
OUR OTLEY
NEIGHBOURHOOD PLAN
2018-2028
A SUSTAINABLE MARKET TOWN
OF THE FUTURE



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Foreword

Otley is a very special place, with a long history. It's frequently listed as one of the best towns to live in Yorkshire and indeed the country.

Those of us who live here and those who visit as tourists, friends and family or nearby residents all value what Otley has to offer, and the Otley Neighbourhood Plan sets a vision and objectives to protect and enhance these fine attributes of the town for the enjoyment of future generations.

Otley is developing fast in the 21st Century as a modern market town, heritage and cultural centre and a place for leisure experience seekers. This mix of development needs to be carefully managed, within local planning policy, to protect the town and to proceed in line with the wishes of local people.

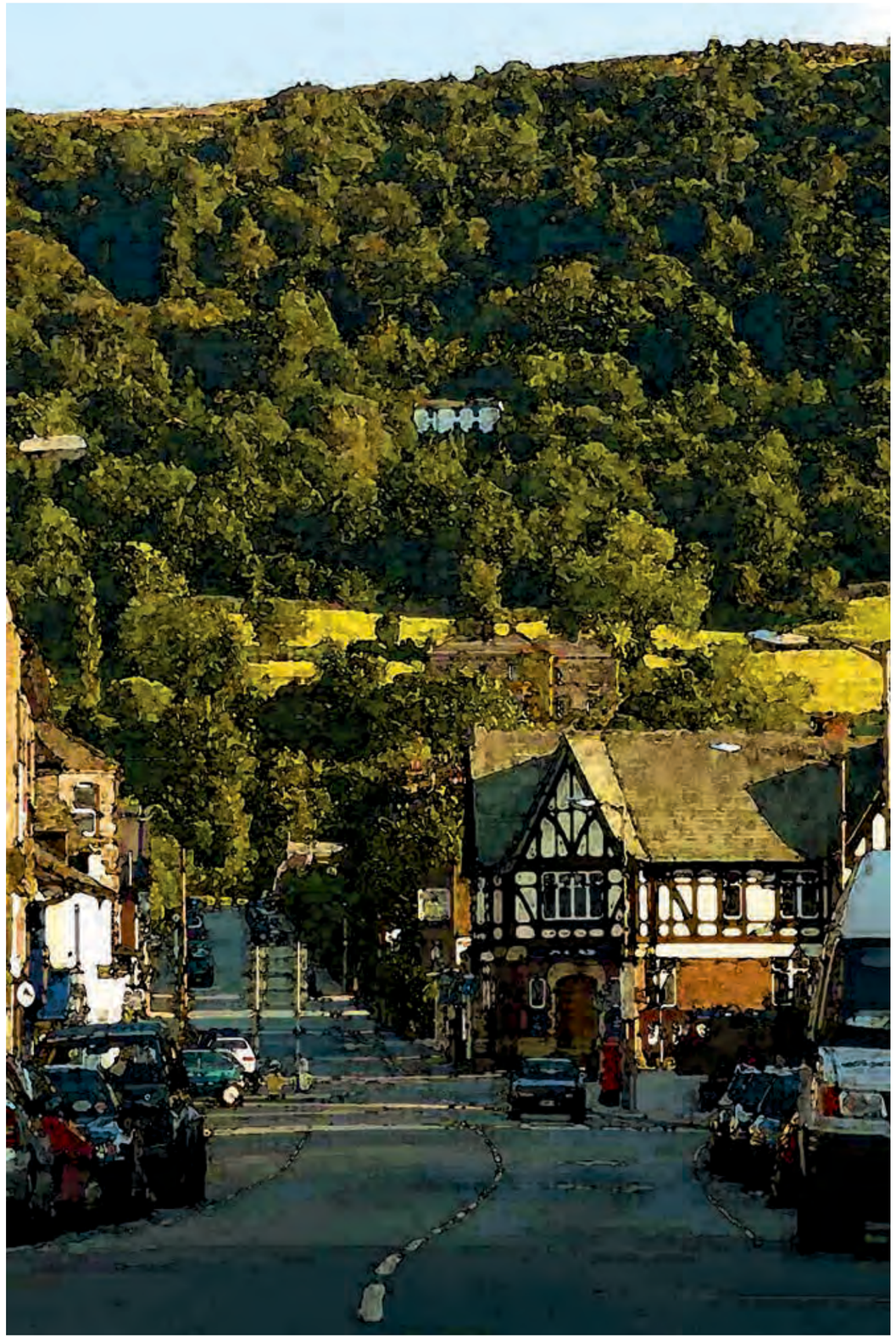
The Otley Neighbourhood Plan sets out to achieve this and enables the local community to play a much stronger, positive role in shaping the area in which we live and work and in supporting new development proposals. Once adopted our Neighbourhood Plan will form part of the development plan and will sit alongside Leeds City Council's Local Plan. Decisions on planning applications will be made using both the Local Plan and the Neighbourhood Plan.

We have consulted the town's population through focus groups, workshops and surveys to prepare this document. It has been created to be positive about future change and will need to be reviewed periodically. Most of all, it is a document that reflects the importance of retaining our heritage, culture, identity and sense of place.

The document represents the culmination of work of the Neighbourhood Plan Steering Group and focus groups and also the considerable amount of views, comments and ideas you have provided us with over the last few years. It has been a pleasure for the Otley Neighbourhood Plan Steering Group working with representatives from all sections of our population, as well as our professional consultants from Directions Planning Consultancy.

Cllr Peter Jackson
Chair
Otley Town Council

Cllr Colin Campbell
Chair
Otley Neighbourhood Plan Steering Group



1. Introduction

Background to the Otley Neighbourhood Plan

The Otley 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 places.

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(s) 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 Otley was taken by Otley Town Council Policy & Resources Committee on 23rd January 2012. The town council, in conjunction with local residents, wanted to create a Neighbourhood Plan which would help explore how to provide much-needed local housing, support high street shops, develop local job opportunities and provide/protect local amenities that meet the needs of our local communities. It was seen as a great opportunity for the whole town, working together with local businesses, landowners, developers, schools, as well as volunteers from all sections of the community. It was felt that a Neighbourhood Plan would provide the local community with the opportunity to identify key issues for Otley and shape how future planned growth will look and where it might go, sharing ideas and building consensus about needs and priorities for Otley.



2. The Neighbourhood Plan Area Yesterday and Today



Otley is a market town lying beneath 'the Chevin', being eleven miles north of Leeds and ten miles from Bradford. The Chevin that overlooks the town is home to megalithic stone boundaries and prehistoric rock art, while a Roman road across its highest points once linked York, Tadcaster and Ilkley.

The majority of the early development of the town was part of a manor granted by King Althenstan to the see of York. The fledgling town developed under the patronage of the Archbishops of York, who had a palace on the south side of the river near to the current police station. There is evidence of a manorial corn mill in the town as early as 1135.

Elevated above the River Wharfe, with fertile soils stretching along the valley, Otley developed into an agricultural market town, obtaining its royal market charter in 1222 from King Henry III. The town continued to expand in the early thirteenth century, when the archbishops laid out the town in a formal structure of burgage plots, around a central market place, to attract merchants and traders along Boroughgate, Westgate and Kirkgate. These were the freemen of the town. Bondgate was home to the people in 'bondage', who paid labour service to the lords of the manor. This formed the medieval core of the town.

The textile era came to Otley primarily as a cottage industry. Initially producing cotton before turning to wool and worsted manufacture. The complex of buildings at Otley Mills are a solid reminder of the scale of this activity. Industry was also responsible for the expansion of the residential element of the town and can be seen in the, mainly, stone built terraces which make up the core of the present conservation area.

Industry expanded when the railway came to Otley in the mid-1800s. It also assisted the development of the printing machine industry within the town. The first major development in printing since the printing of the Gutenberg Bible on a wooden press in 1654 was the 'Wharfedale' printing machine, developed by David Payne, which allowed continuous sheet feeding without stopping. Over 2,000 people were employed at various sites in Otley making these machines, which were exported around the world. This once thriving industry has very few remnants remaining in Otley, often only surviving in street names. Other important industries which contributed to the town including candle making, leather working and paper making, are now virtually gone.

Otley's 'yesterday' is in many ways the story of a town which grew up sustainably, with residential and commercial /industrial areas in a symbiotic relationship, supported and encouraged by transport innovations.

Strange though it may seem, the people of Otley 'today' see the town in this historical light. They want Otley to be, as far as possible, a sustainable settlement. But they fear that population and housing growth (at a level of some 20%) will outstrip declining employment opportunities, service provision and community facilities. They worry – because they can see it happening – that employers will desert the town, that it will become largely a commuter dormitory and that the twice-daily commuter tide will fuel even greater traffic congestion and increasing air pollution.

In parallel, the community values the extensive historic and architectural legacy of yesterday which lend to the town much of its present-day character. But it sees new, unsympathetic development slowly eroding that legacy and character; it sees the conservation area at its core still awaiting its long overdue review; and it sees other, unrecognised assets – both individual buildings and areas of the town – which also deserve some status and some consideration in decisions on new development.

At the same time, local people place equal value on Otley's green environment and countryside context – the special landscapes of the Chevin and Wharfe Valley within the town and the Nidderdale Area of Outstanding Natural Beauty to the north, but also the patchwork of local green links, small green areas and trees which 'green' the built environment, providing local recreation and amenity. However, they see housing growth 'eating up' the green fields, as at Rumplecroft and East of Otley; they see eyesore riverside sites; and they know that the day will come soon enough when Midgley Farm will become the valley's latest sand and gravel pit, compounding the environmental impacts of built development.

Many of the planning issues of Otley today highlighted above are addressed in the policies of this plan. Some of the town's key planning issues, however, result from or will be resolved by decisions taken outside the town and are beyond the powers of the town council or this plan to change – East of Otley and flood defence being two cases in point. But while it may not be possible to change matters, it is often the case that matters can be shaped and guided in a way that local people want and this approach is at the heart of the plan that follows.

Other issues which concern the town and its residents – whether it be town centre congestion or HGVs - are largely non-planning issues and as such outside the planning powers of this document to address. Nonetheless, the plan is able to highlight them and to indicate intentions to take action, thereby ensuring that all major issues are encompassed within a single Neighbourhood Plan.

Otley's history is what it is and the community is proud to own and be the custodians of the legacy of the past. We cannot change yesterday but we can address the issues of today in order to bring about what will hopefully be a better tomorrow and a better Otley for all. The vision, aim, objectives and policies which make up the core of what follows seek to do just that.



3. The Neighbourhood Plan Preparation Process

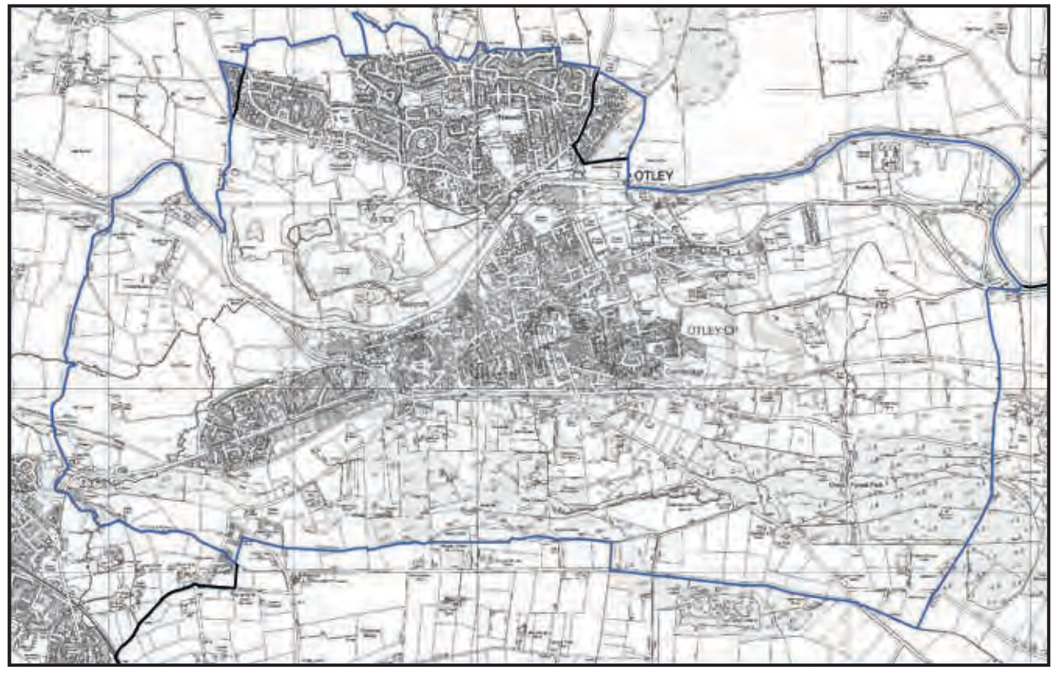
The Otley Neighbourhood Plan has been prepared by residents and members of Otley Town Council, working as part of the Otley Neighbourhood Plan Steering Group and through associated topic groups. The work has been supported at various times by Planning Aid England, independent consultants, Leeds City Council (LCC) and a Government Frontrunner Grant. The process has involved a number of key steps.

