accessible car parking, staff assistance available, parent with pushchair access.

#### **Pool-in-Wharfedale Village Memorial Hall (CF10)**

The hall was built to commemorate those who served in both world wars and William Whiteley who had given much to the village. The hall was considered to have been so well designed by Chippendale & Edmondson, Bradford, that the Yorkshire Rural Community Council exhibited the

drawings at the Great Yorkshire Show in 1955 and the National Council of Social Services at Reading; at that time it was believed to be the largest and most modern equipped hall of its kind in the country. The hall was officially opened by the Countess of Harewood, on 2nd August 1958. The Whiteley Room, the building's main hall, has been recently refurbished to a very high standard. The hall is available for rent on an hourly basis as well as a daily rate. The main hall can also be hired in conjunction with the other rooms. A number of clubs and activities take place from social events to badminton, yoga, indoor bowls, tiddlers, and a dancing club among the regular users of the hall. Altogether 15 different regular weekly activities take place during Monday to Friday.

The hall also has a well furnished kitchen, complete with crockery and cooking utensils. Accessible from a door in the Whiteley Room is the bar and lounge of the Pool Sports & Social Club. This facility is available to patrons of the Whiteley Room with prior booking. The upper room provides a relaxing multi-functional room with casual seating for up to 20 persons. The room is decorated and upholstered to a very high standard with tub chairs and occasional tables. There are also two sets of tables and chairs seating a further eight persons. A small kitchen area for light refreshments is situated within the room. However the main kitchen facility is also accessible by the main staircase. The hall has a fully enclosed meeting room accessible by a flight of stairs from the main reception hall and toilets. It is decorated and upholstered to a very high standard.

### **St Wilfrid's Church (CF11)**

[https://www.stwilfridspool-in-wharfedale.com/about\\_us](https://www.stwilfridspool-in-wharfedale.com/about_us)

St. Wilfrid's is the Parish Church of Pool-in-Wharfedale with Arthington (a church within The Benefice of Lower Wharfedale) having been consecrated in 1880. Currently, it holds Sunday services at 9.30 a.m. every Sunday. The congregation is around thirty-five in number and there is a small 'Junior Church' which works in co-operation with the Methodist church to provide an all-age informal service ('Messy Church') once a month.

St. Wilfrid's undertakes baptism, marriage and funeral services for people within Pool or those who have moved away but have strong family associations.

In addition to the above the parish church has a strong governance role within Pool (C.E.) School which also uses the church for the beginning and end of term assemblies. The priest and lay reader of St. Wilfrid's regularly participate in activities within the school. A team comprising members of St. Wilfrid's and the Methodist church regularly lead an 'Open the Book' collective worship in school in which bible stories are acted out by the team, including children who would like to join in. Other community based activity includes regular communion services at Wharfedale Court and a community coffee morning on the second Sunday of each month.

The parish church is usually open every day and, as such, provides a quiet reflective space for anyone who cares or needs to use it. 'The Parlour' is a small area with chairs, table, kitchenette and toilet which is available for use by Pool organisations upon application. There are also a number of led 'Quiet Days' which are open to anyone of any denomination, faith or none. St. Wilfrid's is a 'reception area' for St. George's Crypt (Leeds) where people may leave donations of goods for that charity.

### **Wharfedale Court Sheltered Housing Complex (CF12)**

Wharfedale Court offers retirement housing with 22 flats of 1, 2 or 3 bedrooms. The location is generally regarded as desirable and it offers independent living with a scheme manager providing daily visits and support. The whole site is accessible by wheelchair and access to the site is easy. There is a lift, a lounge, and laundry and guest facilities. Regular social activities include: Women's Institute meetings, Tai Chi, bingo, coffee mornings and entertainment, organised by Wharfedale Court and Churchill Flats. The scheme is located within an existing active community and daily activities are provided.

### **White Hart Public House (CF13)**

This pub at the central location of the roundabout is part of the conservation area and has undergone major refurbishment in recent years. <https://www.thewhitehartpool.co.uk/>

The pub offers a social space for locals and a car park, which the proprietor offers to parents to use during school drop-off times to help relieve pressure on the Village Hall car park next to the primary school.

## *Appendix 7: Glossary of Terms*

### Air Quality Management Area (AQMA)

Defined areas where health based standards for air quality are likely to be exceeded.

### Basic Conditions Statement

A required written statement on how a Neighbourhood Plan fulfils the basic conditions, which must be submitted to the Local Planning Authority alongside the actual plan. The basic conditions for Neighbourhood Plans are:

- they must have appropriate regard to national policy;
- they must contribute to the achievement of sustainable development;
- they must be in general conformity with the strategic policies in the development plan for the local area;
- they must be compatible with human rights requirements;
- they must be compatible with EU obligations.

