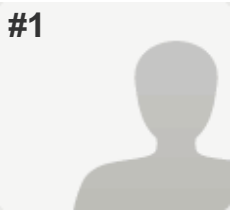


#1



**COMPLETE**

**Collector:** Web Link 1 (Web Link)

**Started:** Tuesday, January 10, 2017 5:10:56 PM

**Last Modified:** Tuesday, January 10, 2017 5:36:13 PM

**Time Spent:** 00:25:16

PAGE 1

**Q1: Which category & site do you wish to comment on**

Non-designated Heritage Asset - Chevin Cottage, LS21 3DL

**Q2: Comments**

Dear Sir/Madam,

Re: Chevin Cottage not appropriate for inclusion

We received some partial correspondence from yourselves before Christmas regarding our property and believe that you may be proposing that our house be included in the above category. If this is the case then we do NOT think Chevin Cottage should be classed as a Non-Designated Heritage Asset.

Our reasons are as follows:

Chevin Cottage was built as a utility farm house and as such has no striking architectural features and no longer looks like the original property due to alternations over the years.

The property has none of its original internal or external features. The windows have been changed over the years, the front door is not original, the porch is not original and the property has been extended almost doubling its size. Although the extension (circa 2010) is stone built and sympathetic in design it has changed the appearance of the building from front, side and back.

We have lived at Chevin Cottage for 3 years, we are very fond of our home and it is our intention to look after the building. Any future enhancements will be sympathetically undertaken.

We wish you well with your good work and are flattered that you have considered Chevin Cottage along side other much grander buildings but do not think it is a local heritage asset.

Yours faithfully,

**Q3: Are there any other sites you would include in any of the categories**

No

**Q4: Comments**

*Respondent skipped this question*

**Q5: Contact Details**

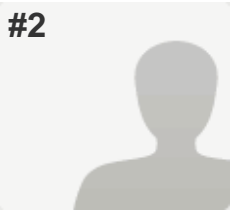
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**Q6: Any other comments**

*Respondent skipped this question*

---

#2



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Wednesday, January 11, 2017 10:50:47 AM

**Last Modified:** Wednesday, January 11, 2017 11:04:31 AM

**Time Spent:** 00:13:43

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PAGE 1

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**Q1: Which category & site do you wish to comment on** Blue - Riverside Corridor

---

**Q2: Comments**

GE5 Otley Lido

- 1) How will future flood water escape if site is built over?
  - 2) There is no adequate parking and already there are massive PTO
- 

**Q3: Are there any other sites you would include in any of the categories** *Respondent skipped this question*

---

**Q4: Comments** *Respondent skipped this question*

---

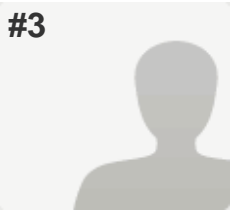
**Q5: Contact Details**

---

**Q6: Any other comments**

- 2) Massive traffic problems and inadequate parking on Farnely Lane
  - 3) Is there an adequate business plan?
  - 4) A proper Leisure Centre where adults can access the pool during normal daylight hours rather than when schools have finished!
  - 5) There is already a Lido in Ilkley we don't need one in Otley with all its problems.
-

#3



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Wednesday, January 11, 2017 11:05:19 AM

**Last Modified:** Wednesday, January 11, 2017 11:10:11 AM

**Time Spent:** 00:04:52

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PAGE 1

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**Q1: Which category & site do you wish to comment on** Heritage Site - Opp Methodist church

---

**Q2: Comments**

Old advertising / print on wall edifice above shops by white swan - should be preserved

---

**Q3: Are there any other sites you would include in any of the categories** *Respondent skipped this question*

---

**Q4: Comments** *Respondent skipped this question*

---

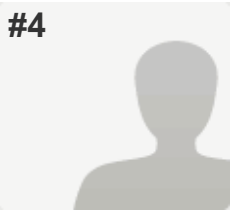
**Q5: Contact Details**

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**Q6: Any other comments** *Respondent skipped this question*

---

#4



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Wednesday, January 11, 2017 11:10:45 AM

**Last Modified:** Wednesday, January 11, 2017 11:13:05 AM

**Time Spent:** 00:02:20

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PAGE 1

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**Q1: Which category & site do you wish to comment on**

Green Space - Grass verge opp ideal standard & opposite bank

---

**Q2: Comments**

To be maintained as a green space.

---

**Q3: Are there any other sites you would include in any of the categories**

*Respondent skipped this question*

---

**Q4: Comments**

*Respondent skipped this question*

---

**Q5: Contact Details**

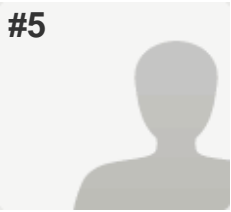
---

**Q6: Any other comments**

*Respondent skipped this question*

---

#5



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Wednesday, January 11, 2017 11:35:09 AM

**Last Modified:** Wednesday, January 11, 2017 11:52:19 AM

**Time Spent:** 00:17:09

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PAGE 1

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**Q1: Which category & site do you wish to comment on**

*Respondent skipped this question*

**Q2: Comments**

*Respondent skipped this question*

**Q3: Are there any other sites you would include in any of the categories**

Yes,

Please state any other sites you would like to include & what category they would come under  
Greenspace - Corner of west Busk Lane, Kineholme Drive.

**Q4: Comments**

*Respondent skipped this question*

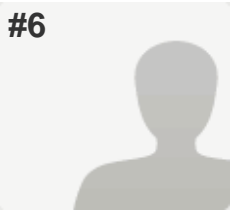
**Q5: Contact Details**

**Q6: Any other comments**

*Respondent skipped this question*

---

#6



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Wednesday, January 11, 2017 11:52:48 AM

**Last Modified:** Wednesday, January 11, 2017 12:53:38 PM

**Time Spent:** 01:00:49

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PAGE 1

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**Q1: Which category & site do you wish to comment on**

*Respondent skipped this question*

**Q2: Comments**

*Respondent skipped this question*

**Q3: Are there any other sites you would include in any of the categories**

Yes,

Please state any other sites you would like to include & what category they would come under  
Heritage Asset - Wall along West Busk Lane/corner of Kineholme Drive

**Q4: Comments**

Remains of old wall

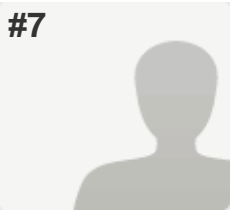
**Q5: Contact Details**

**Q6: Any other comments**

*Respondent skipped this question*

---

#7



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Wednesday, January 11, 2017 12:55:27 PM

**Last Modified:** Wednesday, January 11, 2017 1:05:23 PM

**Time Spent:** 00:09:55

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PAGE 1

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**Q1: Which category & site do you wish to comment on** Community Facility - 121 Youth Centre

---

**Q2: Comments**

Sell off 121 for housing - use money to build purpose built facility on 120 playing field

---

**Q3: Are there any other sites you would include in any of the categories** Yes,

Please state any other sites you would like to include & what category they would come under  
Community - Kill Beck

---

**Q4: Comments**

Take ownership & maintain to avoid flooding of St Davids Road

---

**Q5: Contact Details**

---

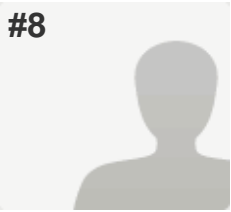
**Q6: Any other comments**

*Respondent skipped this question*

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#8



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Wednesday, January 11, 2017 1:05:53 PM