The Otley 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 LCC for the designation of the Neighbourhood Area was made on 3rd December 2012. The Neighbourhood Area was approved by the council on 29th May 2013.

In civil parishes such as Otley, it is normal to propose the whole of the parish as the Neighbourhood Area. However in the case of Otley, the town council determined that a larger area, encompassing the Throstle Nest Estate to the west (part of Weston Parish in Harrogate District) and the Riverside Estate and adjacent open land to the east (part of Farnley Parish also in Harrogate Borough), be defined, on the grounds that these areas are clearly part of the urban expansion of Otley and their inclusion provided a more sensible boundary for planning purposes.

The designated Neighbourhood Area is illustrated on Map 1 below. The Neighbourhood Plan and its policies can only apply to this area, not beyond.



MAP 1: The Neighbourhood Area

Consultation and Evidence Gathering

Immediately following confirmation of the designation of the Neighbourhood Area, formation of a steering group was the main priority. Articles calling for public support and volunteers to sit on the group were placed in the local newspaper and the community newsletter Otley Matters. The steering group had its first meeting in July 2013. At that time membership of the group was varied – councillors, residents, local community group representatives and a housing developer.

The group worked towards the production of an initial consultation document and met regularly to review progress. The first public survey was undertaken in March/April of 2014. Every household in the town received a copy of the document. At the same time, to ensure that the process engaged a wide audience, separate events with older people in the town, the primary-aged children and teenagers from Prince Henry's Grammar School were also carried out.

On conclusion of stage one of the consultation process and following assessment of the key findings identifying issues and concerns, four main topic groups of volunteer members were set up to progress the Neighbourhood Plan process. These four groups were:

- Community Services and Facilities;
- Green and Built Environment;
- Housing, Employment, Town Environment and Sites;
- Transport.

During 2015 the topic groups met on a regular basis and engaged with the community, garnering views at the Otley Show and Otley Carnival. At the same time, with help from Planning Aid, consultants were engaged to produce a housing policy advice document and a document reviewing employment opportunities and employment land in the town.

A Policy Intentions Document and associated questionnaire were circulated to all households and businesses in November 2015. The document was also displayed at the town council offices for the duration of the consultation.

The responses to the consultation on the Policy Intentions Document were used 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 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 was also submitted to LCC 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 three week period from 28th November until 16th December 2016, including a one week extension due to administrative delays. The consultation included a community drop-in in each of the five Otley wards over a series of evenings and weekends.



Draft Plan, Submission, Examination and Modifications

The responses to the consultation on the Policy Intentions Document and informal sites consultation were used during the second half of 2016 and first half of 2017 to develop a Pre-Submission Draft Otley Neighbourhood Plan. The draft plan was the subject of a statutory six week Regulation 14 consultation period during September and October 2017. This attracted over 250 separate detailed representations from a range of individuals, organisations and statutory consultees, via Survey Monkey, e-mail and written submissions. A series of five public drop-in events, held during September and October, attracted over 40 people. The consultation indicated clear majority support for all proposed policies, with between 65% and 80% endorsement in almost all cases.

The resultant Submission Draft Plan, as amended, following detailed analysis of the statutory consultation results, was formally submitted, as required, to LCC for a six week Regulation 16 publicity period, in October 2018. There then followed an independent examination in 2019, with a successful outcome.

This document represents the final plan, as modified in accordance with the examiner's recommendations.

Full information on all of the consultations undertaken are provided in the Consultation Statement which accompanied the Submission Draft Plan.

The Structure of the Plan

The core of the Neighbourhood Plan that follows comprises 3 main chapters and a set of appendices:-

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

Chapter 5: The Plan Policies and Community Actions – sets out the detailed planning policies, under eight key themes, which have been developed in order to meet the plan's overall aim and objectives and to deliver on its overall vision. These are accompanied by non-planning 'community actions' 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. It should be noted that the eighth theme – 5.8 Throstle Nest and Riverside (Harrogate) - relates specifically to those parts of the Neighbourhood Area which lie within Harrogate Borough as opposed to Leeds.

Chapter 6: Monitoring, Review and Implementation – recognises that the Neighbourhood Plan, once 'adopted', is a living document which needs to stay in the town council's eye and be a standing agenda item. The project delivery plan in particular will be a key element of the plan which will guide the implementation of identified community actions 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 community actions set out in Chapter 5.

There is in addition a detailed evidence base, held by the town council and to be found online (at http://www.otleytowncouncil.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, Overall Aim and Objectives for Otley



Background

In the 2015/16 Policy Intentions Document consultation, the following vision statement, overall aim and detailed objectives for this Neighbourhood Plan were strongly endorsed by some 73% of respondents. Endorsement levels for the vision and aim both exceeded 80% in the 2017 Regulation 14 consultation. As such, with minor amendments, they, together with the objectives, remain the foundation of this plan.

The vision statement is aspirational. It paints a picture of how the town council and its community would wish the town 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 Otley. The overall aim and objectives which follow the statement are designed to help achieve the vision. The planning policies and actions which form the core of this plan (Chapter 5) will work to deliver the aim and objectives and, through them, the vision itself.

Vision statement

By 2028, Otley will be a more attractive, self-sufficient and sustainable community, building on its status as an independent and traditional market town in an attractive rural setting.

The town will be home to more people and so the emphasis will be on providing the right sort of homes for local people. There will be significant transport and infrastructure improvements (relief road, cycle ways, etc.) and, crucially, greater employment opportunities. Jobs in the creative, cultural and tourism industries will build on Otley's strengths and reflect the town's character. This will help reverse the trend towards becoming a suburb of Leeds.

Otley's bigger population will command greater resources, supporting much improved local facilities and services in the town centre and outlying areas. A better deal for teenagers and young people will be a key feature of this enhanced provision.

The town's retail facilities will be very much improved and build on Otley's history as a distinctive, independent shopping centre rooted in local traders and businesses and a strong market culture.

Unique tourist selling points for Otley will be its character as an attractive town set in outstanding countryside; the music and pubs underpinning the town's cultural economy; its national status as an ever-growing cycling and walking hub (supported by the development of a first-class cycling route network) and the provision of improved footpath routes.

The Chevin and River Wharfe will enjoy enhanced protection as high-quality recreational, wildlife and landscape corridors with the aim of more fully realising their potential as community, tourist and day visitor attractions and amenities.

The town's essential character will remain firmly intact despite all of this growth, development, change and progress. A key element of the town's development will be to preserve and enhance Otley's built and natural heritage. Sustainable development over 10 years will create a town which, if anything, will look even more attractive than it does today and be an even better place to live.

Overall Aim

To develop, maintain and improve a vibrant and sustainable Otley by stimulating a thriving economy with a range of employment opportunities and 'affordable' housing that supports an active and inclusive community; and making the most of Otley's natural assets whilst protecting and enhancing its unique environment and heritage.

Objectives

- To ensure that homes, of the right types, are built to meet the needs of local people;
- To ensure that new employment opportunities are provided in the town;
- To support and regenerate the local economy;
- To ensure the retention and provision of better community, cultural and leisure facilities for all;
- To improve transport infrastructure, alleviate congestion and develop safer routes for pedestrians and cyclists;
- To protect and enhance Otley's rich built heritage;
- To ensure high quality design in buildings and places;
- To protect and enhance green space, landscape, wildlife and nature conservation interests.

5. The Plan Policies and Community Actions

5.1 Green Environment

Introduction

This section of the plan reflects Otley's distinctive character as an attractive town set in outstanding countryside. It responds to the vision statement's aspiration that the Chevin and River Wharfe will enjoy enhanced protection as high quality wildlife and landscape corridors and that a key element of the town's development will be to preserve and enhance its natural heritage. It addresses the desire that Otley will be even more attractive by the end of the plan period than it now is.

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

- To protect and enhance green space, landscape, wildlife and nature conservation interests;
- To ensure the provision of better community and leisure facilities for all.

The Key Issues

Local people value Otley's green environment and countryside context, including the green pockets and links which are dotted throughout and thread through the town. The past and imminent development of green fields however, together with derelict sites along the prized river corridor, incremental loss of tree cover and inferior quality of many green space sites are all issues of expressed concern. Increasing worries regarding flooding incidents and the deteriorating air quality due to traffic congestion represent further more general environmental issues.

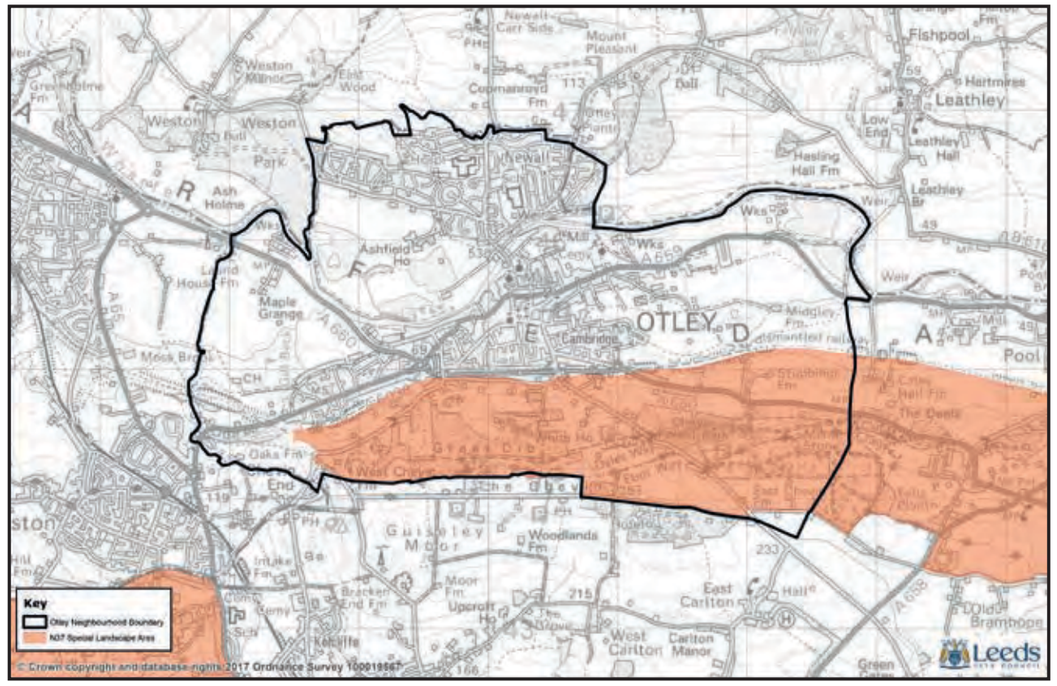
The following provisions address these issues.

Otley Chevin Special Landscape Area

Otley is located within a rich landscape, both within and outside its boundaries, with the nationally designated Nidderdale Area of Outstanding Natural Beauty literally on its doorstep to the north (see Map 4, P27). Within its boundaries, its proximity to the open countryside of Otley Chevin with accessible green open spaces is one of the characteristics which define it. This is something which the community is anxious to preserve, a fact indicated in the 2014 consultation where some 65% of respondents (292) highlighted frequent Chevin/countryside use. Respondents, in addition, variously indicated their appreciation of the 'countryside/scenery', 'the Chevin', the 'rural/country setting' and 'walking opportunities'. In the 2017 Regulation 14 consultation on the Neighbourhood Plan, some 71% of respondents supported the proposed policy on Special Landscape Areas.

The importance of this landscape has been recognised by Leeds City Council (LCC) with much of it designated as 'Special Landscape Area' (SLA) (see Map 2) in the saved policies of the Unitary Development Plan, as a result of which it's character and appearance both enjoy protection against unsympathetic development. It is also designated as Green Belt and Strategic Green Infrastructure in LCC's Core Strategy, affording general protection which this plan cannot strengthen.