### Built Heritage

Buildings, structures and relics of historical and/or architectural value.

### Community Infrastructure Levy (CIL)

A financial charge which local authorities can charge on most types of new development in their area, depending on viability. The money will be spent on infrastructure to support the development of the area.

### Conservation Area

Section 69 of the Civic Amenities Act 1967 gives local councils the power to designate as Conservation Areas, "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Designation gives control over the demolition of buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest.

### Conservation Area Appraisal and Management Plan (CAAMP)

A conservation area appraisal defines the special interest, character and appearance of a conservation area, providing a sound basis for development control (planning) decisions. It helps planning officers, developers, designers and the public at large assess whether a proposed development affecting a conservation area would, or would not, preserve or enhance the character and appearance of that area. Development proposals which affect the conservation area will be judged for their effect on the area's character and appearance as identified in this conservation area appraisal.

A conservation area management plan identifies how a conservation area could be enhanced or improved with the support of the local authority, residents and other agencies.

### Consultation Statement

A required written statement on how a Neighbourhood Plan has been consulted on, which must be submitted to the Local Planning Authority alongside the actual plan. The statement should contain:

- details of people and organisations consulted about the proposed Neighbourhood Plan;
- details of how they were consulted;
- a summary of the main issues and concerns raised through the consultation process;
- descriptions of how these issues and concerns were considered and addressed in the proposed Neighbourhood Plan.

### Core Strategy

The principal document within the Local Development Framework. It sets out the spatial vision for the future of Leeds to 2028, and provides broad policies to shape development.

### Development Plan Documents (DPDs)

The statutory documents which contribute towards making up the Local Development Framework. All DPDs (e.g. such as the Natural Resources and Waste Local Plan (NRWLP) – see below) must be subject to rigorous procedures of community involvement, consultation and independent examination, and once adopted, decisions on planning applications must be made in accordance with them.

### Employment Land

Employment land relates to all B Class employment sectors including office floor space (B1a Use Class) and general employment land. General employment land includes research and development (B1b class), light industry (B1c), general industry (B2) and storage or distribution (B8) but excludes office floor space (B1a).

### Functional Flood Plain

Land where water flows or has to be stored in times of flood, that is subject to flooding with a 1 in 20 year probability (or more frequently), and that may be reserved by Leeds City Council for this purpose.

### Green Belt

A designation for areas of open land around certain cities and large built-up areas where strict planning controls apply to keep this land permanently open or largely undeveloped. The purposes of the green belt are to check the unrestricted growth of large built up areas, prevent neighbouring towns from merging, and preserve the special character of historic towns. It also aims to safeguard the countryside from encroachment, and assist urban regeneration by encouraging the recycling of derelict and other urban land. The designation is not intended to be a statement of the quality or attractiveness of the open land.

### Green Corridor

Green corridors are green spaces, which can link housing areas to the national cycle network, town and City Centres, places of employment, and community facilities. They help to promote environmentally sustainable forms of transport such as walking and cycling within urban areas and can also act as vital linkages for wildlife dispersal. They often act as major breaks around and between parts of settlements.

### Green Infrastructure (GI)

An integrated and connected network of green spaces, which have more than one use and function. GI is both urban and rural and includes protected sites, woodlands, nature reserves, river corridors, public parks and amenity areas, and sport facilities, together with green corridors (nb see also 'Local Green Infrastructure' and 'Strategic Green Infrastructure').

### Green Space

A collective term to describe areas of open space and vegetation, whether public or private, used for formal or informal recreation. Examples include recreation grounds, parks, linear spaces alongside rivers, grass playing pitches, bowling greens, tennis courts, pedestrian areas in the Town Centre, small play spaces within housing areas, or woodland.

### Hectare (Ha)

One hectare (Ha) is equivalent to 10,000 square metres (100 x 100). This is approximately the same size as a full size football pitch.

### Housing Needs Assessment (HNA)

A study based on the gathering and objective assessment of robust data in order to seek to understand the specific housing requirements of a neighbourhood and to work out the 'fair share' of wider housing growth that should be planned for, including the quantity and type (mix) of new housing.

### Infrastructure

Basic urban services necessary for development to take place, for example, roads, electricity, telephone lines, sewerage, and water. It is also used to refer to transport provision, and social infrastructure such as education and health facilities, and green infrastructure.

### Leeds Habitat Network

An identified network of wildlife habitats across Leeds which seeks to link disparate sites and habitats together in order to provide routes or stepping stones for the migration, dispersal and genetic exchange of species in the wider environment.

### Listed Building

Any building or structure which is included in the statutory list of buildings of special architectural or historic interest as compiled by Historic England.