**Last Modified:** Wednesday, January 11, 2017 1:07:05 PM

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PAGE 1

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**Q1: Which category & site do you wish to comment on**

Community - Pathway

**Q2: Comments**

Lights on Green Lane & pathway to town from Weston Lane

**Q3: Are there any other sites you would include in any of the categories**

*Respondent skipped this question*

**Q4: Comments**

*Respondent skipped this question*

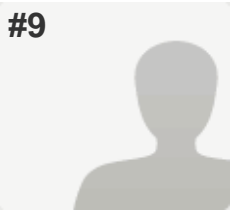
**Q5: Contact Details**

**Q6: Any other comments**

*Respondent skipped this question*

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#9



**COMPLETE**

**Collector:** Web Link 1 (Web Link)

**Started:** Wednesday, January 11, 2017 2:05:36 PM

**Last Modified:** Wednesday, January 11, 2017 3:00:24 PM

**Time Spent:** 00:54:47

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PAGE 1

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**Q1: Which category & site do you wish to comment on**

Candidate Local Green Space Sites/Prince Henry's Grammar School

---

**Q2: Comments**

This statement has been drafted following discussion with Prince Henry's Grammar School Senior Leaders and Prince Henry's Grammar School Foundation Governors (the land owners).

'It would be unwise to designate PHGS school fields as Local Green Space (LGS). This is because the future increase in local population and need for school places may require the building of additional classrooms and facilities in the future. To expand the school by building on some of the school fields would be a logical solution to this. Clearly the majority of the school fields would always be retained for sporting activities, however to designate all of the school fields as LGS could restrict the future development of education facilities in the community.'

---

**Q3: Are there any other sites you would include in any of the categories**

No

---

**Q4: Comments**

*Respondent skipped this question*

---

**Q5: Contact Details**

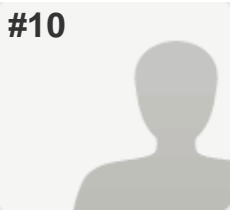
---

**Q6: Any other comments**

*Respondent skipped this question*

---

#10



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Wednesday, January 11, 2017 1:07:30 PM

**Last Modified:** Wednesday, January 11, 2017 4:16:17 PM

**Time Spent:** 03:08:47

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PAGE 1

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**Q1: Which category & site do you wish to comment on** Policy BE2 - 2ND Otley Scout Hut

---

**Q2: Comments**

Local Building Assets:

I Agree with the proposal to protect the scout hut as community asset

---

**Q3: Are there any other sites you would include in any of the categories** *Respondent skipped this question*

---

**Q4: Comments** *Respondent skipped this question*

---

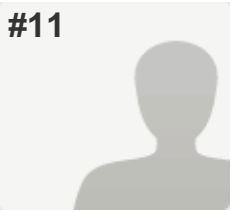
**Q5: Contact Details**

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**Q6: Any other comments** *Respondent skipped this question*

---

#11



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Thursday, January 12, 2017 10:28:59 AM

**Last Modified:** Thursday, January 12, 2017 10:39:56 AM

**Time Spent:** 00:10:56

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PAGE 1

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**Q1: Which category & site do you wish to comment on** Community facilities - Civic Centre

---

**Q2: Comments**

I only want Community Facilities IF there is a guarantee that there is no noise after 10:30 Monday - Friday as i get up early 6am for work i go to bed at 10pm. I also do not want people parking outside my house at night. Please/or in the day at weekends

---

**Q3: Are there any other sites you would include in any of the categories** *Respondent skipped this question*

---

**Q4: Comments** *Respondent skipped this question*

---

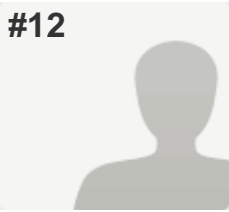
**Q5: Contact Details**

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**Q6: Any other comments** *Respondent skipped this question*

---

#12



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Thursday, January 12, 2017 11:55:18 AM

**Last Modified:** Thursday, January 12, 2017 12:27:56 PM

**Time Spent:** 00:32:38

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PAGE 1

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**Q1: Which category & site do you wish to comment on** Blue - Riverside Corridor

---

**Q2: Comments**

1) Stop the Lido - Farnley Lane residents have difficulty parking as it is due to visitors and 2 car families on Bridge Avenue using Farnley Lane

Traffic is extremely high at peak times & Weekends

2) Do not build on Cattle Market as agreed with corc / Newall Mount Residents / LCC

---

**Q3: Are there any other sites you would include in any of the categories** *Respondent skipped this question*

---

**Q4: Comments** *Respondent skipped this question*

---

**Q5: Contact Details**

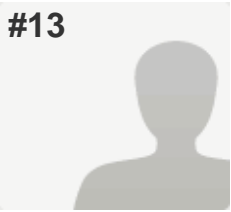
---

**Q6: Any other comments**

What we really need is:

- 1) A bowling alley
  - 2) Cinema
  - 3) Proper leisure centre / gym
  - 4) Prevention of people shortcutting through manor sq lights and market place. along with people who park there blocking the walk way
  - 5) People who do not access social media are missing out - and im one of them - its an age thing. Please, please use normal channels of communication that ALL generations can access. e.g. newspapers, letters, emails, posters etc.
  - 6) Safe cycling routes for health cyclists (i.e. not for hobby cyclists)
-

#13



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Thursday, January 12, 2017 1:22:46 PM

**Last Modified:** Thursday, January 12, 2017 1:35:06 PM

**Time Spent:** 00:12:19

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PAGE 1

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**Q1: Which category & site do you wish to comment on** From Rammers House across to sites 12 &13 green space

---

**Q2: Comments**

Former rubbish tip containing numerous glass/pottery fragments on the surface whole site between Rammers House and the old tip site is polluted with some sort of oily substance that appears on the surface after heavy rain. Ditches also polluted

---

**Q3: Are there any other sites you would include in any of the categories** *Respondent skipped this question*

---

**Q4: Comments** *Respondent skipped this question*

---

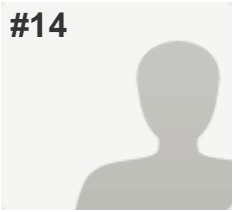
**Q5: Contact Details**

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**Q6: Any other comments** *Respondent skipped this question*

---

#14



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Thursday, January 12, 2017 1:59:01 PM

**Last Modified:** Thursday, January 12, 2017 2:09:53 PM

**Time Spent:** 00:10:51

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PAGE 1

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**Q1: Which category & site do you wish to comment on**

Policy BE2 non designated Heritage Assets - Ashfield Lodge

---

**Q2: Comments**

The House has been altered over the years by previous owners so is not in its original state and perhaps should not be listed.

---

**Q3: Are there any other sites you would include in any of the categories**

*Respondent skipped this question*

---

**Q4: Comments**

*Respondent skipped this question*

---

**Q5: Contact Details**

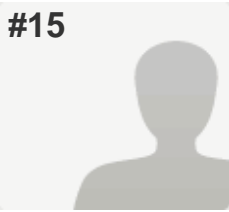
---

**Q6: Any other comments**

*Respondent skipped this question*

---

#15



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Thursday, January 12, 2017 2:10:17 PM

**Last Modified:** Thursday, January 12, 2017 2:43:57 PM

**Time Spent:** 00:33:39

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PAGE 1

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**Q1: Which category & site do you wish to comment on** GE4 - The Cattle Market Site

---

**Q2: Comments**

As the owner of the above site I totally agree with your proposals and would give it my full support.

Should you require any further information or wish to discuss matters further please do not hesitate to contact me.