The SLA within the Otley Neighbourhood Area features the southern slopes of the Wharfe Valley, including the heavily wooded Chevin Forest Park, with its unique rock formations, on the steepest slopes. This contrasts with the lower slopes to the north which consist mainly of a fairly intact field pattern, with walls or hedges and mature trees, together with scattered farmsteads and houses. The area affords fine views to the north. Information from the 1994 Leeds Landscape Assessment, on which the SLA designation is based, provides more detailed information on the localised character of the landscape and a basis for a more nuanced Neighbourhood Plan policy in respect of new development.



MAP 2: Otley Chevin Special Landscape Area

POLICY GE1: OTLEY CHEVIN SPECIAL LANDSCAPE AREA

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

In terms of siting, design and materials, development or change in land use must demonstrate regard to the area's 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, seen from locations that are freely accessible to members of the general public, identified in Appendix 5;
iv. Local rarity, e.g. in its rock formations;
v. Groups of buildings that make a positive contribution to local distinctive character;
vi. Landmarks;
vii. Natural and semi-natural woods, trees and hedgerows.

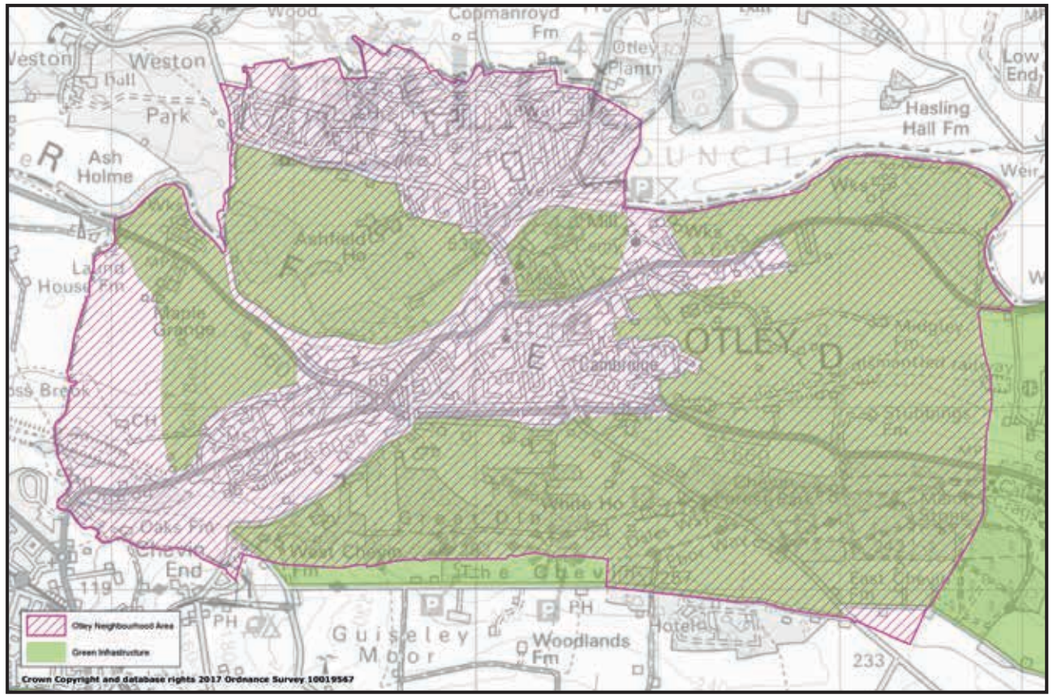
Local Green Infrastructure

Successive public consultations demonstrate a strong appreciation of the green spaces which wrap around and flow through the town. In 2014 residents showed that they clearly valued the Chevin and the river/riverside, while in 2015/16, consultation respondents solidly endorsed policy intentions to protect Otley's riverside and to provide and improve green links (82%). In the 2017 Pre-Submission Plan consultation over 68% of respondents supported the proposed policy on Local Green Infrastructure.

The Leeds Core Strategy recognises the importance of Otley's strategic green spaces, identifies them as 'Wharfe Valley/Chevin Ridge' and designates them as 'Strategic Green Infrastructure' (see Map 3). 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 Otley's Strategic Green Infrastructure is also designated as Green Belt, but with notable exceptions within the River Wharfe Corridor where it flows through the town (but see 'Riverside Corridor' and 'Protection of Natural Heritage' below).

Within Otley, linear features such as the west-east running disused railway through the town and Green Lane/ Kell Beck (running north from Wharfemeadows Park, through the Weston and St David's housing developments, towards the village of Clifton, outside the plan area) constitute 'Local Green Infrastructure' which performs important functions as amenity space, wildlife corridors and recreational access routes, connecting the community with the surrounding Strategic Green Infrastructure and local countryside in West and North Yorkshire. It also plays a key role in carbon storage and the control of local air quality. The extensions of these linear features beyond the Neighbourhood Area boundary are clearly important and need to be addressed through joint working with neighbouring councils. Local Green Infrastructure is detailed at Appendix 1.

These corridors/routes are deserving of protection in their own right and, as such, this plan formally designates 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.



MAP 3: Strategic Green Infrastructure

Typically (e.g. all identified above), this green infrastructure also forms part of the Leeds Habitat Network as identified by a 2013/14 study by LCC and West Yorkshire Ecology and extended in 2016 as a result of further work by the Neighbourhood Plan Built and Green Environment Topic Group and local naturalists (see 'Protection of Natural Heritage' below).

POLICY GE2: LOCAL GREEN INFRASTRUCTURE

To be supported, development proposals must not harm the function of the following Local Green Infrastructure Areas, identified on the Neighbourhood Plan Map, as part of a multifunctional wildlife, amenity and recreational network:-

i. Otley Disused Railway & Bypass

ii. Green Lane/Kell Beck Corridor

iii. A660/Ilkley Road

iv. Riverside-Weston Corridor

Any development within or adjacent to Local Green Infrastructure must, subject to viability considerations, include measures to enhance or extend it.

Riverside Corridor

The riverside corridor is a key part of Otley's green infrastructure and habitat network, is largely protected as Green Belt and Strategic Green Infrastructure, and is subject to a suite of adopted LCC planning policies addressing flood-related issues. The river is also a designated wildlife site and a large part of the corridor falls within the conservation area. The riverside is much loved by the Otley community and visitors to the town, particularly Wharfemeadows Park at the town's heart.

During consultation, high numbers of people indicated that they both valued and used the river corridor. However, many people were also concerned at the derelict sites within the corridor, notably the former Otley Lido complex (more recently Rainbow Leisure) within the park and the former Bridge End Cattle Market west of Otley Bridge. 82% of respondents in the 2015/16 consultation supported a policy intention for any new development to be tested against Otley's 2004 "Vision for Otley Riverside" document and for design briefs to be drawn up for key corridor sites. In the Regulation 14 consultation on a Pre-Submission Draft Plan, 71% of respondents supported the 'Riverside Development' policy with some 66% supporting a specific policy on the cattle market site.

The 'Vision' document was commissioned and coordinated by Otley Town Partnership and prepared by consultants, led by Spawforth Associates, with funding from the Market Towns Initiative. Inevitably circumstances and the situation on the ground have both changed in the 13 years since the document's publication, including the development of Garnett's Mill for housing and the Adlington House 'independent living scheme' at Bridge Street/ Mill Lane. Much however remains the same.

A light touch review of the 'Vision' has been undertaken, by the town council's Neighbourhood Plan consultants, as part of the preparation of this plan. This suggests that the key issues raised in 2004 still hold largely true today - they have already been identified in Neighbourhood Plan consultations:-

- Improved links between the river and the retail centre;
- Retention of the existing ecology, landscape and character of the riverside area;
- Limited introduction of high quality food and drink facilities and improved recreational opportunities.

The 'Vision' established a number of key principles to help guide future development and environmental enhancements along the riverside. Those relating to land use are firmly endorsed and embodied in Policy GE3. It also identified the former Bridge End Cattle Market as a highly visible key site which would benefit from re-development in order to enhance the corridor. The current owners of the cattle market site have indicated their willingness and intention to develop the site for beneficial leisure and community uses, in keeping with its position on the functional flood plain. This is reflected in Policy GE4 below. Both policies below are framed within the Green Belt and flood risk context pertaining to the majority of the riverside corridor.

Further identified development sites at Armitage Monobond and 'Otley Mills' (both Ilkley Road) are covered in the Employment section of this plan, while the lido site is the subject of a local voluntary sector initiative to restore the lido facility and bring the wider site back into community use (see 'Community Facilities and Services'/ Community Actions).

POLICY GE3: RIVERSIDE DEVELOPMENT

Development within the Otley 'Riverside' corridor, as identified on the Neighbourhood Plan Map, will only be supported where it:-

i. Includes limited development that improves riverside leisure, recreation and hospitality activity;

ii. Protects, and subject to viability enhances: wildlife and biodiversity; the high-quality landscape setting; views seen from locations that are freely accessible to members of the general public identified in Appendix 5; and overall character of the river and riverbanks; and

iii. Retains, and subject to viability, enhances pedestrian and cycling linkages between the river and town, between north and south banks generally and within the riverside corridor.

POLICY GE4: THE FORMER BRIDGE END CATTLE MARKET SITE

Development proposals for leisure and community uses, including outdoor pursuits facilities, as well as food and drink (where ancillary to the primary uses) at the former Bridge End Cattle Market, identified on the Neighbourhood Plan Map, will be supported subject to the following criteria:-

i. No additional on-road parking;

ii. Views from the east across the site from Otley Bridge to the countryside beyond, and seen from locations that are freely accessible to members of the general public identified in Appendix 5, will not be significantly adversely affected;

iii. The restoration and improvement of land which remains undeveloped;

iv. Demonstration of flood storage capacity, in line with the site's functional flood plain status;

v. Limiting any development to the footprint of the former cattle market development (or as otherwise directed by the Environment Agency);

vi. Use of, and access to and through the site for traditional community events such as the Otley Show and Otley Carnival;

vii. No significant adverse effect on residential and visual amenity.





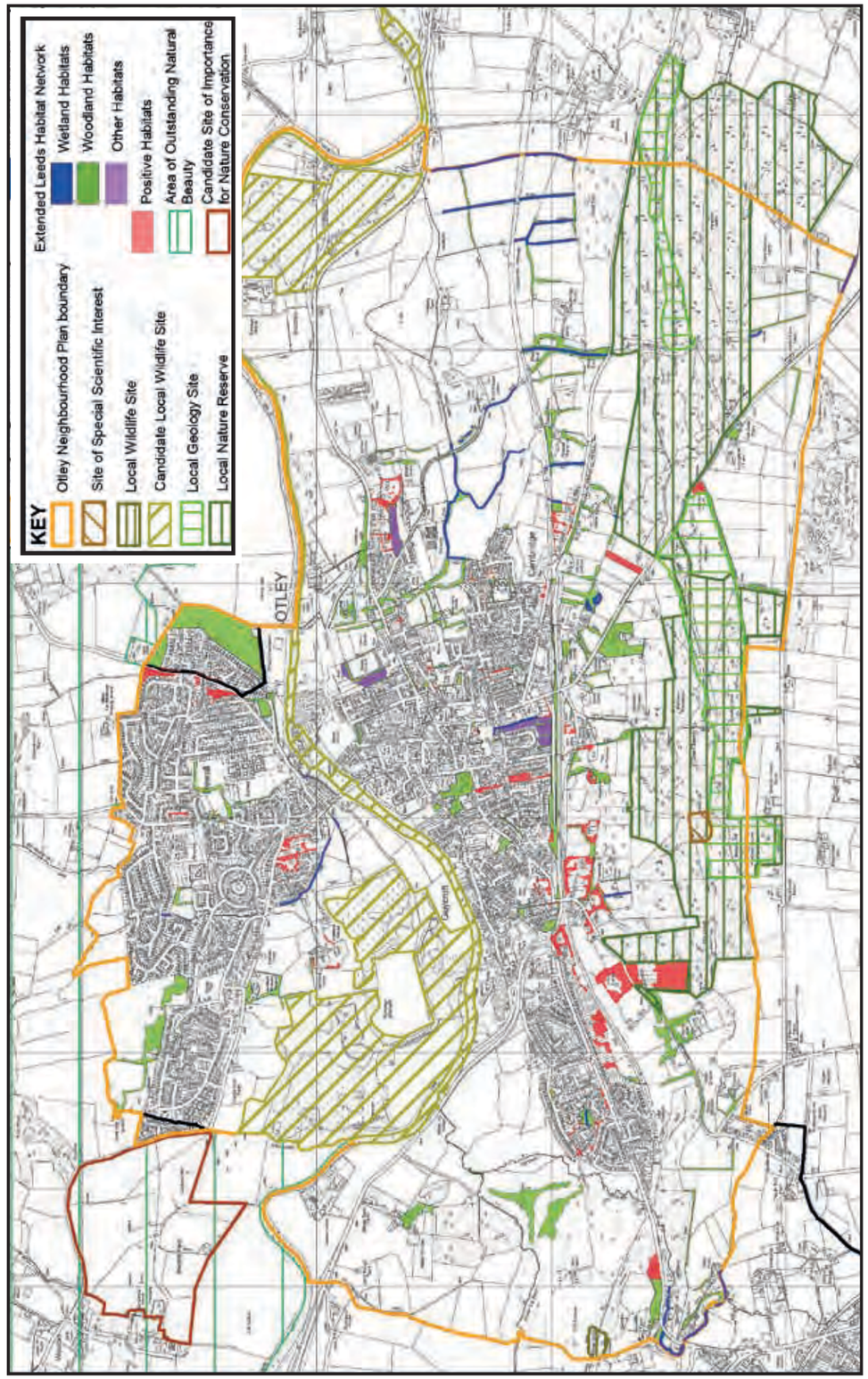
Protection of Natural Heritage

Within Otley's green environment, there is much of intrinsic natural heritage value – whether as individual sites (e.g. Otley Sand and Gravel Pits) or as interlinking habitats such as deciduous woodland and wetlands. Respondents to the 2015/16 Neighbourhood Plan consultation gave 82% support to the policy intention to protect local wildlife sites. Over 70% of respondents subsequently supported the habitat network policy proposed in the 2017 Pre-Submission Draft Plan.