### Local Development Framework (LDF)

The collection of development documents, which set out the local planning authority's policies. They take into account the impact of development on the economy, the environment and the social make-up of the area.

### Local Green Infrastructure (LGI)

Green Infrastructure which has local importance for people and wildlife within the Neighbourhood Area, including the connections between green areas and to Strategic Green Infrastructure and countryside outside the Neighbourhood Area.

### Local Green Space (LGS)

Designated areas of special protection (equivalent to Green Belt), for green areas of particular value to local communities, as judged against criteria of proximity, 'specialness' and 'localness' as set out in the National Planning Policy Framework (NPPF) paragraphs 76-78.

### Local Heritage Area (LHA)

Areas of local architectural and/or historical interest within the Neighbourhood Area, considered by the local community as potential extensions to or satellites of the existing conservation area, to be considered as part of a conservation area review.

### Major Development

Defined by Circular 15/92 as "the erection of 10 or more dwellings, or, if this is not known, where the site is 0.5 hectares or more; in other cases, where the floor space to be created is 1,000 square metres or more, or the site area is 1 hectare or more."

### National Planning Policy Framework (NPPF)

The government planning policy document adopted in March 2012, intended to make national planning policy and guidance less complex and more accessible. It introduced a presumption in favour of sustainable development.

### Natural Heritage

Land, sites, features, habitats and species of wildlife or geological value.

### Natural Resources and Waste Local Plan (NRWLP)

Part of the Leeds Local Development Framework, adopted on 16<sup>th</sup> January 2013. The plan sets out where land is needed to enable the management of resources like minerals, energy, waste and water over the next 15 years, and identifies specific actions which will help use natural resources in a more efficient way.

### Neighbourhood Area

The local area, with defining boundary, for which a Neighbourhood Plan is being prepared.

### Neighbourhood Plan

A plan prepared by a Parish or Town Council or a Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004 and Localism Act 2011).

### Neighbourhood Plan Map

An Ordnance Survey scale map (or maps) showing the locations (i.e. sites, buildings) where the policies and proposals of the Neighbourhood Plan will apply. May also include contextual information about sites designated or subject to policies and proposals in other plans, e.g. the Leeds Core Strategy.

### Non-Allocated Site

A site not allocated for development (e.g. housing or employment) in the Local Development Framework.

### Non-Designated Heritage Asset

A building or structure identified and assessed by the local community (using Historic England Local Listing Guidelines) as having local architectural and/or historic value, with the potential for 'local listing' by the local authority or even statutory listing by Historic England.

### Open Space

Green space with the addition of civic space, usually comprising hard landscaped open areas for public gathering and churchyards.

### Permeability

Permeability describes the extent to which an area permits (or restricts) the movement of people or vehicles in different directions. Permeability is generally considered to be positive, as it permits ease of movement and avoids severing neighbourhoods. Areas which lack permeability, e.g. those severed by major roads, or with many long culs-de-sac, are considered to discourage movement on foot and encourage longer journeys by car.

### Positive Building

An unlisted building within a conservation area which makes a positive contribution to that area's special architectural or historic interest.

### Public Right of Way (PROW)

A route over which the public have a right to pass, whether or not the land that it crosses is privately-owned. The rights have been legally recorded on the Definitive Map and Statement. There are three categories; footpath, Bridleway and Carriageway, and there are also permissive footpaths and bridleways.

### Rights of Way Improvement Plan (ROWIP)

The ROWIP is a statutory document prepared by Leeds City Council under section 60 of the Countryside and Rights of Way Act 2000. It establishes the action plan for the Leeds rights of way network over the period 2009 to 2017.

### Scheduled Monument

A nationally important archaeological site, building or structure which is protected against unauthorised change by the Ancient Monuments and Archaeological Areas Act 1979.

### Section 106 Agreement/Planning Obligations

Legal agreements negotiated by the landowner or developer with the Council in response to a planning application. They are used to make development proposals acceptable in planning terms, and in order to mitigate against the impact new development will have upon the City's existing infrastructure, such as transport provision, local community facilities, and green space.

### Site Allocations Plan (SAP)

Provides site allocations and details that will help to deliver the Core Strategy's long term spatial vision, objectives and policies. It is a key LDF document in identifying specific allocations for development.

### Special Landscape Area (SLA)

The most attractive areas of countryside in Leeds, in terms of high landscape value, character and appearance, as designated by Leeds City Council in the Unitary Development Plan 2006.

### Starter Home

A compact house or flat specifically designed and built to meet the requirements of young people buying their first home.

### Strategic Green Infrastructure (SGI)

Green Infrastructure, including the connections between green areas, which has strategic importance across the District of Leeds, for the benefit of people and wildlife.