---

**Q3: Are there any other sites you would include in any of the categories** *Respondent skipped this question*

---

**Q4: Comments**

Although I now live on the outskirts I was born, educated & grew up in the town. My main business activities are based in Otley. Over the recent years I have been sorry to see the decline in the larger businesses employing local people, whilst I appreciate this is common throughout the country, I sincerely hope that some of your proposals include and allow for industry, be it large or small, to attract employers into our town.

---

**Q5: Contact Details**

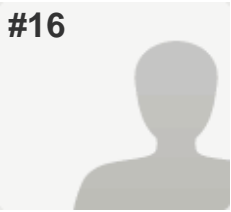
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**Q6: Any other comments** *Respondent skipped this question*

---



#16



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Thursday, January 12, 2017 2:47:48 PM

**Last Modified:** Thursday, January 12, 2017 2:49:38 PM

**Time Spent:** 00:01:50

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PAGE 1

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**Q1: Which category & site do you wish to comment on**

Non designated heritage asset - Chevin Cottage

---

**Q2: Comments**

Dear Sir/Madam,

We received some partial correspondence from yourselves before Christmas regarding our property and believe that you may be proposing that our house be included in the above category. If this is the case then we do NOT think Chevin Cottage should be classed as a Non-Designated Heritage Asset.

Our reasons are as follows:

Chevin Cottage was built as a utility farm house and as such has no striking architectural features and no longer looks like the original property due to alternations over the years.

The property has none of its original internal or external features. The windows have been changed over the years, the front door is not original, the porch is not original and the property has been extended almost doubling its size. Although the extension (circa 2010) is stone built and sympathetic in design it has changed the appearance of the building from front, side and back.

We have lived at Chevin Cottage for 3 years, we are very fond of our home and it is our intention to look after the building. Any future enhancements will be sympathetically undertaken.

We wish you well with your good work and are flattered that you have considered Chevin Cottage along side other much grander buildings but do not think it is a local heritage asset.

Yours faithfully,

**Q3: Are there any other sites you would include in any of the categories**

*Respondent skipped this question*

---

Neighbourhood Plan Informal Site Consultation Feedback Form

**Q4: Comments**

*Respondent skipped this question*

---

**Q5: Contact Details**

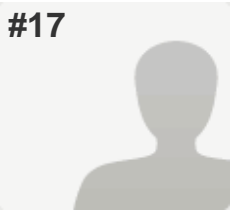
---

**Q6: Any other comments**

*Respondent skipped this question*

---

#17



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Thursday, January 12, 2017 2:50:33 PM

**Last Modified:** Thursday, January 12, 2017 2:52:22 PM

**Time Spent:** 00:01:49

PAGE 1

**Q1: Which category & site do you wish to comment on** Non designated heritage asset - Brunswick House

**Q2: Comments**

Councilor Mary Vickers and Councilor Ray Georgeson.

With regard to your recent letter and attached plan, the letter was not at all clear and" a full detailed list assessment Is provided at Appendix 9", was not attached, all undated, The letter was badly put together and explained nothing at all.

I can honestly say I have spent a lot of money improving my property, someone has obviously had a look around and made some notes

For example, Original cast iron railings? I am not sure who these experts are? I would like to go to their home and have a good look around and make a report.

But I can confirm all railings are reproduction and I had them fitted a few years ago, they are from Andy Thorntons of Elland. so your expert has not got a clue!

This is an example of how self- appointed people go around and interfere in other people's personal lives and property. I have been the owner of Brunswick House, now for 25 Years and it annoys me that people are trying to make it harder for me to develop my own property.

I do not want my property on a" Local Built- Designated Heritage asset list". I am sure the Consultation is a complete waste of time.

You will, I'm sure proceed with your list and create another barrier to development.

Please let me know what the results of your "Consultation" are and please ensure that at least you note my strong objection to your plan.

Kind regards

**Q3: Are there any other sites you would include in any of the categories**

*Respondent skipped this question*

**Q4: Comments**

*Respondent skipped this question*

**Q5: Contact Details**

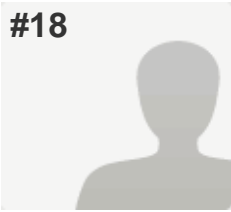
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**Q6: Any other comments**

*Respondent skipped this question*

---

#18



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Thursday, January 12, 2017 2:54:41 PM

**Last Modified:** Thursday, January 12, 2017 3:00:49 PM

**Time Spent:** 00:06:07

PAGE 1

**Q1: Which category & site do you wish to comment on**

Local Built Non-Designated Heritage Asset - Burras House

**Q2: Comments**

Otley Neighbourhood Plan Informal Sites Consultation  
Category : Local Built Non-Designated Heritage Assets  
Site : Burras House, Burras Drive, Otley LS21 3ET

Dear Cllr Mary Vickers and Cllr Ray Georgeson

Thank you for your letter received mid December. After due consideration, we DO NOT agree that Burras House should be included under policy BE2: Protection and Enhancement of Local Built Non-Designated Heritage Sites.

Burras House is a private, non-listed residential dwelling, which enjoys the same planning rights and restrictions as other non-listed dwellings locally. As owners of Burras House, we would not wish to see any new or extended planning restrictions or considerations imposed which could affect any potential future development of this asset. Extensive planning rules already exist to prevent inappropriate development. We believe the consideration of what is appropriate is best made on a case by case basis and according to known facts and related considerations at the time, not by a blanket catch all that could be used erroneously to impose uniform restrictions on a "class" of buildings which will in fact have a great many individual features and differences.

Furthermore, many properties identified in Appendix 9, including Burras House, are set back from view, often surrounded by private land and hidden from everyday passers-by. They have been included on the list because people know they exist rather than because they form part of the look and feel of Otley town in the way a clock or bridge would that is used and viewed by all. It does not seem right that additional restrictions could be arbitrarily imposed on these non-listed residences purely because they are old or large when they have already been deemed to fall outside official "listed" categorisation.

We would be grateful to receive confirmation of receipt of our comments and that Burras House has been removed from the list and Appendix 9.

Yours sincerely

**Q3: Are there any other sites you would include in any of the categories**

*Respondent skipped this question*

**Q4: Comments**

*Respondent skipped this question*

**Q5: Contact Details**

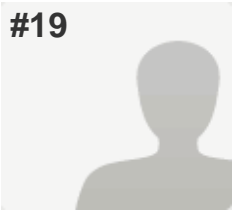
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**Q6: Any other comments**

*Respondent skipped this question*

---

#19



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Thursday, January 12, 2017 3:06:11 PM

**Last Modified:** Thursday, January 12, 2017 3:09:05 PM

**Time Spent:** 00:02:54

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PAGE 1

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**Q1: Which category & site do you wish to comment on** Non Designated Heritage Asset - Ashfields

---

**Q2: Comments**

Thank you for sending me the new map showing Ashfields, Green Lane.

I confirm that I am happy for this property to be included in the Otley Neighbourhood Plan.