The most important natural sites (i.e. those designated by Natural England or LCC for their wildlife or geological value) are already protected against development through Core Strategy Policy G8. The Great Dib Wood Site of Special Scientific Interest (SSSI) and Chevin Forest Park Local Nature Reserve (LNR) are also protected via national legislation. The 8 sites are listed below and shown on Map 4, P27. Further details are provided as part of the Neighbourhood Plan Evidence Base:-

- Great Dib Wood SSSI
- Chevin Forest Park LNR
- Otley Chevin
- River Wharfe
- Knotford Nook
- Otley Sand and Gravel Pits
- Burley Disused Railway LWS (Local Wildlife Site)
- Otley Chevin and Caley Crags LGS (Local Geological Site)

The sites above without a designation against their name are in the process of being assessed, against rigorous new criteria, for potential re-designation as LWS/LGS under a new West Yorkshire-wide classification, under the auspices of West Yorkshire Ecological Service (WYES). As such, they are currently referred to as Candidate Local Wildlife Sites. This includes a potentially expanded Otley Sand and Gravel Pits site, following work by local naturalists (again, see Map 4 and the plan evidence base). All of this work sits outside of the Neighbourhood Plan.



MAP 4: Natural Heritage in Otley

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PRODUCED BY CITY DEVELOPMENT, PLANS & POLICY GROUP, GIS & DATA TEAM DATE 14/08/2017
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In addition to specific sites, Otley also plays host to 7 different types of UK Priority Habitats, as identified by WYES, including grassland and wetland habitats. These are also protected by Core Strategy Policy G8. Full details are also provided as part of the evidence base.

These UK Priority Habitats in turn form part of the Leeds Habitat Network (see Map 5, P29 and Appendix 2), a network identified through joint work by LCC and WYES and recently extended within Otley through work by the Neighbourhood Plan Built and Green Environment Topic Group and local naturalists. The evidence gathering process and its ratification by LCC is documented in Appendix 2. The network 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. The network is partly embodied within Strategic Green Infrastructure and Otley's Local Green Infrastructure and is as such covered to some extent by Core Strategy Spatial Policy 13 and, regarding biodiversity improvements, Policy G9, together with Neighbourhood Plan Policy GE2 above. Policy GE5 below additionally addresses biodiversity protection and improvement of the extended Leeds Habitat Network within Otley. The full network within Otley, including extensions, is shown on the Neighbourhood Plan Map and in more detail on Maps 4, 5 and 6 (P27, P29 and P30).

Otley is also home to a number of important individual species, including barn owls, otters, bats and swifts. These enjoy protection through national legislation and/or Core Strategy Policy G8. Any wildlife opportunities, for example in the form of habitat features such as bat boxes or 'swift bricks' (see 'Community Actions' below), which development can provide are encouraged and will generally be supported.

POLICY GE5: PROTECTION AND IMPROVEMENT OF THE BIODIVERSITY OF THE EXTENDED LEEDS HABITAT NETWORK WITHIN OTLEY

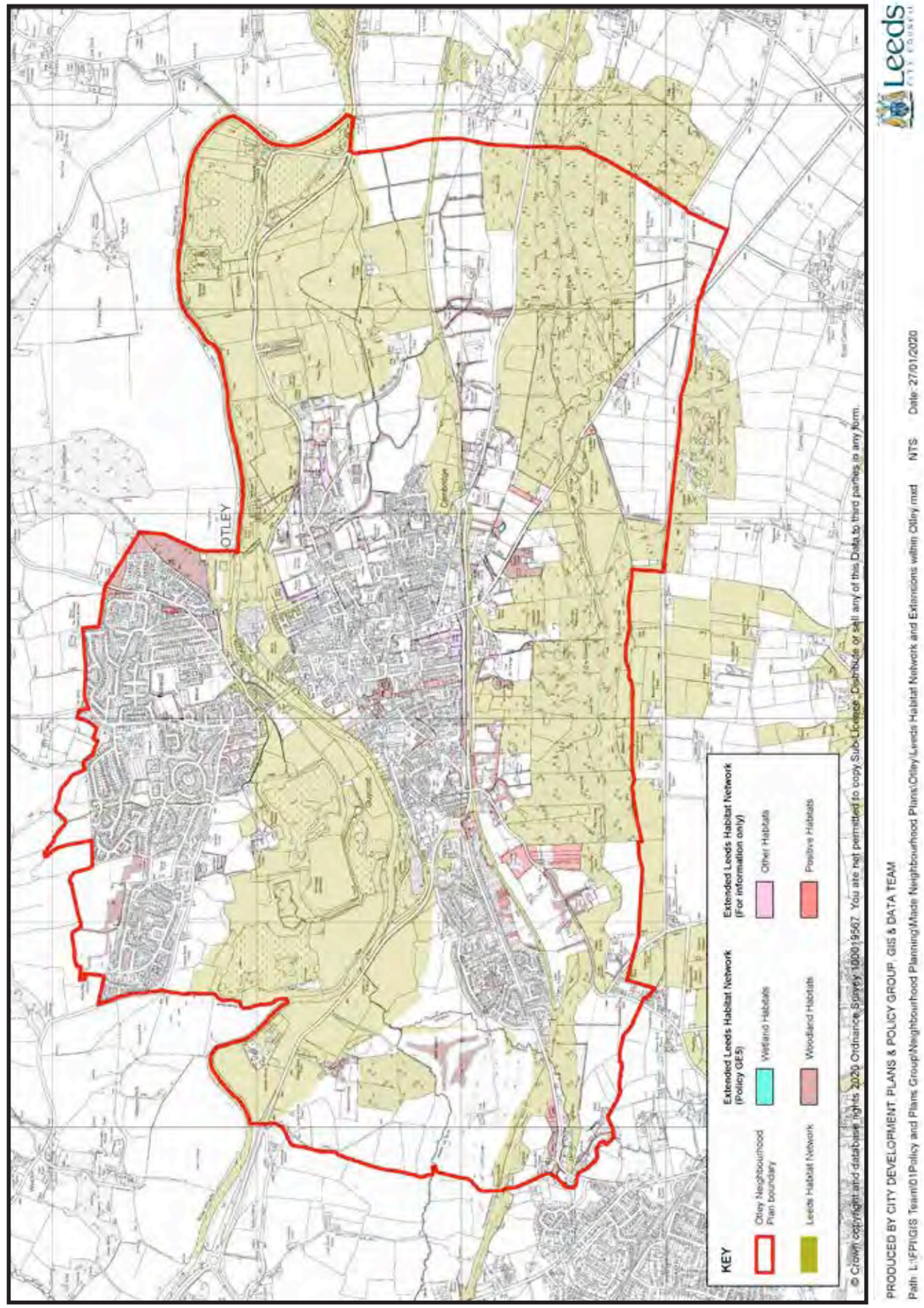
To be supported, development within the Extended Leeds Habitat Network, as shown on the Neighbourhood Plan Map, must demonstrate that:-

i. There will be an overall net gain for network biodiversity, including a positive contribution to the network through habitat protection, enhancement and creation;

ii. The design of new development, including landscaping, enhances existing wildlife habitats and provides new areas and opportunities for wildlife;

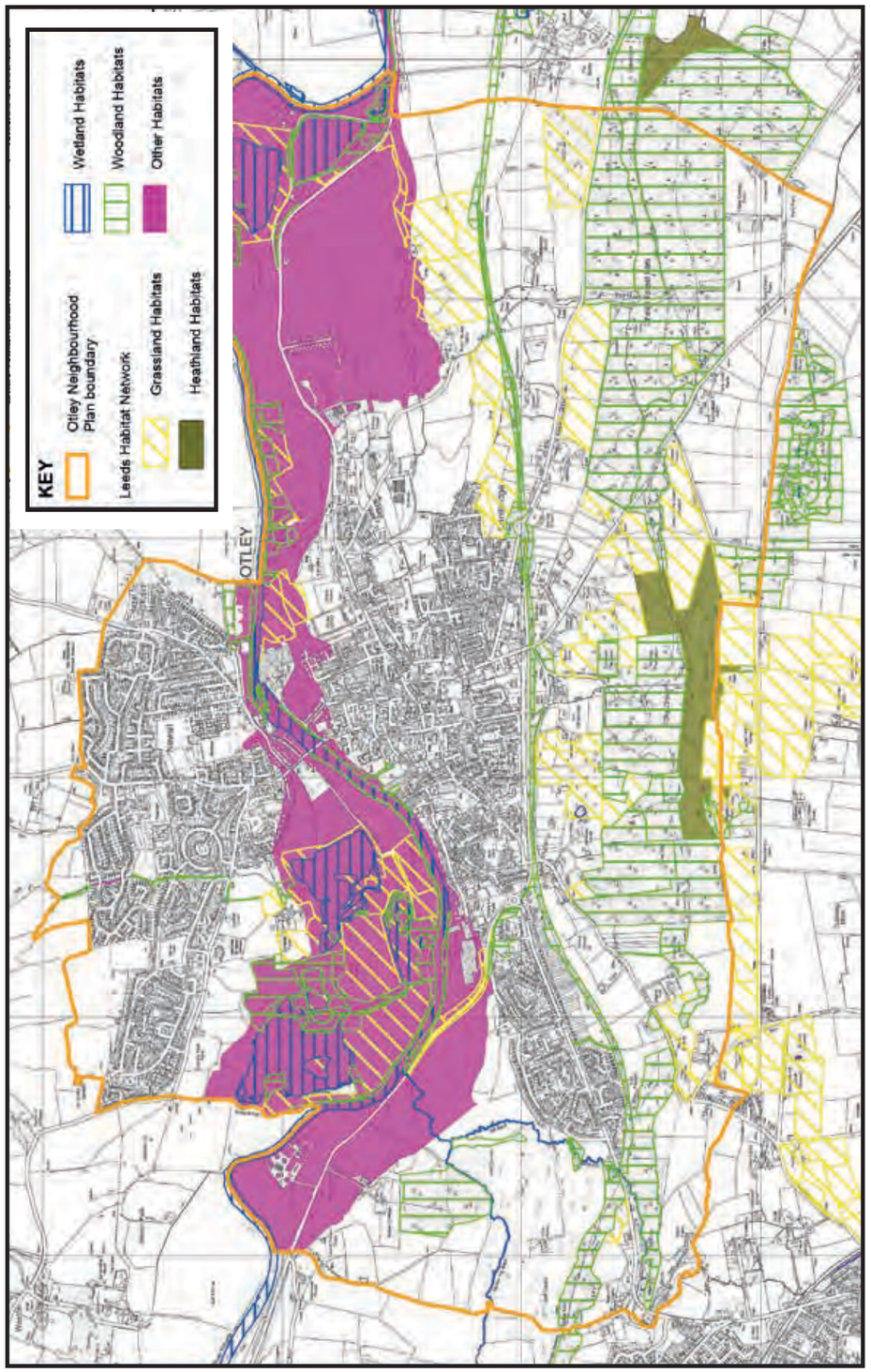
iii. There is no significant adverse impact on the integrity and connectivity of the network.

Development which includes measures that would fill gaps in or further extend the Extended Leeds Habitat Network, will be supported.