### Supplementary Planning Documents (SPDs)

SPDs deal with specific issues (thematic or site specific) and elaborate upon the policy and proposals in Development Plan Documents (DPDs).

### Sustainability Appraisal (SA)

A process and a document that takes into account the social, environmental and economic effects of a plan to allow decisions to be made that accord with sustainable development. It also makes sure that plans produced will last.

### Sustainable Development

Seeking to ensure that all development has a minimal detrimental impact on the environment whilst maximising environmental, economic and social gains. A widely-used and accepted international definition of sustainable development is "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs". There are five shared principles of sustainable development in the UK. The aim is to live within environmental limits and achieve a just society, by means of a sustainable economy, good governance, and sound science.

### Sustainable Urban Drainage System (SUDS)

Sustainable urban drainage systems (SUDS) are a natural approach to managing drainage in and around properties and other developments. SUDS work by slowing and holding back the water that runs off from a site, allowing natural processes to break down pollutants. There are several types:-  
Source control measures - deal with run-off at, or close to, the surface where rainfall lands.

Site control measures - manage the surface water run-off from larger areas, such as part of a housing estate, major roads or business parks. The run-off from larger areas can be channelled to a site control measure using swales (shallow drainage channels) or filter drains.

Regional control measures - downstream of source and site controls deal with the gathered run-off from a large area. These systems use the same principles as smaller scale SUDS, but can cope with larger volumes of water.

Rainwater that passes through small SUDS can feed into larger SUDS which deal with the gathered run-off from a wide area. It is best to connect the flows between SUDS components with swales, filter drains or ditches and avoid the use of pipes.

#### Unitary Development Plan (UDP)

The current statutory development plan for the whole of the Leeds District (Review 2006). It provides a framework for all new developments and is used as a basis for making decisions regarding land use and planning applications. It will be replaced by the emerging LDF.