---

**Q3: Are there any other sites you would include in any of the categories** *Respondent skipped this question*

---

**Q4: Comments** *Respondent skipped this question*

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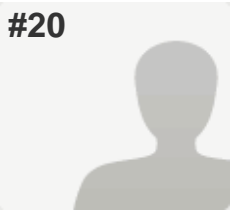
**Q5: Contact Details**

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**Q6: Any other comments** *Respondent skipped this question*

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#20



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Thursday, January 12, 2017 3:10:57 PM

**Last Modified:** Thursday, January 12, 2017 3:23:50 PM

**Time Spent:** 00:12:52

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PAGE 1

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**Q1: Which category & site do you wish to comment on** Community facility - Otley Squash Club

---

**Q2: Comments**

The owners of the Squash Club fully support the designation - verbally said this to Suzanne over the phone

---

**Q3: Are there any other sites you would include in any of the categories** *Respondent skipped this question*

---

**Q4: Comments** *Respondent skipped this question*

---

**Q5: Contact Details**

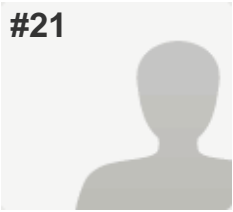
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**Q6: Any other comments** *Respondent skipped this question*

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#21



**COMPLETE**

**Collector:** Web Link 1 (Web Link)

**Started:** Thursday, January 12, 2017 7:47:18 PM

**Last Modified:** Thursday, January 12, 2017 7:48:44 PM

**Time Spent:** 00:01:26

PAGE 1

**Q1: Which category & site do you wish to comment on**

Non-Designated Heritage Asset

**Q2: Comments**

Otley Neighbourhood Plan Informal Sites Consultation  
Policy BE2 Chevin Rise / Westroyd

Please note; This property is incorrectly designated as 1No. single property Chevin Rise in neighbourhood plan: In truth it is 2No. semi-detached properties Chevin Rise and Westroyd.

Comment

1. There is no explanation as to how or why Chevin Rise, and in turn Westroyd, are considered to be heritage assets and/or which features warrant protection, how the council has come to this conclusion or what the ramifications may be for the homeowners in terms of upkeep or future development.

We understand, as do our neighbours who have also submitted comments, that a document called 'Appendix 9' may contain further detail but this is untraceable via the council's website and we believe our neighbours requests for further information have gone unanswered.

2. According to the government's own advice at <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated-heritage-assets> 'only a minority (of buildings) have enough heritage interest for their significance to be a material consideration in the planning process', and that in most cases where non-designated heritage status has been applied the majority of non-designated assets 'are demonstrably of equivalent significance to scheduled monuments'.

Many of the more significant historical buildings earmarked as non-designated heritage assets within Otley's Neighbourhood Plan document (<http://www.otleytowncouncil.gov.uk/wp-content/uploads/2016/12/Non-designated-Heritage-Asset-1.pdf>) already enjoy the protection brought about through listing under English Heritage, in which case their being included as non-designated heritage assets seems reasonable and justified.

However, we are concerned that in this case the policy has been applied without detailed consideration or justification. We would argue that both properties cannot warrant nor be subject to the same policy as All Saint's Church for example, which as your own policy states is Grade I Listed by English Heritage.

3. Further to the above, both properties also fall outside of Otley's own designated conservation area and outside the constraints of Leeds Core Strategy Policy 11 as described in the below document

<http://democracy.leeds.gov.uk/documents/s109556/Core%20Strategy%20Modifications%20Report%20Appendix%201%20240214.pdf> which earmarks the following areas for potential new non-designated heritage asset / local listing;

MM48 102 Policy P11 Amend Policy text as follows:

- The historic environment, consisting of archaeological remains, historic buildings townscapes and landscapes, including locally significant undesignated assets and their settings, will be conserved and enhanced, particularly those elements which help to give Leeds its distinct identity:
- the Victorian and Edwardian civic and public buildings, theatres, arcades, warehouses and offices within the city centre and the urban grain of yards and alleys.
- the nationally significant industrial heritage relating to its textile, tanning and engineering industries, including its factories, chimneys and associated housing.

We ask that prior to including either building as a non-designated heritage asset the council provide further detail and justification on this matter and any potential ramifications to the homeowner and offer the chance for further consultation

Neighbourhood Plan Informal Site Consultation Feedback Form

before moving ahead.

We look forward to your response.

Kind regards,

---

**Q3: Are there any other sites you would include in any of the categories** No

---

## Neighbourhood Plan Informal Site Consultation Feedback Form

### Q4: Comments

Otley Neighbourhood Plan Informal Sites Consultation  
Policy BE2 Chevin Rise / Westroyd

Please note; This property is incorrectly designated as 1No. single property Chevin Rise in neighbourhood plan: In truth it is 2No. semi-detached properties Chevin Rise and Westroyd.

Comment

1. There is no explanation as to how or why Chevin Rise, and in turn Westroyd, are considered to be heritage assets and/or which features warrant protection, how the council has come to this conclusion or what the ramifications may be for the homeowners in terms of upkeep or future development.

We understand, as do our neighbours who have also submitted comments, that a document called 'Appendix 9' may contain further detail but this is untraceable via the council's website and we believe our neighbours requests for further information have gone unanswered.

2. According to the government's own advice at <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated-heritage-assets> 'only a minority (of buildings) have enough heritage interest for their significance to be a material consideration in the planning process', and that in most cases where non-designated heritage status has been applied the majority of non-designated assets 'are demonstrably of equivalent significance to scheduled monuments'.

Many of the more significant historical buildings earmarked as non-designated heritage assets within Otley's Neighbourhood Plan document (<http://www.otleytowncouncil.gov.uk/wp-content/uploads/2016/12/Non-designated-Heritage-Asset-1.pdf>) already enjoy the protection brought about through listing under English Heritage, in which case their being included as non-designated heritage assets seems reasonable and justified.

However, we are concerned that in this case the policy has been applied without detailed consideration or justification. We would argue that both properties cannot warrant nor be subject to the same policy as All Saint's Church for example, which as your own policy states is Grade I Listed by English Heritage.

3. Further to the above, both properties also fall outside of Otley's own designated conservation area and outside the constraints of Leeds Core Strategy Policy 11 as described in the below document

<http://democracy.leeds.gov.uk/documents/s109556/Core%20Strategy%20Modifications%20Report%20Appendix%201%20240214.pdf> which earmarks the following areas for potential new non-designated heritage asset / local listing;

MM48 102 Policy P11 Amend Policy text as follows:

- The historic environment, consisting of archaeological remains, historic buildings townscapes and landscapes, including locally significant undesignated assets and their settings, will be conserved and enhanced, particularly those elements which help to give Leeds its distinct identity:
- the Victorian and Edwardian civic and public buildings, theatres, arcades, warehouses and offices within the city centre and the urban grain of yards and alleys.
- the nationally significant industrial heritage relating to its textile, tanning and engineering industries, including its factories, chimneys and associated housing.

We ask that prior to including either building as a non-designated heritage asset the council provide further detail and justification on this matter and any potential ramifications to the homeowner and offer the chance for further consultation before moving ahead.

We look forward to your response.

Kind regards,

---

### Q5: Contact Details

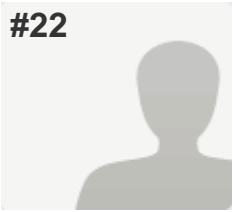
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**Q6: Any other comments**

*Respondent skipped this question*

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#22



**COMPLETE**

**Collector:** Web Link 1 (Web Link)

**Started:** Friday, January 13, 2017 5:05:39 PM

**Last Modified:** Friday, January 13, 2017 5:08:45 PM

**Time Spent:** 00:03:06

PAGE 1

**Q1: Which category & site do you wish to comment on**

Policy BE2 Chevin Rise/West Royd

**Q2: Comments**

Otley Town Council

Otley Neighbourhood Plan Informal Sites Consultation  
Comment

1. There is no explanation as to why Chevin Rise is considered to be a heritage asset and what aspects of the building are considered to require protection. Policies should not be applied to buildings just on a whim; they should only be applied if there is a detailed reasoned justification for designation. We have not seen any such justification. Therefore we believe the building should not be designated unless such reasoning can be provided. We would wish to understand exactly which features of the building are considered to be requiring protection and how you would propose to implement this and finance it in practice.