MAP 5: Leeds Habitat Network and Extensions within Otley

NB Part of the Leeds Habitat Network shown here is now covered by Garnett's Wharf housing development. This is a still extant LCC/WYES designation which cannot be amended via this plan.



MAP 6: Leeds Habitat Network - Habitat Types

NB Part of the Leeds Habitat Network shown here is now covered by Garnett's Wharf housing development. This is a still extant LCC/WYES designation which cannot be amended via this plan.



Protection of Local Green Space

Concerns regarding green space came through strongly from public consultation. In the 2014 questionnaire survey, protection of local open space assets was supported by 88.5% (393) respondents, while in 2015/16, the policy intention in respect of protecting Local Green Spaces received 82% endorsement. Some 64% of respondents subsequently supported the proposed 'Protection of Local Green Space' policy in the 2017 draft plan consultation.

The Government's National Planning Policy Framework (NPPF) provided local communities, including those preparing Neighbourhood Plans, with the new 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, by virtue for example of wildlife richness, history or beauty. This 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.

Otley Town Council has assessed a candidate list of Local Green Space sites against the relevant NPPF criteria. A summary of the assessments can be found at Appendix 3, indicating which candidate sites were considered eligible for LGS designation and which are covered, as a result, by Policy GE6 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 Otley sites by the adopted Leeds development plan (Unitary Development Plan), Core Strategy Policy G6, the protection to be extended by the Leeds Site Allocations Plan and the site assessments carried out by LCC (2011).

POLICY GE6: PROTECTION OF LOCAL GREEN SPACE

The areas listed below and shown on the Neighbourhood Plan Map are designated as Local Green Space, where new development is ruled out other than in very special circumstances:-

i. Myers Croft/Station Road Allotments (G824/G1648)
ii. Former Tennis Courts, Station Road (G826)
iii. Ings Lane Allotments (G1088)
iv. Todds Allotments (G1094)
v. Pegholme Drive POS (G775)
vi. Stephencroft Park (G1093)
vii. Otley Cemetery (G82)
viii. Wellcroft POS (G104)
ix. Gallows Hill Nature Reserve (G851)
x. Wharfemeadows Park (G109)
xi. All Saints Churchyard (G1031)
xii. All Saints Primary School Grounds (G1604)
xiii. Garnett's Field (G773)
xiv. Former Thomas Chippendale School Fields (G1770)
xv. Newall Carr Road POS (G772)
xvi. Old Farnley Lane Amenity Space (G706)
xvii. Weston Drive Sports Field and Playground (G770/G1897)
xviii. Manor Garth (G677)
xix. Weston Ridge Amenity Space (G850)
xx. Ashfield Primary School Grounds (G1602)
xxi. St Joseph's Primary School Grounds (G1607)
xxii. Birdcage Walk Allotments East (G1105)
xxiii. Birdcage Walk Allotments West (G424)
xxiv. Gallows Hill Allotments (G1516)
xxv. Tempest and Cross Green Allotments (G683)
xxvi. Grove Hill Park (G123)
xxvii. Cambridge Drive POS (G1089)
xxviii. Caxton Road Playing Fields (G776)
xxix. Grove Hill Former Cricket Ground (G777)
xxx. Old Railway Line (Otley West) (G1027/G1028)
xxxi. Union Court Grounds (G1776)
xxxii. Otley Town FC Ground (G1091)
xxxiii. Old Otliensians RUFC Ground (G1092)
xxxiv. Prince Henry's Grammar School Grounds (G1606)
xxxv War Memorial Gardens (ONP1)
xxxvi. Bridge United Reform Churchyard (ONP2)
xxxvii. Tittybottle Park (ONP4)
xxxviii. Adlington House Gardens (ONP5)
xxxix. Fairground Field (ONP8)
xl. Old Railway Line (Station Top/Otley Bypass Northern Embankment) (ONP9/G774)
xli. Old Railway Line (Otley East) (ONP10)
xlii. Crossways Allotments (ONP12)
xliii. Otley Plantation (Part) (ONP15)
xliv. Ilkley Road Verge (G849)
xlv. Westbourne House Woodland (G1779)
xlvi. Otley RUFC Ground and Otley Cricket Club Ground (G1767)
xlvii. Otley Police Station Grounds (ONP11)
xlviii. Transco Corner, Cambridge Street/Tealbeck Approach (ONP16)
xlix. Grass Arc, Newall Avenue (ONP13)
l. The Green, Oval Estate (ONP14)
li. Wharfeside: Gallows Hill to Knotford Nook (ONP18)
lii. Grange View Verge (ONP19)
liii. Wharfeside: Ilkley Road (ONP20)
liv. Bondgate/Gay Lane Amenity Space (ONP21)
lv. Manchester Square and Maypole (ONP22)
lvi. White Bridge Allotments (G1512)
lvii. Burras House Allotments (G814)



New Green Space

The green space needs of Leeds District have been identified in the aforementioned Leeds 2011 assessment. This showed that Otley is, for the most part, adequately catered for in most categories of green space and outdoor recreation (relative to applicable LCC policy standards – Core Strategy G3) with the exception of amenity green space, equipped children's play areas and allotments.

In terms of amenity green space, the assessment showed the Outer North West Area of Leeds, of which Otley is a part, to be one of the most acutely deficient areas in the city, with north Otley specifically highlighted. North west Otley was shown to have below par accessibility in relation to equipped play areas. 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 square metres 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 Otley's documented open space deficiencies (e.g. through the proposed Rumplecroft development in north Otley). Neighbourhood Plan Policy GE7 will however supplement this requirement in respect of Otley's specifically documented needs.

GE7 will also encourage the achievement of standards in excess of G4, in line with desirable national recommendations from the Woodland Trust and Natural England's Accessible Natural Green Space Standard (ANGSt) (ref Core Strategy 5.5.4 and 5.5.12). This on the grounds that such recommendations may be more realistically achievable within Otley as opposed to across Leeds as a whole – the reason for them not being reflected in Core Strategy policy.

Over 70% of respondents to the 2017 Regulation 14 consultation supported the proposed policy on provision of new green space.

POLICY GE7: PROVISION OF NEW GREEN SPACE

Development which would result in, or contribute to, the provision of new amenity green space, equipped play areas (on new or existing green space sites) and allotments, will be supported. The area of north Otley (north of the River Wharfe) has been identified as an area in need of new green space.

Any such development which proposes provision in excess of Core Strategy open space standards, in line with national Woodland Trust and ANGSt recommendations, will be supported.

The substitution of commuted sum payments in lieu of on-site provision will only be supported if it is demonstrated on-site provision is not practical or viable, or if it is demonstrated greater benefit will result for local users.



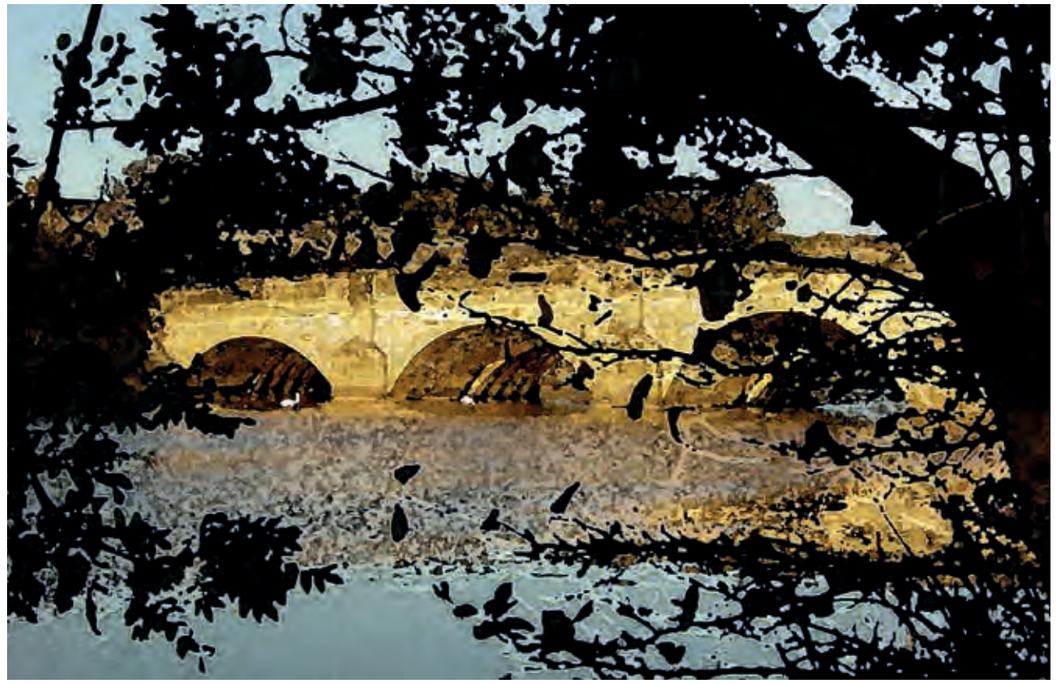
Development and Replacement Trees

Tree-related issues have been variously raised in Neighbourhood Plan consultations throughout the preparation process, with strong majority support for 'tree protection' at the Policy Intentions Document stage. The proposed policy on 'Development and Replacement Trees' was supported by over 63% of respondents in the 2017 Pre-Submission Draft Plan consultation.

Both the adopted Core Strategy and Natural Resources and Waste Local Plan (NRWLP) contain tree policies, covering creation of new tree cover, trees in design and the landscape, and trees and development. NRWLP Policy LAND2 (Development and Trees) provides for suitable tree replacement on a three for one basis, where the removal of existing trees is agreed in order to facilitate approved development. While the policy is supported, the concern from an Otley perspective is that the available space on town development sites is most unlikely to allow for on-site replacement of trees at this scale, and that as a result the built-up areas of the town will suffer progressive environmental degradation through overall tree loss. This view is supported by local evidence relating to such overall tree loss as a result of recent developments at Adlington House and the Former Inglewood Children's Home (ref Neighbourhood Plan online Evidence Base – GE8 Evidence Review). In order to address this fear, Policy GE8 below provides for replacement replanting on other sites within the Neighbourhood Area or as a last resort a financial contribution to fund such local planting at a later date.

POLICY GE8: DEVELOPMENT AND REPLACEMENT TREES

Where on-site replacement tree planting on a three for one basis cannot be achieved on approved development sites subject to agreed tree removal, off-site planting will be sought elsewhere within the Neighbourhood Area. Where the lack of suitable opportunity for this exists, an agreed financial contribution will be required for tree planting at a later date, also elsewhere within the Neighbourhood Area. Financial contributions in lieu of actual tree planting will normally be avoided.





Surface Water Flooding

Flooding and flood risk are issues which have loomed increasingly large within Otley over the lifespan of this plan, notably since the Boxing Day flood of 2015. While mentioned only occasionally in actual Neighbourhood Plan consultations, there is clear evidence of local concerns in the formation of action and volunteer groups designed to lobby and work with relevant authorities, in order to put more robust plans and measures in place to better deal with the threat and actuality of flooding in the future. A number of flood-related studies have been commissioned in the aftermath of the 2015 flood, focussing on the River Wharfe both up and down-stream of Otley, as well as a dedicated LCC/Mouchels study focussing on Otley itself. Government funding has been committed to implement recommendations from this work.

In planning terms, the LCC Core Strategy, NRWLP and Unitary Development Plan (saved policies) already contain a suite of policies addressing issues such as flood risk, functional flood plain, flood risk assessments, surface water run-off and culverting of water courses in relation to new development. As such, Otley's flood risk issues in this sphere are largely adequately addressed and there is nothing that this plan can do to strengthen these existing provisions. On the subject of sustainable urban drainage systems (SUDS) however, the plan recognises a legitimate opportunity to add to current policy provision.

Core Strategy Policy EN5 (Managing Flood Risk) identifies reducing the speed and volume of surface water run-off in new build developments as a measure to mitigate against flood risk. Amplifying this, NRWLP policies WATER 1 and WATER 7 (Surface Water Run-Off) both highlight the role of SUDS, with WATER 7 stating that development will be expected to incorporate sustainable drainage techniques wherever possible. The refinement to this that the Neighbourhood Plan wishes to introduce is a strong preference for open surface level schemes, such as ponds and swales, rather than underground schemes such as attenuation tanks. The justification for this preference is fewer problems at times of high rainfall and the more immediate visibility of surface schemes, enabling maintenance issues to be identified and addressed more readily. There are also associated ecological benefits. This reflects the principle of re-opening and restoring existing culverts and canalised watercourses which is already enshrined in LCC planning policy.