## *Appendix 8: List of Abbreviations*

**ACV** – Asset of Community Value

**AQMA** – Air Quality Management Area

**BH** – prefix in identifier for built heritage related planning policies

**CA** – Conservation Area

**CAAMP** – Conservation Area Appraisal and Management Plan

**CFS** – prefix in identifier for community facilities and services related planning policies

**CIL** – Community Infrastructure Levy

**DPDs** – Development Plan Documents

**E** – prefix in identifier for employment related planning policies

**EU** – European Union

**GE** – prefix in identifier for green environment related planning policies

**H** – prefix in identifier for housing related planning policies

**HNA** - Housing Needs Assessment

**LCC** – Leeds City Council

**LDF** – Local Development Framework

**LGI** - Local Green Infrastructure

**LGS** – Local Green Space

**LHA** - Local Heritage Area

**NA** – Neighbourhood Area

**NDHA** – Non-Designated Heritage Asset

**NPPF** – National Planning Policy Framework

**NRWLP** - Natural Resources and Waste Local Plan

**PAS** – Protected Area of Search

**PROW** - Public Right of Way

**ROWIP** - Rights of Way Improvement Plan

**SA** - Sustainability Appraisal

**SAP** - Site Allocations Plan

**SGI** - Strategic Green Infrastructure

**SHLAA** – Strategic Housing Land Availability Assessment

**SHMA** – Strategic Housing Market Assessment

**SLA** - Special Landscape Area

**SPD** - Supplementary Planning Document

**SUDS** - Sustainable Urban Drainage System

**TT** – prefix for identifier of transport and traffic related planning policies

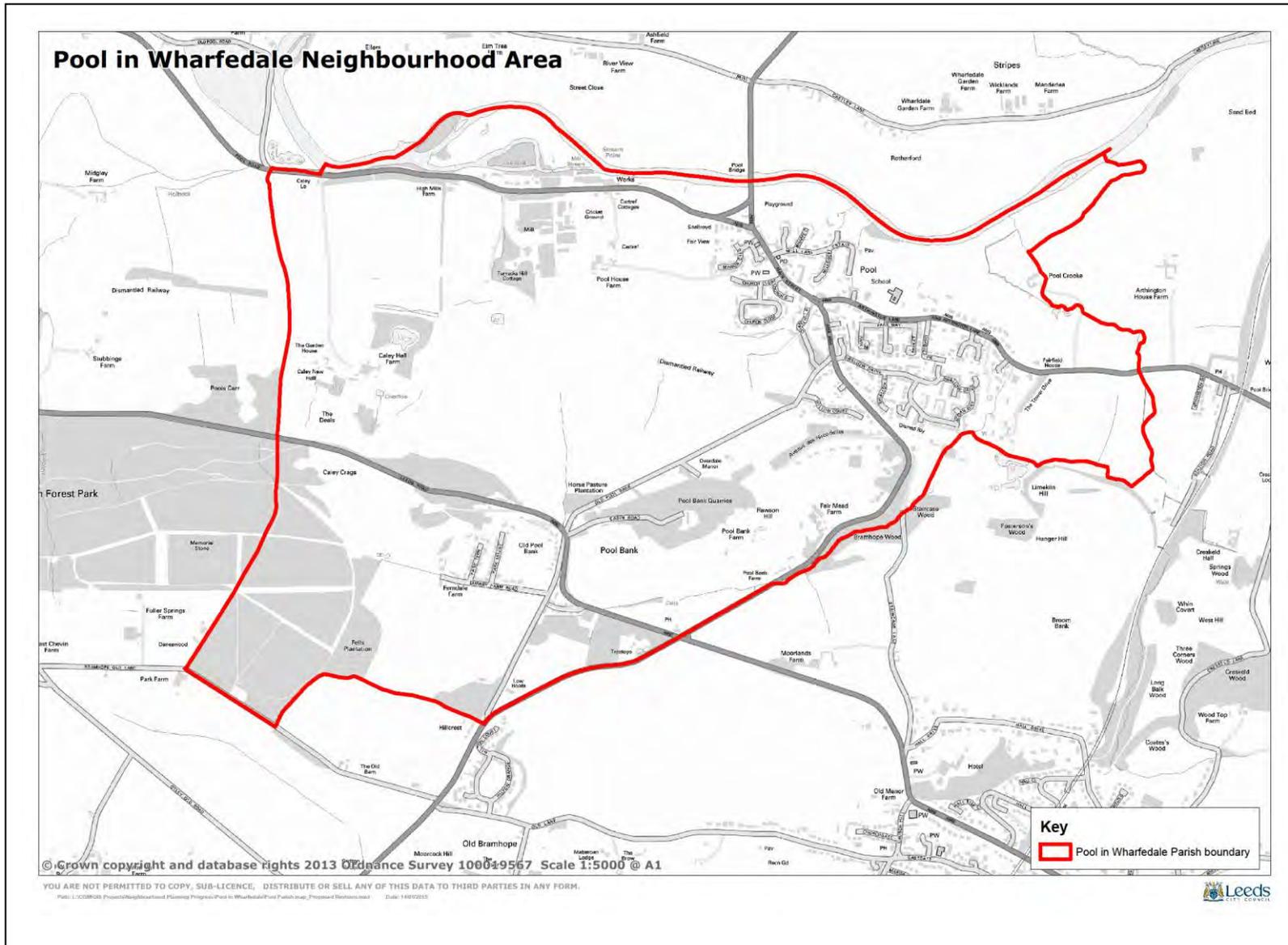
**UDP** – Unitary Development Plan

**VDS** – Village Design Statement

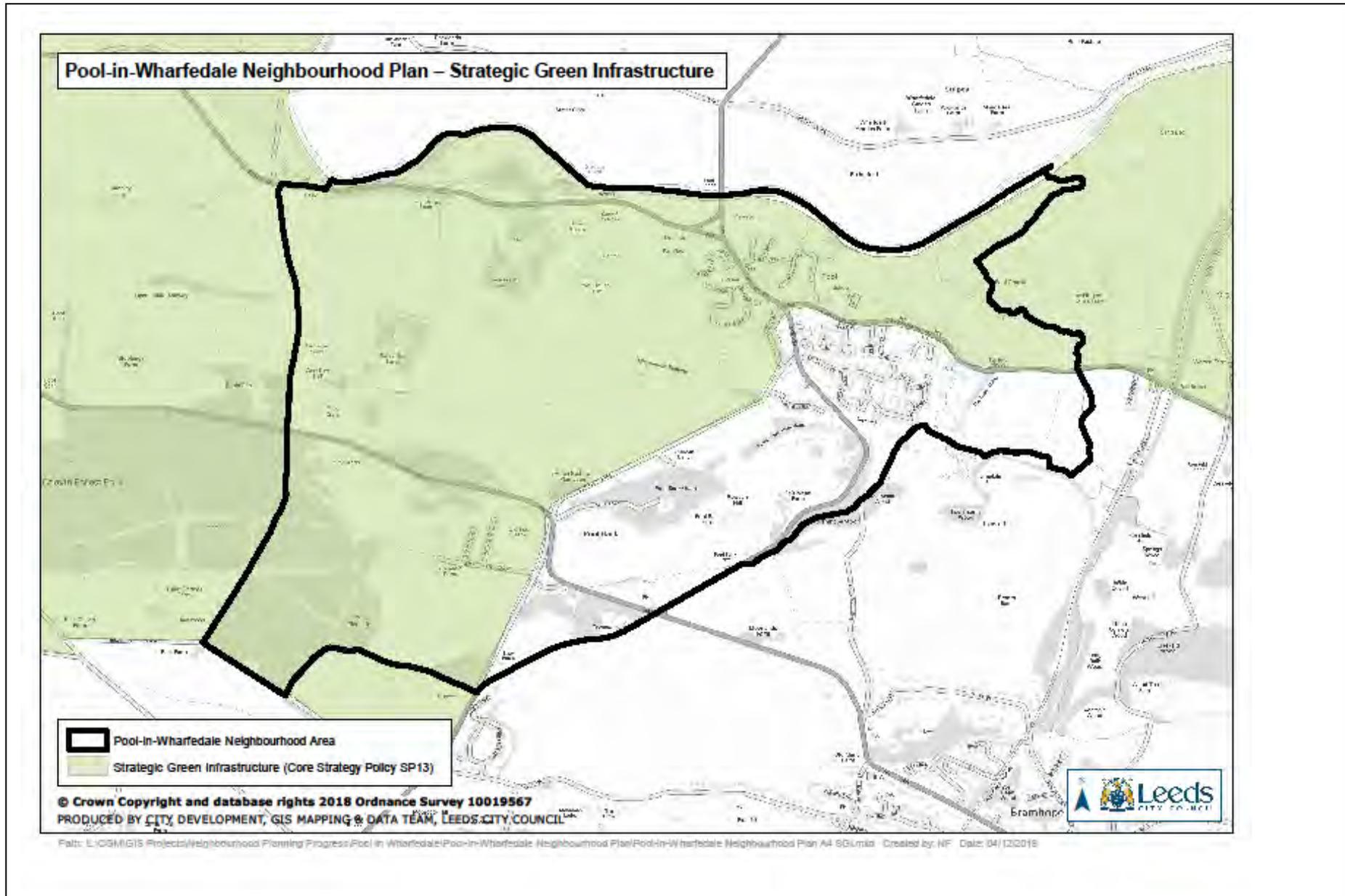
**WYCA** – West Yorkshire Combined Authority