We understand there is a document called appendix 9 that may contain further info. We requested a copy of this by email on two occasions or a link to where it could be found on the web. We received no reply and have been unable to locate where this document is available. In conversation with your office you advised that this is simply a list and there is no reasoning set out as to why the building is proposed for designation.

2. There is no explanation or register provided of the features requiring enhancement. There is no information on the mechanism for enhancement. We do not believe that any enhancement is required to the building. Please advise what you consider requires enhancement and the mechanism for funding this? Does enhancement apply to all elevations or just the front elevation facing the road? What does this mean in practice for us as residents of the building?

Without such information this is not a proper consultation as we find ourselves unable to comment in detail.

We look forward to your reply

Kind regards

**Q3: Are there any other sites you would include in any of the categories**

*Respondent skipped this question*

**Q4: Comments**

*Respondent skipped this question*

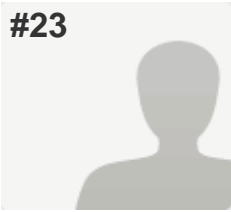
**Q5: Contact Details**

**Q6: Any other comments**

*Respondent skipped this question*

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#23



**COMPLETE**

**Collector:** Web Link 1 (Web Link)

**Started:** Friday, January 13, 2017 9:04:02 PM

**Last Modified:** Friday, January 13, 2017 9:14:15 PM

**Time Spent:** 00:10:13

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PAGE 1

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**Q1: Which category & site do you wish to comment on**

Beech House, Birdcage Walk, Otley

---

**Q2: Comments**

Your plan of the land surrounding Beech House is inaccurate. The building labelled EI Substation is the original coach house of Beech House. The EI Substation is on the other side of the drive.  
We support protection from development or change of use which would adversely affect the local heritage value of Beech House. However, we would not support any other steps, such as as having to have permission to prune trees, or any restrictions applying to the land around Beech House.

---

**Q3: Are there any other sites you would include in any of the categories**

*Respondent skipped this question*

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**Q4: Comments**

*Respondent skipped this question*

---

**Q5: Contact Details**

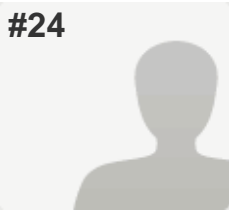
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**Q6: Any other comments**

*Respondent skipped this question*

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#24



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Monday, January 16, 2017 10:35:49 AM

**Last Modified:** Monday, January 16, 2017 10:46:00 AM

**Time Spent:** 00:10:10

PAGE 1

**Q1: Which category & site do you wish to comment on**

Protection Of Local Green Space - South Of Bradford Road

**Q2: Comments**

OTLEY NEIGHBOURHOOD PLAN – INFORMAL SITES CONSULTATION  
PROTECTION OF LOCAL GREEN SPACE (LGS)  
PROPOSED POLKICY GE8  
SOUTH OF BRADFORD ROAD

Please accept this letter as our comments on the above as part of the current consultation exercise.

As part of the review of the informal proposals it is noted that no evidence whatsoever has been provided as to how the Town Council 'has assessed a candidate list of Local Green Space sites against the NPPF policies. It is further noted that the 'full assessment' noted as being found at Appendix 6 is not publicly available. It is our firm view that it should be, that the emerging Neighbourhood Plan should be transparent and open to rigorous examination; only then can a robust Plan be arrived at.

A strong objection is raised to the proposed allocation of this site as 'Local Green Space'. Such a designation will be robustly opposed through the emerging Neighbourhood Plan process. If necessary through to the Examination in Public.

It is true that the NPPF notes access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities and that existing open space, sports and recreational playing fields should not be built upon (unless certain criteria are met).

The key word in the above paragraph is 'access'. This is private land over which the public have no right of access. Save for the footpath which runs adjacent to the western boundary of this site, there is no public access to it. This footpath is not a definitive path but is a 'claimed' path on the Leeds City Council Public Rights of Way Map. It provides access from Bradford Road to the path which runs along the former railway line to the south and beyond to the network of paths on The Chevin.

The NPPF is clear that Local Green Space designation is not appropriate for most open space or green areas. Such land needs to be demonstrably special and to hold particular local significance, for example because of its recreational value, historic significance or beauty.

As private land it is strongly contended that this land cannot reasonably be held to be of recreational value, nor is it demonstrably special in any other way; it is of no special beauty or historic significance. Local residents have easy access to significant areas of beautiful open space and informal recreational opportunities on The Chevin and beyond and to the more formal recreation and sports facilities at Grove Hill Park

Yours truly,



Neighbourhood Plan Informal Site Consultation Feedback Form

**Q3: Are there any other sites you would include in any of the categories**

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*Respondent skipped this question*

**Q4: Comments**

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*Respondent skipped this question*

**Q5: Contact Details**

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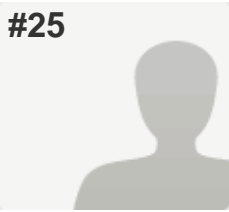
**Q6: Any other comments**

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*Respondent skipped this question*

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#25



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Monday, January 16, 2017 11:06:43 AM

**Last Modified:** Monday, January 16, 2017 11:21:28 AM

**Time Spent:** 00:14:45

PAGE 1

**Q1: Which category & site do you wish to comment on**

Community Facility - The Old Cock

**Q2: Comments**

Dear Sir or Madam

OTLEY NEIGHBOURHOOD PLAN – INFORMAL SITES CONSULTATION  
COMMUNITY SERVICES AND FACILITIES  
PROPOSED POLICY CF1  
THE OLD COCK PUBLIC HOUSE

Please accept this letter as our comments on the above as part of the current consultation exercise.

As part of the review of the informal proposals it is noted that no evidence has been provided which specifies 'the facilities to which the policy will apply' and no evidence offered about how and why the Town Council has identified the 'facilities which it considers should be retained'. It is further noted that the list of these at Appendix 13 is not publicly available. It is our firm view that it should be, that the emerging Neighbourhood Plan should be transparent and open to rigorous examination; only then can a robust Plan be arrived at.

Whilst the NPPF is clearly supportive of the retention of important community facilities, the very need for proposed policy CF1 is questioned.

The adopted Leeds Core Strategy forms a significant part of the Development Plan. Its Policy P9 already affords protection to community facilities and other services as being important to the health and well-being of a neighbourhood. This policy requires 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.

Give this, it could reasonably be argued that a similarly worded Neighbourhood Plan policy is simply not necessary, being a duplication of an already adopted Development Plan policy.

If the purpose of proposed Policy CF1 is to provide more clarity about which facilities should be protected it is strongly suggested that the list referred to as being within Appendix 13 should be publicly available. Without access it is frankly impossible to make an assessment as to the reasonableness of the protection. If, for example, it simply lists all existing public houses this would be an unreasonable approach.

In a more remote rural village the need to try and retain the only village public house is readily apparent in both social and economic terms to seek to aid the continuing sustainability of such settlements. Otley has many public houses and it is suggested that one or more of these could be put to other uses without harm to the community's access to such facilities or to the character and sustainability of the town. 'Equivalent' provision already exists in numerous facilities.

Regard should also be had to the potential impact of being specifically listed as a result of the proposed policy could have on the ongoing viability of an existing business and its ability to, for example, borrow money to help fund

improvements to it.