Almost 78% of respondents to the 2017 Pre-Submission Draft Plan consultation supported the proposed policy on 'Surface Level Sustainable Urban Drainage Systems'.

POLICY GE9: SURFACE LEVEL SUSTAINABLE URBAN DRAINAGE SYSTEMS

Development that incorporates open surface level sustainable urban drainage systems will be supported.

Community Actions

In addition to the plan's core planning provisions regarding the protection and enhancement of the area's countryside, green links, wildlife assets and local green spaces, together with the town's riverside corridor, the following complementary actions and aspirations have been identified, to be pursued either locally or via outside agencies.

These originate variously from four rounds of community consultation, the Riverside Vision and the Town Enhancement Study (as reviewed 2017) - as reviewed and added to by the Neighbourhood Plan Steering Group and its constituent task groups.

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

Special Landscape Area

- Explore scope for enlarged Chevin Forest Park/Local Nature Reserve.

Local Green Infrastructure

- Local Green Infrastructure enhancement/extensions – potential for locations to be identified.
- Engage with neighbouring district/parish councils regarding the continuity of Local Green Infrastructure corridors beyond the Neighbourhood Area boundary.

Riverside Corridor

- Support Otley Lido initiative.
- Work with owners/agencies to progress a development scheme for the former Bridge End Cattle Market site in line with Policy GE4 (NB OTC led).

Biodiversity

- Put forward potential 'Candidate Local Wildlife Sites' to LCC for assessment and designation.
- Management/enhancement of local wildlife sites, e.g. Gallows Hill Nature Reserve.
- Review/update/enhancement/extension/management of Extended Leeds Habitat Network in Otley.
- Encourage the provision of specific habitat/wildlife features in new development, e.g. bat boxes, swift bricks/shelves, hedgehog tunnels.
- Explore the potential for a custom-built 'bat roosting tower' within the riverside corridor.
- Priority surveying of grassland habitats south of Danefield Terrace/south-west of East Busk Lane.
- Explore designation of Gallows Hill Nature Reserve as a Local Nature Reserve (LNR) with LCC.
- Explore potential for extension of Gallows Hill Nature Reserve.

Woodland Management

There needs to be an aspiration to have all the woodlands under good management to secure their sustainability, ecological value and public access, if appropriate, working with owners.

- Identify woodland areas important to the character of the area.
- Identify which woodlands are under private or public ownership and which ones have woodland management plans.

Local Green Space

- Identify/implement Local Green Space enhancement projects, particularly on these priority sites:
  - Ings Lane Allotments
  - Newall Carr Road POS
  - Cambridge Drive POS
  - Former Thomas Chippendale School Pitches
  - Grove Hill Former Cricket Ground
  - Old Railway Line (Otley West)
  - Weston Drive Sports Field and Playground
  - Otley Town FC Grounds
  - Old Railway Line (Station Top/Otley Bypass Northern Embankment)
  - Otley Plantation (Part)
  - Fairground Field
  - Grass Arc, Newall Avenue
  - Former Tennis Courts, Station Road
- Identify sites for temporary open space/greening.

Midgley Farm

Following any sand and gravel extraction at Midgley Farm, there is an opportunity for restoration for flood alleviation and water-based biodiversity/nature conservation, with associated, sensitively designed, public access. The town council will lobby for such restoration at the appropriate time.

Trees

Trees, particularly mature specimens, are seen as important within the town. They are important for visual amenity and wildlife as well as offering wider environmental benefits in catching air pollutants and particulates and moderating the effects of wind and high temperatures.

Tree Surveys

Trees may be special landmarks; they may have a historic connection or be trees that make a strong contribution to the streetscape. Trees are found in different situations - on streets; gardens; schools and open spaces, each requiring a different approach. If surveyed, action could then be taken to ensure the wellbeing and continuity of the town's tree stock.

- Undertake a tree survey to identify 'positive' trees or groups of trees throughout the town, together with their associated problems and opportunities.

Tree Management

Trees are an essential ingredient of the character of Otley and not just in the conservation area where the trees are protected. In many cases the trees are mature, of similar age and may be entering a period of decline soon. Gaps will begin to appear as a result. In order to make the tree presence sustainable, a good age range of trees is critical. Replacements need to be in place and well established when the old mature ones start dying off in order to take over in the future. New trees are not necessarily costly, particularly so in secure areas where small specimens can be used.

- Consider the development of a strategy for tree replacement, including:-
  - Exploring the availability of grants for tree planting.
  - Exploring the possible use of an allotment or other site for the development of a tree nursery to feed the supply of trees needed within Otley.
  - Considering the potential education angle to tree planting.
  - Identifying any particular areas of need for replacement/new planting, e.g. where development could provide the catalyst/opportunity to satisfy the need.

Flooding

- Liaison with Environment Agency, LCC and other responsible bodies regarding preparation of flood infrastructure maintenance plans (NB ideally as part of/alongside development proposals) and their implementation.

Air Pollution

- Installation of a permanent air monitoring station in Otley town centre.

Green Energy and Energy Efficiency

Otley Town Council (OTC) commissioned a renewable energy feasibility study in 2017. Following a public meeting in December 2017 on the study recommendations, the Otley Community Energy Group (OCEG) was set up. It is made up of local residents and supported by OTC. The objective is significant carbon reduction in Otley, working towards the town being low or zero carbon within 25 years, in line with and seeking to improve upon the Climate Change Act 2008 target of an 80% reduction by 2050. The study generated the following actions supported by both OTC and OCEG:-

- Encourage greater generation of a range of renewable energy locally by households, in buildings owned by LCC, in community buildings and by private businesses.
- Facilitate greater energy efficiency by households, in buildings owned by LCC, in community buildings and by private businesses and in doing so begin to address fuel poverty in Otley households.
- Lobby LCC/developers regarding adopting the highest possible level of environmental and energy efficiency standards in all new built development, encouraging the exceeding of required minimum standards and the incorporation of rooftop solar where appropriate.





5.2 Built Environment

Introduction

This section of the plan picks up on the importance which the vision statement attaches to the maintenance of the town's essential character and the preservation and enhancement of its built heritage.

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

- To protect and enhance Otley's rich built heritage;
- To ensure high quality design in buildings and places.

The Key Issues

The community values Otley's historic and architectural legacy which contribute so much to its distinctive present-day character. There are concerns however regarding the sanctioning – by LCC – of unsympathetic new developments (e.g. Well Hill Court, Westgate) and the disregard for historic surfaces. This relates directly to LCC's now long overdue review of Otley's conservation area (last designated 2003) and the firm belief that other areas and assets of the town should be afforded protection of their built conservation value. The following provisions address these issues.

Local Heritage Areas

The initial Neighbourhood Plan household survey in 2014 showed the protection of local heritage assets to be a concern, with respondents highlighting the market place and historical architecture and buildings as being particularly positive. The 2015/16 consultation on policy intentions attracted over 80% support for built environment policies, including for an extended conservation area, with specific suggestions for new areas to be included (NB all however were already within the conservation area). The Pre-Submission Draft Plan, consulted on in 2017, received between 69% and over 79% support for policies defining and lending some protection to six 'Local Heritage Areas' as a first step towards possible future conservation area status.

Much of the central core of Otley (see Map 7, P40) already enjoys conservation area status dating back to the original designation of the Otley Conservation Area in 1970. Following the last review, the current conservation area and associated appraisal (CAA) were approved in December 2003. This affords the area substantial statutory protection against adverse development and change. This appraisal however is now very out-of-date and much less effective in guiding development than more up-to-date appraisals in other areas (e.g. Guiseley) which include a management plan. A further review by LCC is now significantly overdue. The saved policies of the Leeds Unitary Development Plan (N18-20) provide complementary protection to the conservation area.

The current designation excludes a number of areas of the town (see Map 8, P41), felt, with good evidential justification, to be worthy of similar protection. These areas have been assessed in line with guidance set out in Historic England's Advice Note 1 (HEAN 1) "Conservation Area Designation, Appraisal and Management" and adjudged to meet criteria warranting their identification as Local Heritage Areas (see Appendix 4).

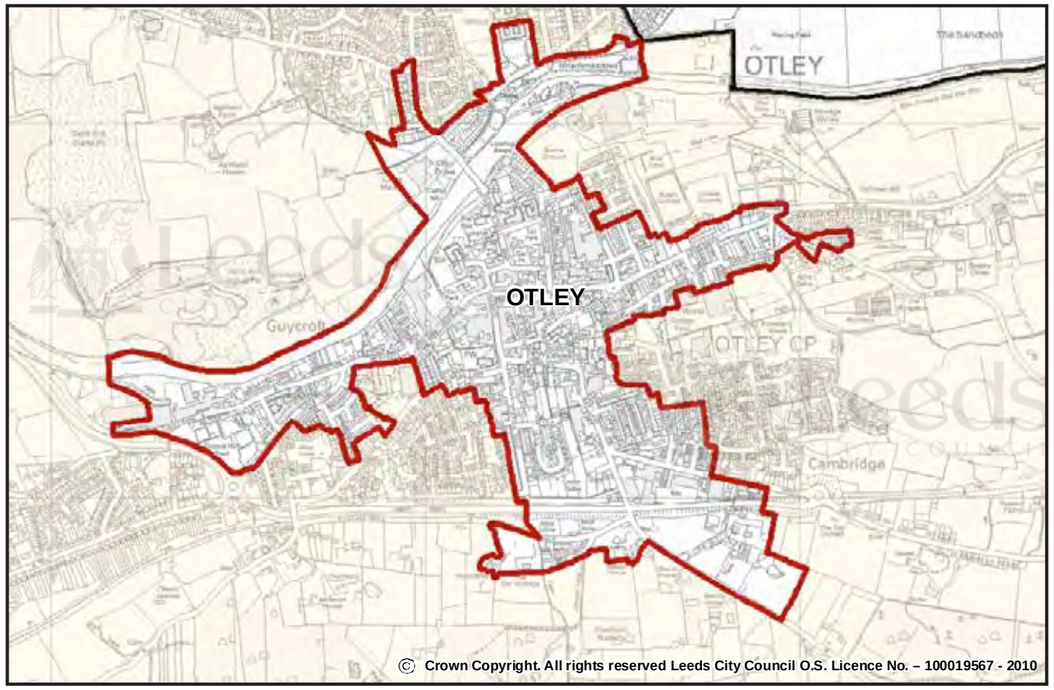
Conservation area extensions to cover most of these areas, plus a separate conservation area to cover 'Birdcage Walk (West)', will be pursued with LCC by the town council under the Neighbourhood Plan umbrella, but in the meantime the plan will put in place 'Local Heritage Area' policies to provide some interim guidance.