## Maps

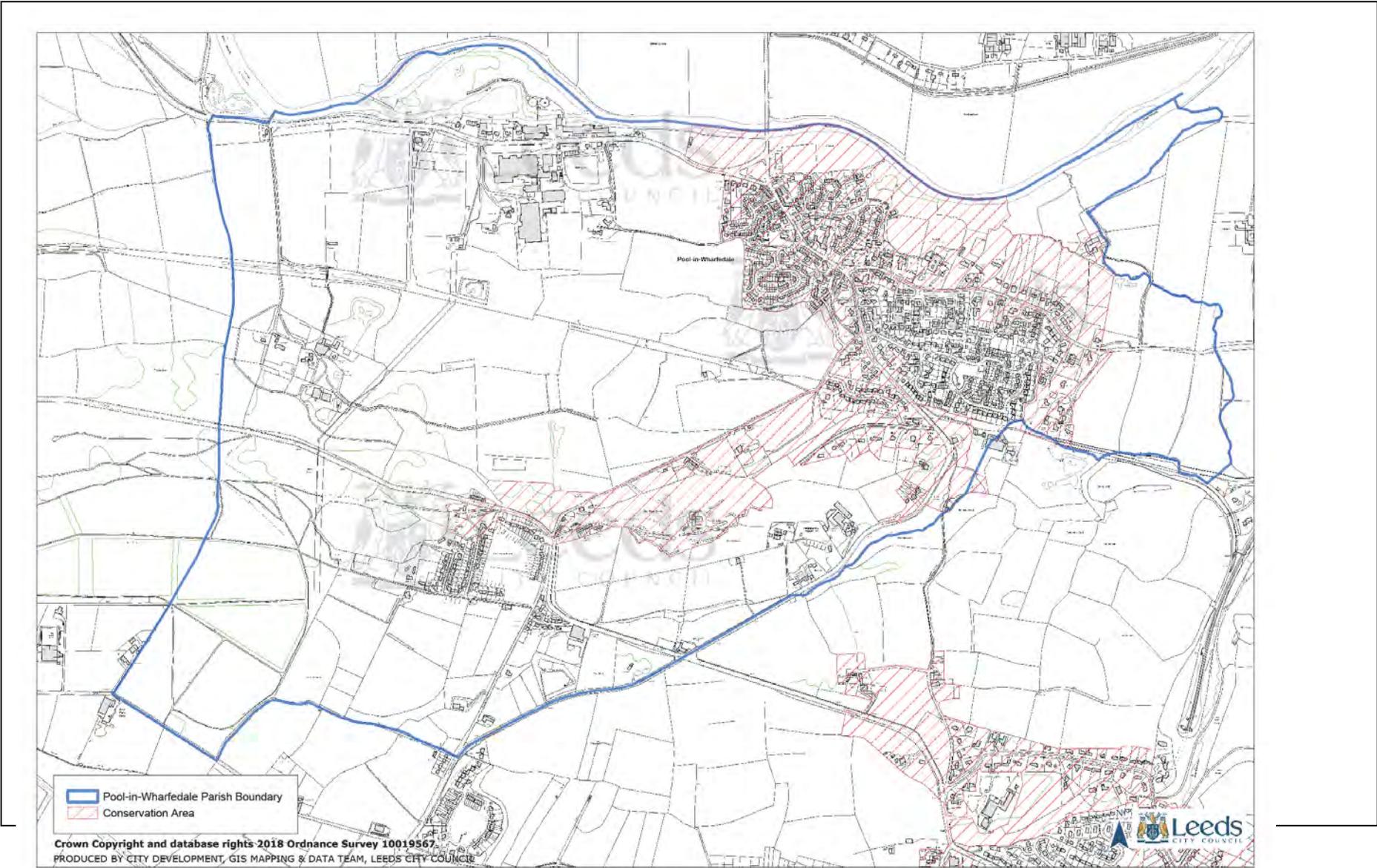
Map 1: The Pool-in-Wharfedale Neighbourhood Area