Yours truly,

---

**Q3: Are there any other sites you would include in any of the categories**

*Respondent skipped this question*

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**Q4: Comments**

*Respondent skipped this question*

---

**Q5: Contact Details**

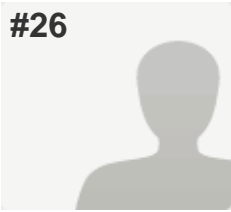
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**Q6: Any other comments**

*Respondent skipped this question*

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#26



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Monday, January 16, 2017 11:22:52 AM

**Last Modified:** Monday, January 16, 2017 11:26:18 AM

**Time Spent:** 00:03:26

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PAGE 1

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**Q1: Which category & site do you wish to comment on** Non-Designated Heritage Assets - Chevin Grange

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**Q2: Comments**

As the owner of the above property I have no problem with the property being included in the Local Plan. My only comment is that we only built it in 1991 so it not really old, although it is a reasonable replica of the 1892 house originally on the site.

Regards

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**Q3: Are there any other sites you would include in any of the categories** *Respondent skipped this question*

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**Q4: Comments** *Respondent skipped this question*

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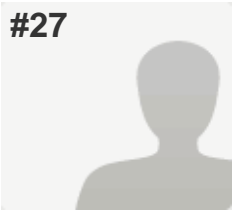
**Q5: Contact Details**

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**Q6: Any other comments** *Respondent skipped this question*

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#27



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Monday, January 16, 2017 11:26:51 AM

**Last Modified:** Monday, January 16, 2017 11:32:54 AM

**Time Spent:** 00:06:03

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PAGE 1

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**Q1: Which category & site do you wish to comment on**

Entertainment Facilities - Otley Courthouse and land to the rear

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**Q2: Comments**

We (the board of Otley courthouse) were pleased with the 'Entertainment Facilities' section and policy CF5

---

**Q3: Are there any other sites you would include in any of the categories**

*Respondent skipped this question*

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**Q4: Comments**

We have met with Mike Dando and given him further information.

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**Q5: Contact Details**

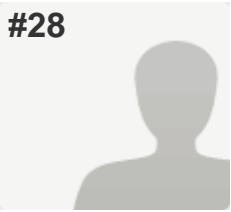
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**Q6: Any other comments**

*Respondent skipped this question*

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#28



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Monday, January 16, 2017 11:33:45 AM

**Last Modified:** Monday, January 16, 2017 12:43:37 PM

**Time Spent:** 01:09:52

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PAGE 1

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**Q1: Which category & site do you wish to comment on**

Wharfedale Farmers Auction Mart

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**Q2: Comments**

WFAM has been an auction mart on the same site since 14th Feb 1893. Otley is a market town and used to have two markets. Otley bridge end closed in the year 2000.

Once closed it became vandalised and a great eye sore to the town. It was later demolished and nothing has been done to the site since. Still an eyesore and letting the town down. WFAM is kept tidy and clean, keeps Otley on the map and serves farmers and the community, ie other businesses and shops of the town. We employ some 35 people - part & full time, generalising income to the town. these premises need to be preserved and us as a business. We back the town and we need to be backed in return. Any further comments please contact us as we fully intend to keep trading and serve the community & the town of Otley.

Yours

---

**Q3: Are there any other sites you would include in any of the categories**

*Respondent skipped this question*

---

**Q4: Comments**

*Respondent skipped this question*

---

**Q5: Contact Details**

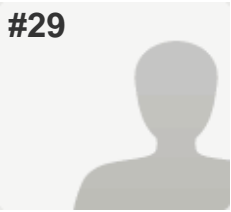
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**Q6: Any other comments**

*Respondent skipped this question*

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#29



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Monday, January 16, 2017 2:45:26 PM

**Last Modified:** Monday, January 16, 2017 4:04:08 PM

**Time Spent:** 01:18:42

PAGE 1

**Q1: Which category & site do you wish to comment on**

Non-Designated Heritage Asset - Policy BE2 Chevin Rise

**Q2: Comments**

Comment

1. There is no explanation as to why Chevin Rise is considered to be a heritage asset and what aspects of the building are considered to require protection. Policies should not be applied to buildings just on a whim; they should be applied if there is a detailed reasoned justification for designation. We have not seen any such justification. Therefore we believe the building should not be designated unless such reasoning can be provided. We would wish to understand exactly which features of the building are considered to be requiring protection and how you would propose to implement this and finance it in practice.

We understand there is a document called appendix 9 that may contain further info. We requested a copy of this by email on two Occasions or a link to where it could be found on the web. We received no reply and have been unable to locate where this document is available. In conversation with your office you advised me that this is simply a list and there is no reasoning set out as to why the building is proposed for designation.

2. There is no explanation or register provided of the features requiring enhancement. There is no information on the mechanism for enhancement. We do not believe that any enhancement is required to the building. Please advise what you consider requires enhancement and the mechanism for funding this? Does enhancement apply to all elevations or just the front elevation facing the road? what does this mean in practice for us as residents of the building?

Without such information this is not a proper consultation as we find ourselves unable to comment in detail.

We look forward to your reply

Kind regards

**Q3: Are there any other sites you would include in any of the categories**

*Respondent skipped this question*

**Q4: Comments**

*Respondent skipped this question*



**Q5: Contact Details**

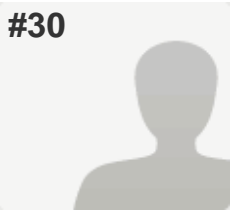
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**Q6: Any other comments**

*Respondent skipped this question*

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#30



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Tuesday, January 17, 2017 10:56:51 AM

**Last Modified:** Tuesday, January 17, 2017 12:20:52 PM

**Time Spent:** 01:24:01

PAGE 1

**Q1: Which category & site do you wish to comment on**

Employment Sites - Craftman Tools

**Q2: Comments**

Dear Suzanne,

Otley Neighbourhood Plan - Informal Site Consultation

Thank you for forwarding details on the proposed Otley Neighbourhood Plan.

What you are proposing to put in place will amount to a legal restriction on the future use of land currently owned by Craftsman Tools. Please accept this letter as a formal objection to your intent and I ask that you defer any submission to Leeds City Council until you have properly engaged with Craftsman Tools Ltd.

I fully agree with your intentions; to create and maintain employment within Otley. However, I believe your proposals will have the opposite effect on certain companies such as Craftsman Tools Ltd. Craftsman Tools Ltd have been based in Otley since 1966, we have gradually increased in size, working through cyclical market conditions. We: are an engineering company who competes in the Advanced Engineering Sector.

export over 75% of what we manufacture.

export to more than 28 different countries.

have won numerous awards including the best national apprentice training school.

endeavour to recruit all apprentices from the Otley area.

Over the years, Craftsman have been approached/tempted by different countries and different geographical areas of the UK to move our manufacturing/design capability. We have no intention to do so.

Craftsman would be very keen, if the opportunity arose, to explore moving to a new "business site" in Otley, (if one ever became available, as rumoured for many years). The reason.....

Business/housing conflict which has developed as houses have been built round our current site.

The improved infrastructure a new building would offer (see below).

Financial/practical implications of the Proposed plan.

Why would Craftsman move if your proposals were accepted by Leeds City Council?

The reason would be the financial impact on Craftsman Tools balance sheet. Currently undoubtedly the value of Craftsman's land would reduce significantly. We are obliged to obtain an independent valuation every 3 years.

If for example the value reduced to £1m then Craftsman value would reduce by £1/4m. We would not meet the criteria required with bank security/covenants. What would we be forced to do? Maybe downsize, sell some assets. Maybe move to a business area with grant funding.