POLICY BE1: OTLEY LOCAL HERITAGE AREAS

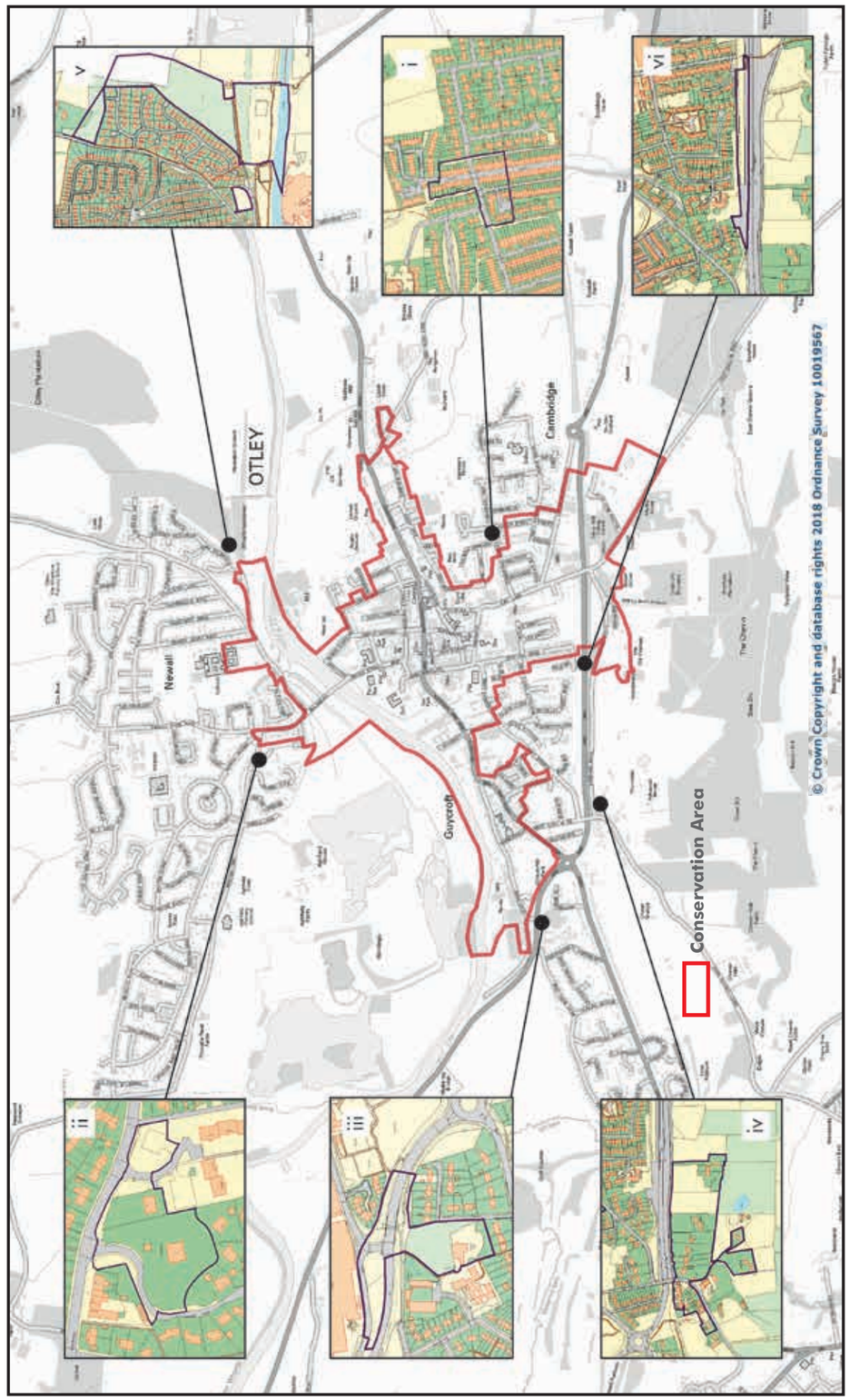
The following areas, as shown on the Neighbourhood Plan Map, are defined as Local Heritage Areas:-

i. Albion Street
ii. Weston Lane
iii. Westbourne
iv. Birdcage Walk (West)
v. Otley Riverside
vi. Station Top

Development proposals that enhance the heritage features of these areas will be supported.



MAP 7: Otley Conservation Area



Key to inset maps: i = Albion Street ii = Weston Lane iii = Westbourne iv = Birdcage Walk (West) v = Otley Riverside vi = Station Top

MAP 8: Local Heritage Areas

POLICY BE2: ALBION STREET LOCAL HERITAGE AREA

Within or within the setting of the defined Albion Street Local Heritage Area, to be supported:-

i. Development must respond positively to its setting in terms of scale, form, materials and building methods, taking particular account of the area's following distinctive features:-

a. buildings of two or two and a half storeys;
b. coarse Chevin gritstone masonry;
c. stone or slate roofs;
d. window openings of a vertical proportion, with stone lintels and cills or stone surrounds;
e. sliding-sash timber window frames;
f. panelled timber doors;
g. classical proportions.

ii. Development involving works to historic surfaces, such as flags, setts and kerbs, must respect and enhance the special character of the area.

POLICY BE3: WESTON LANE LOCAL HERITAGE AREA

Within or within the setting of the defined Weston Lane Local Heritage Area, to be supported:-

i. Development must respond positively to its setting in terms of scale, form, materials and building methods, taking particular account of the area's following distinctive features:-

a. buildings of two or two and a half storeys;
b. coarse Chevin gritstone masonry;
c. stone or slate roofs;
d. window openings of a vertical proportion, with stone lintels and cills or stone surrounds;
e. sliding-sash timber window frames;
f. panelled timber doors;
g. classical proportions;

ii. Development must retain historic boundary treatments, such as stone boundary walls and gate posts, and must also ensure new boundary treatments preserve and enhance the special character of the area.

iii. Development involving works to historic surfaces, such as flags, setts and kerbs, must respect and enhance the special character of the area.

iv. Development must maintain permeability through the area.

v. Development must retain and enhance the green spaces, including large gardens, grounds and amenity spaces between buildings, together with the area's well-treed aspect.

POLICY BE4: WESTBOURNE LOCAL HERITAGE AREA

Within or within the setting of the defined Westbourne Local Heritage Area, to be supported:-

i. Development must respond positively to its setting in terms of scale, form, materials and building methods.

ii. Development must retain and enhance the area's green spaces, including well-wooded grounds and open green verges.

iii. Development involving works to historic surfaces, such as flags, setts and kerbs, must respect and enhance the special character of the area.

iv. Development must respect the historically important key views from the site, where seen from locations that are freely accessible to members of the general public, of Pegholme Mill tower on the north side of the A660/Ilkley Road, reflecting the association between the mill and the mill owners' former residence (see Appendix 5).

POLICY BE5: BIRDCAGE WALK (WEST) LOCAL HERITAGE AREA

Within or within the setting of the defined Birdcage Walk (West) Local Heritage Area, to be supported:-

i. Development must respond positively to its setting in terms of scale, form, materials and building methods, taking particular account of the area's following distinctive features:-

a. buildings of up to three storeys;
b. coarse Chevin gritstone masonry;
c. stone or slate roofs;
d. window openings of a vertical proportion, with stone lintels and cills or stone surrounds;
e. sliding-sash timber window frames;
f. panelled timber doors;
g. classical proportions.

ii. Development must retain historic boundary treatments, such as stone boundary walls and gate posts, and must also ensure new boundary treatments preserve and enhance the special character of the area.

iii. Development must respect key views (as detailed at Appendix 5), where seen from locations that are freely accessible to members of the general public, towards, away from and within the area, while also being mindful of the potential to create new views and juxtapositions which add to the variety and texture of its setting.

iv. Development must retain and enhance the green spaces, including large gardens and grounds, between buildings, together with the area's wooded aspect.



POLICY BE6: OTLEY RIVERSIDE LOCAL HERITAGE AREA

Within or within the setting of the defined Otley Riverside Local Heritage Area, to be supported:-

i. Development must respond positively to its setting in terms of scale, form, materials and building methods.

ii. Development must retain and enhance the parkland, woodland and associated green spaces of the area.

iii. Development must maintain permeability through the area.

iv. Development involving works to surfaces must respect and enhance the special historic character of the area.

POLICY BE7: STATION TOP LOCAL HERITAGE AREA

Within or within the setting of the defined Station Top Local Heritage Area, to be supported:-

i. Development must retain historic boundary treatments, such as stone boundary walls and gate posts, and must also ensure new boundary treatments preserve and enhance the special character of the area.

ii. Development involving works to historic surfaces, such as flags, setts and kerbs, must respect and enhance the special character of the area.

iii. Development must respect key views (as detailed at Appendix 5), where seen from locations that are freely accessible to members of the general public, towards, away from and within the area, while also being mindful of the potential to create new views and juxtapositions which add to the variety and texture of its setting.

iv. Development must retain historic railway features, such as the weighbridge, platform edging and retaining walls.

v. Development must retain the extensive tree belts which frame the area along its northern and southern boundaries.

Protection of Built Heritage

Otley has a rich historic built legacy which the community is keen to preserve as evidenced by responses to both the initial Neighbourhood Plan questionnaire and the policy intentions consultation. This was confirmed by over 81% of respondents to the 2017 draft plan consultation supporting the proposed policy on the protection and enhancement of 'Non-Designated Heritage Assets'.

Otley is particularly rich in terms of its individual heritage buildings and structures. It has many fine old buildings of the 18th century and approximately ten buildings pre-date 1700. Victorian buildings are also well represented. Very many of these have been recognised by Historic England, with the town boasting over 150 listed buildings, including three particularly fine examples in All Saints' Parish Church (Grade I) and The Old Grammar School, on Manor Square, and The Old Hall, at 15/17 Kirkgate, (both Grade II*). Many other buildings within the conservation area are identified as 'positive buildings' within the CAA. Otley also contains six Scheduled Monuments, including Otley Bridge. These all already enjoy legal protection. Details of all are to be found in the Neighbourhood Plan Evidence Base.

Other heritage assets however, such as Westbourne House and Westbourne Lodge, remain relatively unprotected against unsympathetic development. Based on assessments (see Appendix 6) in line with Historic England (HE) local listing guidance, a total of seventeen assets were adjudged to meet HE criteria and are identified in this plan as potential non-designated heritage assets. These buildings and features of the built environment are listed under 'Community Actions' at the end of this section (P50) and are nominated for assessment by LCC as candidates for its Schedule of Non-Designated Heritage Assets, supported by the evidence provided at Appendix 6. The schedule is not exhaustive and is rather a list of the non-designated heritage assets that LCC is aware of at a point in time. LCC produces a Schedule of Non-Designated Heritage Assets which will be updated annually as part of its Authority Monitoring Report (AMR).

The Neighbourhood Plan will introduce Policy BE8 below in order to establish that the effect of a planning application on the significance of a non-designated heritage asset will be taken into account in the determination of planning applications and to encourage appropriate enhancement.

POLICY BE8: PROTECTION AND ENHANCEMENT OF NON-DESIGNATED HERITAGE ASSETS

Development proposals that directly or indirectly affect the significance of non-designated heritage assets, including their setting, will be assessed having regard to the scale of any harm or loss and the significance of the heritage assets, including their importance to local distinctiveness, character and sense of place. Sympathetic enhancement will be supported.





Otley Conservation Area – Design and Development

The conservation area is the town's major distinctive asset and any development within or impinging upon it must look to maintain and enhance the qualities for which it was designated. This is consistent with the views of local people as expressed through Neighbourhood Plan consultations, where 'market place', 'historical/ architectural buildings', 'history' and 'conservation area' figure as prominent 'likes'. Over 75% of respondents supported the proposed policy controlling design and development in the conservation area in the 2017 Regulation 14 consultation.

The key characteristics of the conservation area are set out in Leeds City Council's 2003 Conservation Area Appraisal (CAA) and remain unchanged. They include:-

- An attractive stone-built historic core and a strong sense of place;
- A town centre shaped by pre-turnpike roads such as Kirkgate/Manor Square and an interesting triangular street layout that dates from the 13th century;
- Streets interconnected by ginnels and yards (e.g. Bay Horse Yard) and narrow streets (e.g. Market Street);
- Often narrow plot widths, reflecting medieval burgage plots along the main streets.

Traditional Otley's stone-built environment exhibits key features, detailed in the 2003 CAA and still very much extant. Based on these key features, Neighbourhood Plan Policy BE9 sets out the key ways in which development should seek to retain character in order to bring about successful new development within the conservation area. This policy adds local detail to the general provisions of Core Strategy Policy P11 and to UDP saved policies N18A, N18B, N19 and N20 which set out detailed requirements for development in conservation areas across Leeds.

In the framing of Policy BE9, it is recognised that while future development in Otley Conservation Area needs to be mindful of its character, it should also be distinctly of its time. Poorly designed and detailed pastiche development can be as eroding to special character as development that shows no regard to its setting.

POLICY BE9: OTLEY CONSERVATION AREA – DESIGN AND DEVELOPMENT

i. To be supported, development within, or within the setting of, Otley Conservation Area, as defined on The Neighbourhood Plan Map, must demonstrate a positive response to its setting in terms of scale, form, materials and the nature of construction; and demonstrate regard for the following design principles:-

a. buildings of two, two and a half or three storeys;
b. coarse Chevin gritstone masonry;
c. stone or slate roofs;
d. window openings of a vertical proportion, with stone lintels and cills or stone surrounds;
e. sliding-sash timber window frames;
f. panelled timber doors;
g. classical proportions.

ii. Development should retain Victorian and other historic shopfronts and signage. New shop fronts should preserve or enhance the special character of the area.

iii. Development should retain historic boundary treatments, such as stone boundary walls and gate posts, and ensure new boundary treatments preserve and enhance the special character of the area.

iv. Development involving works to historic surfaces, such as flags, setts and kerbs, should respect and enhance the special character of the area.

v. Development should respect key views (as detailed at Appendix 5), where seen from locations that are freely accessible to members of the general public, towards, away from and within the area, while also being mindful of the potential to create new views and juxtapositions which add to the variety and texture of its setting.

vi. Development must enhance permeability through the conservation area, particularly improved linkages between the town centre and riverside.

vii. Development should respect and enhance Wharfemeadows Park, its green space and well-treed aspect.