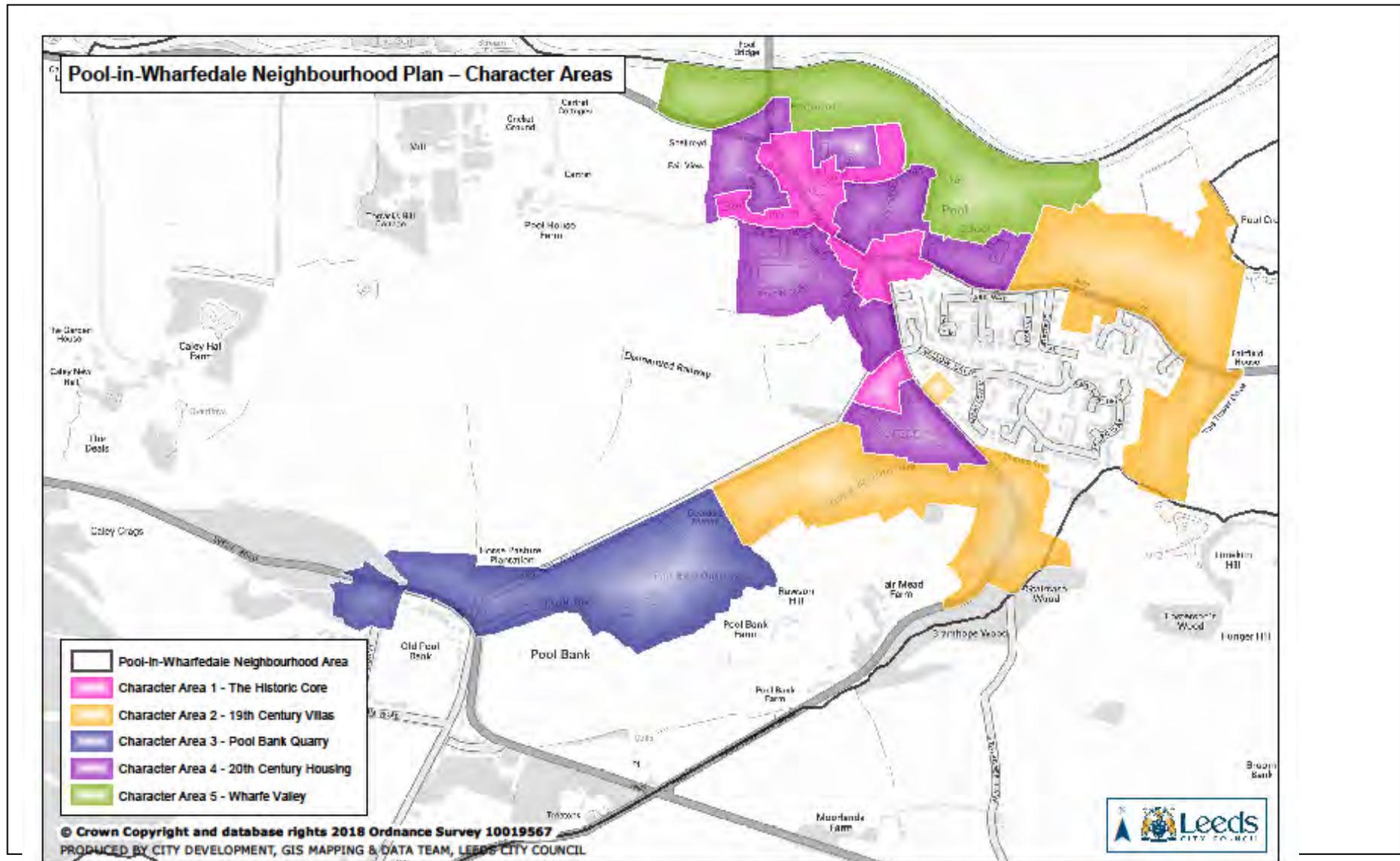
Map 2: Strategic Green Infrastructure



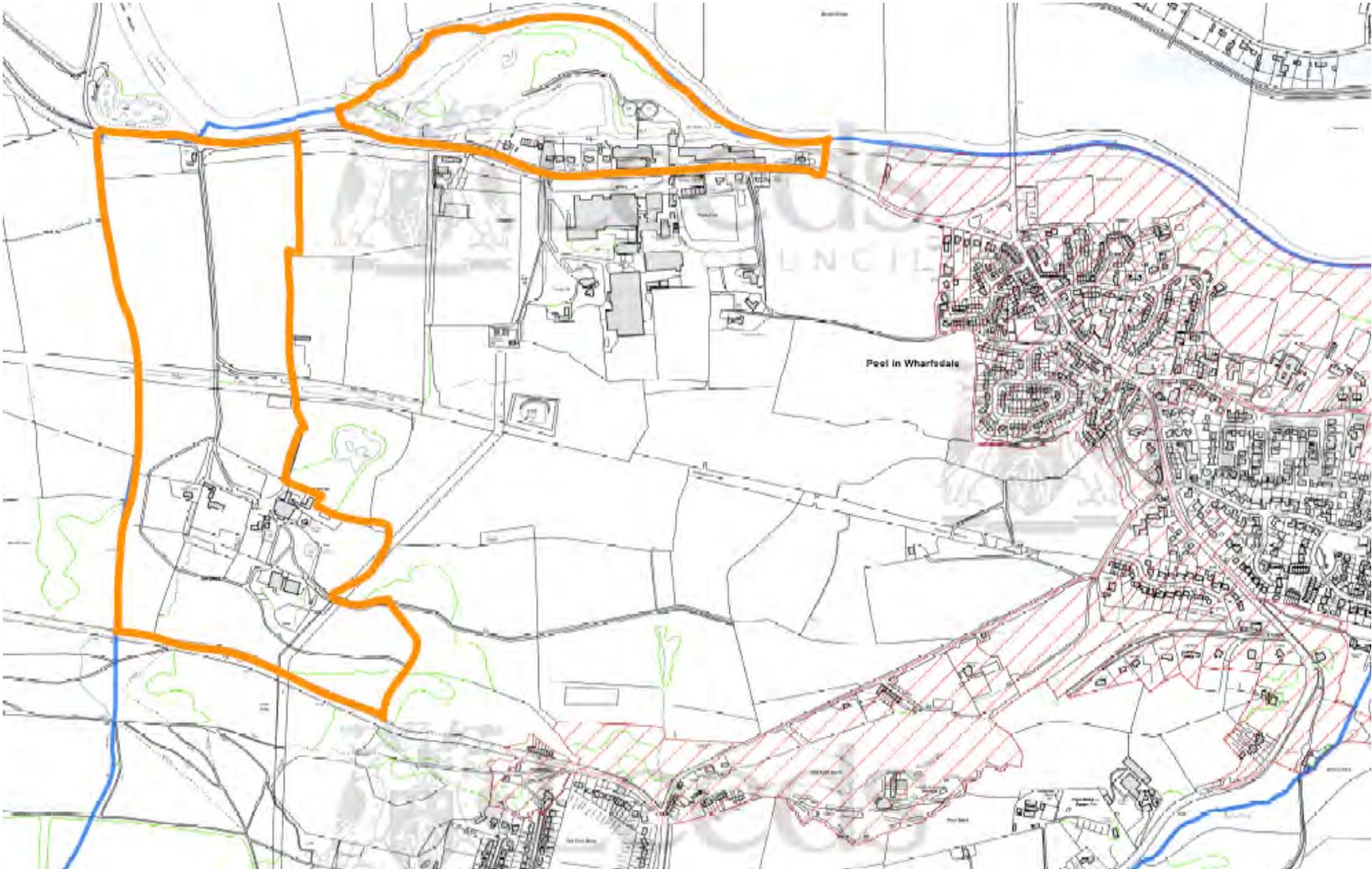
Map 3: Pool-in-Wharfedale Conservation Area



Map 4: Pool-in-Wharfedale Conservation Area Character Areas



Map 5: Local Heritage Areas





## Figures

Figure 1: Pool-in-Wharfedale Age Profile 2011