Why have other Engineering companies moved from Otley?

As far as I am aware Craftsman Tools are the only Engineering company remaining in Otley.

Produmax and DPE have both recently moved to Baildon. Both companies are now in purpose built premises with the required electric supply, high speed internet, easy access etc. I understand both companies received significant grants to enable/tempt the move.

How do you attract Hi Tech/advanced companies to Otley?

Unless Otley compete with other towns/cities to attract business why will companies consider moving to Otley?

Stipulating that land can only be used for industrial purposes, will at most only attract low cost, low skilled companies hoping to benefit from low cost rentals/land.

Other factors that may influence companies (the first requirement would be power, modern buildings, easy access, high speed internet etc).

(a) The supply chain; example due to the disruption to engineering in Leeds caused by the devastation to the supply chain for oil and gas related business. Many companies are looking for new customers. Craftsman have been

## Neighbourhood Plan Informal Site Consultation Feedback Form

approached by two different companies. They are considering bringing their business geographically closer, to win more business.

(b) Skills; most industries quote "skill shortage" as a major problem in their industries. A lot of companies are not prepared to invest in training. Companies like Craftsman provide 4 year apprentices for individuals from Otley. The town should be looking to increase its skill base.

Summary

In Summary: the proposed Otley Neighbourhood Plan would have a significant negative impact on Craftsman Tools. If a legal restriction was enforced on the company then our "loyalty" to Otley would go.

I suggest Otley should be providing land for new purpose built industrial sites. This would remove any existing conflict between local residents and industry. It would attract businesses to Otley as can be witnessed by the new developments in Pool and Baildon and it would meet the town's needs.

Otley should also be more proactive in bringing "advanced/hi tech" companies to Otley i.e. create a skill base, encourage exports, link with Universities, UTC's and other higher educational institutions, trade organisations etc. Be proactive not reactive.

Yours faithfully

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Neighbourhood Plan Informal Site Consultation Feedback Form

**Q3: Are there any other sites you would include in any of the categories** *Respondent skipped this question*

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**Q4: Comments** *Respondent skipped this question*

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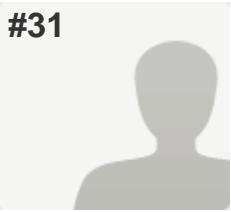
**Q5: Contact Details**

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**Q6: Any other comments** *Respondent skipped this question*

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#31



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Tuesday, January 17, 2017 11:27:35 AM

**Last Modified:** Tuesday, January 17, 2017 12:21:44 PM

**Time Spent:** 00:54:08

PAGE 1

**Q1: Which category & site do you wish to comment on**

Employment Sites - Silvine Works

**Q2: Comments**

Dear Mary

Thankyou for your letter received at the end of December regarding the Neighbourhood Plan and your request for site owners comments. I would like to comment on both of our sites mentioned in the Employment Sites section of the Neighbourhood Plan.

Silvine Works, North Street

We do not feel this site is very suitable for employment and have thought this for many decades as the town grew around us and transport became larger. This multi-level site is intercepted by several roads, is surrounded by houses on all sides and is only connected by roads unsuitable for lorries.

Certainly no large manufactures would want to use the site if we were to leave:

1. Articulated lorry movements are difficult (we have a satellite site at Bremner Street that we use to unload and load most articulated lorries).
2. The site is surrounded by housing so machinery cannot be operated in certain parts of our buildings, especially at night.
3. Being on several floors results in difficult and inefficient material movements.
4. Being spread out amongst several buildings intercepted by roads results in inefficient production flows.

The building would require significant remodelling to change them into business units or offices. however, even then there would be significant transport movements for local residents and there would not be adequate car parking for these type of business. I would expect the site would need to be knocked down and started again (still with access and adjoining housing issues).

If we did decide to vacate this site we would want to move to a flat site on the outskirts of Otley. This would benefit the town of Otley immensely - keeping major wagons out of the town centre, keeping noise from local residents, allowing a safer operation away from the public whilst keeping the same employment levels. However, we could only do this if the full value of the site was achieved, which in the current climate would be housing development.

Conclusion

I think my point around these two sites is that Sinclairs is committed to Otley and has been for over 150 years. The town has changed incredibly over those years and if planning is too rigid over employment sites it will completely destroy any opportunities for the town to progress and improve by offering more relevant employment hubs.

Fixing historical employment sites will not allow Otley the flexibility to move with the times. There is no reason why inefficient or ugly sites and buildings in the wrong place would wish to be retained by a town especially if new and more relevant employment sites based on current employment trends can be offered elsewhere in the town vicinity.

Neighbourhood Plan Informal Site Consultation Feedback Form

I would welcome further discussion on this matter.

Yours Sincerely

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**Q3: Are there any other sites you would include in any of the categories**

*Respondent skipped this question*

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**Q4: Comments**

*Respondent skipped this question*

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**Q5: Contact Details**

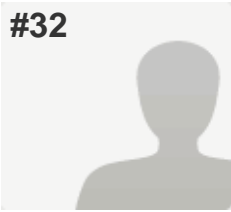
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**Q6: Any other comments**

*Respondent skipped this question*

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#32



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Tuesday, January 17, 2017 12:35:58 PM

**Last Modified:** Tuesday, January 17, 2017 12:45:21 PM

**Time Spent:** 00:09:22

PAGE 1

**Q1: Which category & site do you wish to comment on**

Bremner Warehouse, Bremner Street

**Q2: Comments**

Dear Mary

Thankyou for your letter received at the end of December regarding the Neighbourhood Plan and your request for site owners comments. I would like to comment on both of our sites mentioned in the Employment Sites section of the Neighbourhood Plan.

Bremner Warehouse, Bremner Street

Our warehouse and land at Bremner currently amount to approximately 1.2 ha. With these 12,000 square metres we employ 2 people and have done since 1991. Roughly half of this is unused, its just land. I would imagine if the development of this was further restricted as an employment site then it would further stall its development into anything and would continue to be a slap of unused concrete.

If the Bremner site offered further employment it would be at the detriment of Bremner Street householders who would have to cope with further traffic. They currently have to move cars around to allow our wagons onto the site. We allow these householders to park vehicles on our site to ease car parking. It would be more sensible town planning for businesses on this site to be moved to an East of Otley development and for the Bremner site to be developed into housing

Conclusion

I think my point around these two sites is that Sinclairs is committed to Otley and has been for over 150 years. The town has changed incredibly over those years and if planning is too rigid over employment sites it will completely destroy any opportunities for the town to progress and improve by offering more relevant employment hubs.

Fixing historical employment sites will not allow Otley the flexibility to move with the times. There is no reason why inefficient or ugly sites and buildings in the wrong place would wish to be retained by a town especially if new and more relevant employment sites based on current employment trends can be offered elsewhere in the town vicinity.

I would welcome further discussion on this matter.

Yours Sincerely

**Q3: Are there any other sites you would include in any of the categories**

*Respondent skipped this question*

**Q4: Comments**

*Respondent skipped this question*



**Q5: Contact Details**

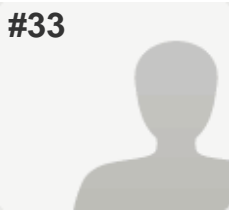
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**Q6: Any other comments**

*Respondent skipped this question*

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#33



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Wednesday, January 25, 2017 9:59:03 AM

**Last Modified:** Wednesday, January 25, 2017 12:19:25 PM

**Time Spent:** 02:20:21

PAGE 1

**Q1: Which category & site do you wish to comment on**

Local Built Non - Designated Heritage assets BE 2 -  
Newall Church Hall

**Q2: Comments**

The owners cannot support the designation show on the consultation draft of the Neighbourhood Plan - Please refer to attached letter. (in any other comments)

**Q3: Are there any other sites you would include in any of the categories**

Yes,

Please state any other sites you would like to include & what category they would come under  
Protection of natural Heritage Assets GE7 - Land adjoining Newall Church Hall

**Q4: Comments**

The owners cannot support the designation shown on the consultation draft of the neighbourhood plan - please refer to attached letter (in any other comments)

**Q5: Contact Details**

**Q6: Any other comments**

Dear Suzanne Kidger

Otley Neighbourhood plan - consultation draft.  
Local built non - designated Heritage Assets - Newall Church Hall  
Protection of Natural Heritage Assets - land adjoining Newall Church Hall  
Comments on behalf of the PCC of Otley Parish Church

I write further to our conversation on 18th January when you advised that the closing date for comments on behalf of the Parochial Church Council of Otley Parish Church.

I understand that Mr. Norman Barr, Church Treasurer expressed initial concerns to you at one of the consultation meetings.

I attach a copy of the feedback from which references the town sites in their respective categories.

Local Built Non - designed Heritage Assets - Newall Church Hall

## Neighbourhood Plan Informal Site Consultation Feedback Form

### POLICY BE2: PROTECTION AND ENHANCEMENT OF LOCAL BUILT NON DESIGNATED HERITAGE ASSETS

this policy states: non Designated Local built heritage Assets as listed below and identified on "the Neighbourhood plan map" will be protected from development or change of use which would adversely affect their local heritage value. Their sympathetic enhancements will be supported and encouraged.

It is understood that the Hall was built around 1930. It is currently only used by a church group once per month. Other Community groups do use the Hall and the income generated just about covers day to day running costs. However, it is sufficient to fund any major repairs given that the building is approaching 90 years old, are in the offing. For example a replacement roof would involve expenditure that would be totally without the church's capacity to fund.

If the building became unavailable for current uses, then Town Council will be aware of proposals for development the old cattle market site on Bridge Street which will result in a new community building with a far greater capacity than the Hall, at 150m<sup>2</sup>, can offer. The church is in discussions with the promoter of the scheme.

The draft policy, if applied would fetter the Church's ability in the future to divest itself of a building which increasingly will become an unsustainable drain on its financial resources.

### Protection of Natural Heritage Assets - Land adjoining Newall Church Hall

### POLICY GE 7: PROTECTION AND ENHANCEMENT OF LOCAL NATURAL HERITAGE ASSETS

This policy states:

Undesignated Local Natural Heritage Assets, as listed below will be protected from development or change of use which would adversely affect their natural heritage value. Their sympathetic enhancement will be supported and encouraged.

This is an area of land extending to around 0.6h and is situated to the east of the Hall. There is no public access, and save for a small number of trees, it is characterised by unkempt grass and weeds. There is a public open space to the south. this is mainly mown grass, with one area in particular characterised by a considerable amount strewn litter. Even public bodies have found it increasingly difficult in recent years to maintain the open spaces that they control, and this situation is likely to deteriorate even further in the coming years as funds become more and more constrained.

This land, other than being open, contains no no known natural assets. Even the most basic inspection can only lead to the understanding that the church has not been able to invest any funds year by year for basic maintenance, let alone put in any capital for sympathetic enhancements.

This policy, if applied to the land will leave the Church with a liability, and its current unkempt appearance will only continue into the future.

### The Church's Proposals

That the draft designations applied to the Hall and the land are removed and the whole site be shown on the Neighbourhood Plan allocated for housing.

It cannot be over emphasised that in terms of built assets, the over riding need for the Church is to concentrate its resources into the Parish Church, which is Grade I listed. There will be awareness that the Church's responsible custodianship of the listed building has involved recent expenditure in well excess of £0.5 m. This must represent a tremendous achievement for a Church that is situated in a relatively small community.

The Church considers that all possible steps need to be taken to future proof the upkeep of the Grade 1 listed building.

One way to is this is to realise best value for these assets. It should be understood that all disposals of the Church's assets will have to demonstrate to the Charity Commissioners that "best value" has been achieved.

The Church, therefore wishes to have the backing of the Neighbourhood Plan to be able to sell this asset for low cost housing. The emphasis will be on low cost housing because the Church wants to ensure that people with limited income can have the opportunity to become home owners.

## Neighbourhood Plan Informal Site Consultation Feedback Form

The benefits of this proposed change to the Draft Designations are that:

the Church can free itself from future maintenance liabilities for a building and land that it cannot sustain;

and through its sale, generate funds that will help future proof the continued upkeep of the Grade 1 Listed Parish Church;

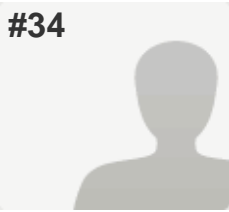
and facilitate access onto the housing ladder by persons who would otherwise find it difficult to achieve.

Please take these comments into account. Members of the PCC would welcome the opportunity to meet with you and your members leading on the Neighbourhood Plan to amplify these comments in more detail.

Yours Sincerely,

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#34

**COMPLETE***Answers Entered Manually***Collector:** Web Link 1 (Web Link)**Started:** Thursday, February 02, 2017 10:07:38 AM**Last Modified:** Thursday, February 02, 2017 10:30:44 AM**Time Spent:** 00:23:05

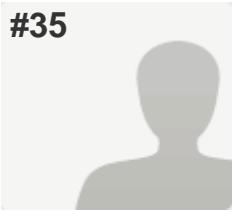
PAGE 1

**Q1: Which category & site do you wish to comment on** Wharfedale Farmers Auction Mart**Q2: Comments**

There has been a Market in Otley since 1222, when Henry III granted a licence to the then Archbishop of York to hold a fair on the Vigil of St. Mary Magdalene and then a few years later gave a charter for a weekly market. Markets were originally held in the churchyard and it is recorded that in the winter the farmers did their bargaining in the shelter of the nave. At one time market day was on a Sunday so that they could combine their church going and selling. The monks of Bolton Abbey were among the buyers in the earliest days. Later the market was held in the streets on Fridays as well as Mondays. These are still the market days in Otley. Apparently Otley's traditional role as a market town was based on the fact that it stood on the only good ford across the River Wharfe for many miles. The Livestock Auction Mart in Otley was established in February 1893. It was taken over from Messrs Dacre and Son and was originally called the Wharfedale Farmers' Association Limited. The name of the Company was changed to Wharfedale Farmers Auction Mart Limited on the 9th April 1917 (as it still is today). The company is owned by the Shareholders who are made up of both Farmers and Butchers.

**Q3: Are there any other sites you would include in any of the categories** No**Q4: Comments***Respondent skipped this question***Q5: Contact Details****Q6: Any other comments***Respondent skipped this question*

#35



**COMPLETE**

*Answers Entered Manually*

**Collector:** Web Link 1 (Web Link)

**Started:** Thursday, February 02, 2017 2:29:46 PM

**Last Modified:** Thursday, February 02, 2017 2:36:54 PM

**Time Spent:** 00:07:08

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PAGE 1

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**Q1: Which category & site do you wish to comment on** Oakdene

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**Q2: Comments**

Verbal confirmation from resident owner that she is happy to have the building under the policy

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**Q3: Are there any other sites you would include in any of the categories** No

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**Q4: Comments**

*Respondent skipped this question*

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**Q5: Contact Details**

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**Q6: Any other comments**

*Respondent skipped this question*

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