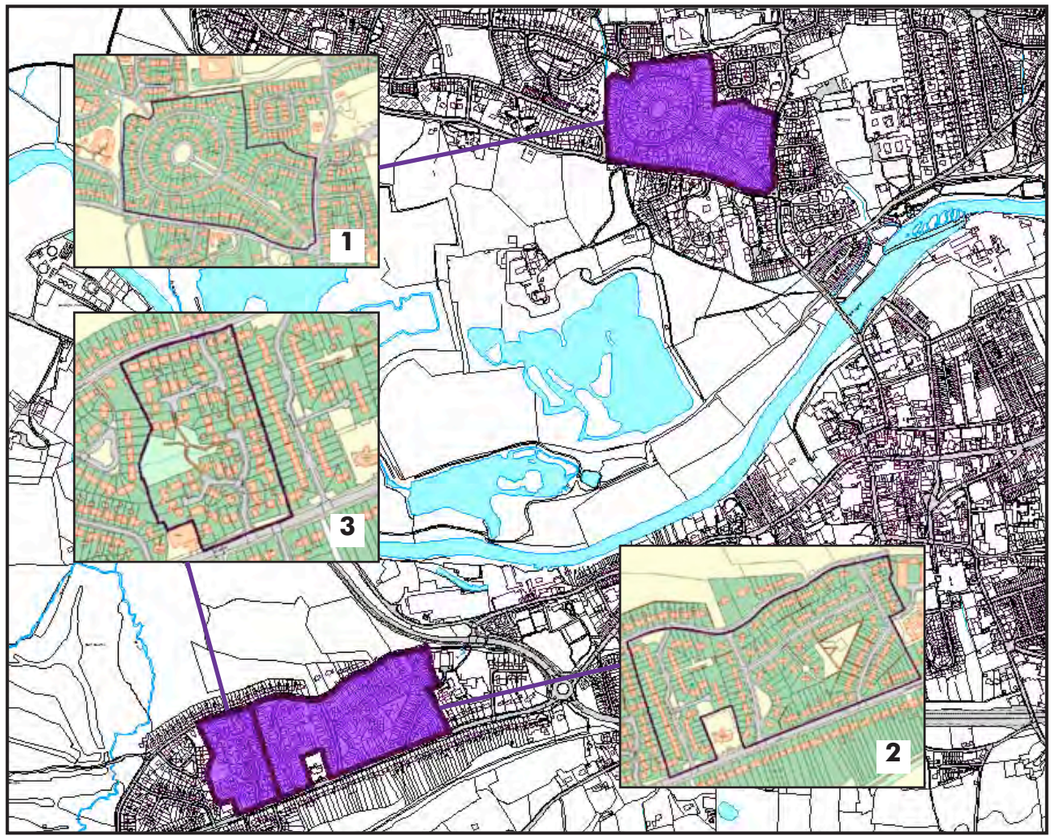
viii. Development should take account of the historical Queen Anne lodges, quadrant walls and gateposts adjoining the northern boundary of Wharfemeadows Park.

The Estates

Distinctive character is not confined to the Otley Conservation Area and Local Heritage Areas. On the contrary, other parts of the town display design, architectural or historical quality which the local community wishes to see respected. Some 76% of respondents in the 2017 Neighbourhood Plan consultation supported policies to control development in the town's three most distinctive housing estates.

A recent light touch character assessment carried out by Otley Conservation Task Force, on behalf of Otley Town Council, identifies the 'Oval', Duncan and Pegholme Estates as exhibiting distinct characteristics worthy of consideration as part of any new development within them. These areas are shown on Map 9, P48 and described at Appendix7.

Based on the assessments, plan policies BE10, BE11 and BE12 identify key design and layout features for each estate which should be considered in the framing of proposals for new development. This adds to the provisions of Core Strategy Policy P11 in respect of undesignated heritage assets.



MAP 9: Oval, Duncan and Pegholme Estates

Key to inset maps: 1 = The Oval Estate 2 = Duncan Estate 3 Pegholme Estate

POLICY BE10: THE OVAL ESTATE DESIGN AND DEVELOPMENT CONSIDERATIONS

To be supported, development within the Oval Estate, as defined on The Neighbourhood Plan Map, must demonstrate it reinforces the following locally distinctive features:-

i. The tree-lined 'green' at the estate's heart and other green amenity spaces;

ii. Historic features, such as mile posts, cast iron coal chute covers and street signs;

iii. Variety of house types and resultant village/cottage feel;

iv. Variety and distinctiveness of roof design, materials, fenestration and detailing, such as wooden porches;

v. Original stone wall, gatepost and hedgerow boundary treatments.

POLICY BE11: DUNCAN ESTATE DESIGN AND DEVELOPMENT CONSIDERATIONS

To be supported, development within the Duncan Estate, as defined on The Neighbourhood Plan Map, must demonstrate it reinforces the following locally distinctive features:-

i. Variety of house types;

ii. Variety and distinctiveness of brick detailing (e.g. to gables, archways) and stone detailing (e.g. window lintels);

iii. Large gardens and linked network of enclosed green spaces;

iv. Existing pedestrian permeability;

v. Historic features, such as original gritstone wall boundary, manhole covers and cast iron street signs.

POLICY BE12: PEGHOLME ESTATE DESIGN AND DEVELOPMENT CONSIDERATIONS

To be supported, development within the Pegholme Estate, as defined on The Neighbourhood Plan Map, must demonstrate it reinforces the following locally distinctive features:-

i. Distinctive layout with curving street pattern, open parkland and stream at the estate's heart and open plan frontages;

ii. The prevailing 'mock Tudor' house style featuring red brick, diamond lead windows and prevailing brown roof tiling and timber detailing;

iii. Variety of housing types;

iv. Mature tree cover from the original Kineholme Estate.

Community Actions

In addition to the plan's core planning requirement to seek to protect, and look for the enhancement of, Otley'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, both inside and outside the conservation area, the following complementary actions and aspirations to be pursued either locally or via outside agencies have been identified. These originate from the Otley Conservation Area Appraisal, the Town Council's Tourism Strategy, the Town Enhancement Study (as reviewed 2017) and from suggestions made by the community in the four rounds of Neighbourhood Plan consultations so far undertaken - as reviewed and added to by the Neighbourhood Plan Steering Group and its constituent task groups.

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

Conservation Area

- Lobby LCC regarding review and assessment of proposed extensions/satellite.
- Proposed enhancements – based on review of Otley CAA Character Areas 'Opportunities for Enhancement' and Town Centre Action Plan (e.g. on yards/ginnels/alleys, lighting).
- Historic Surfaces - liaison/joint working with LCC Highways and utilities regarding treatment during/after works, reinstatement, replacement of inappropriate modern surfacing.

Listed Buildings/Structures

- Lobby LCC regarding much-needed repairs to Queen Anne Lodge boundary wall.

Positive Buildings

- The Summercross – lobby the owners and potential developers of the former Summercross Public House regarding the maintenance of their property and its speedy re-development.
- The Yeoman – lobby the owners and potential developers of the former Yeoman Public House regarding the maintenance of their property and its speedy re-development.

Potential Non-Designated Heritage Assets

- LCC Assessment - the following buildings and features of the built environment are nominated for assessment by LCC as potential Non-Designated Heritage Assets:

- Westbourne House	- Ashfield Lodge	- Church Lane Top
- Westbourne Lodge	- Ashfields	- Quaker Burial Ground
- Evergreens	- Newall Grange	- The Summercross Ripening Wall
- Burras House	- Newall Close Gateway	- Otley Weir
- Ellar Ghyll Mill	- The Coach House, Newall Close	- Otley Police Station
- Brunswick House	- Otley Cemetery Superintendant's House	

- Church Lane Top – creation of new community/heritage space.



Design and Development

- Undertake street scene audit preparatory to the preparation of 'Street Scene Design Guide', including town signage.
- Preparation of 'Shop Front Design Guide'.
- Develop design principles for 'street' furniture and facilities.

Information/Awareness-raising

- Advice and encouragement to land/property owners in the conservation area, local heritage areas, and the estates and of potential Non-Designated Heritage Assets regarding conservation, maintenance and enhancement of their properties, via an information leaflet.
- Provide historical signboards around the town.

Town Gateways

- Provide gateway structures/signage at East Chevin Road, West Chevin Road, Bradford Road, Weston Lane, Carr Bank and Farnley Lane, to add to the 3 projects already implemented at Leeds Road, Pool Road and Ilkley Road – ref Town Enhancement Study (as reviewed 2017)

Street Naming

- Develop a street naming protocol.

Road Signs

- Renovate all Victorian road signs.





5.3 Mixed Use Developments

Introduction

This section of the plan addresses the major new development which Otley can expect over the next 10 years and more. It does so within the context of the vision statement's drive towards a more sustainable community embodying a balanced mix of homes, jobs and infrastructure improvements, crucially a new relief road east of the town. It reflects the aspiration that sustainable development will create a town which will be an even better place to live in than it is today, but that the town's essential character will remain firmly intact despite growth, development, change and progress.

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

- To ensure that homes, of the right types, are built to meet the needs of local people;
- To ensure that new employment opportunities are provided in the town;
- To support and regenerate the local economy;
- To improve transport infrastructure, alleviate congestion and develop safer routes for pedestrians and cyclists;
- To protect and enhance Otley's rich built heritage;
- To ensure high quality design in buildings and places;
- To protect and enhance green space, landscape, wildlife and nature conservation interests.

The Key Issues

The significant mixed use developments already planned for the town (East of Otley) or proposed, by LCC, via the Site Allocations Plan, represent significant growth of and/or change to the town and town centre, which is seen as being beyond the community's control and in some cases or aspects contrary to its wishes. There is a desire to wrest back a modicum of control by setting out local requirements and aspirations, in order to shape the way these major 'game-changing' developments are delivered on the ground and to mitigate their impacts and maximise their benefits for the town and its residents. There is also the wish to highlight the opportunity presented by the landmark, and currently disused, town centre site of the former Board Buildings on North Parade. The following provisions address these issues.

East of Otley

The Site Allocations Plan carries forward, from the UDP, land at East of Otley, Off Pool Road, for mixed use development (Plan Ref MX1-26), comprising housing (550 homes) and employment (5 ha), conditional on the construction of an Eastern Relief Road, adding the proposal for a school.

The land was originally allocated, in the adopted Leeds Unitary Development Plan Review (2006), in accordance with UDP Policies H3-3A.30 and E4(20), for housing , employment and greenspace uses, subject to requirements covering relief road construction and production of a planning framework.

Public opinion in the town has long been and continues to be against this development and comments made during Neighbourhood Plan consultations have largely reflected this view, while offering little in the way of positive ideas as to how the development should be shaped. Various detailed comments were however made, during the Policy Intentions Document consultation, in respect of the timing and phasing of the relief road and regarding the location of commencement works, gradients and cycle lanes. As a result of general opposition to the development, only some 48% of respondents to the 2017 draft plan consultation supported the proposed policy setting out key guiding development principles. This is nonetheless a sizable majority compared to the 29% who opposed the policy. The many detailed comments made by respondents were also invaluable in helping to refine initial policy ideas.

The town council, its Neighbourhood Plan Steering Group and constituent task groups have given serious consideration to the basic principles which should underpin the development, particularly in respect of how it integrates with Otley's existing built fabric; how it works with the existing landscape and its natural features; and how it allows for continued and much-valued access to surrounding countryside.

The greatest concern relating to this development is probably its impact on traffic congestion within Otley and the wider area, particularly given the unknown consequence of other planned (and unplanned) developments in Otley and the surrounding areas. Residents are acutely aware of the sensitivity and unpredictability of Otley's roads, a concern that is increased by the absence of a detailed traffic model of the town and the local road network, based on a detailed survey of current traffic flows. It is recognised that a completed relief road can be expected to improve traffic flows round the town. However, the concern is the additional local, commuter and through traffic that both the relief road and the East of Otley development will generate and the consequent need to identify in advance any areas of congestion that may result from the new traffic patterns. This concern also applies during the construction period prior to the opening of the relief road. More positively, completion of the relief road may create significant opportunities to make traffic improvements within the town centre – but these also need to be identified and assessed. The bigger picture needs to be properly understood. An outline brief for a required comprehensive transport study is set out at Appendix 8.



The development also raises legitimate concerns about flooding and pollution. Run-off from the Chevin, emergent groundwater and rainfall need to be buffered on the site, without creating unplanned flooding, and be discharged with no increase in off-site flooding. The rigorous application of existing LCC flooding and development policies, as referenced in Section 5.1 ('Surface Water Flooding'), will be expected in order to address these issues. Long-term drainage and landscape management, carried out in accordance with agreed plans, will be key to ensuring that implemented flood control measures continue to operate satisfactorily. Further, the site contains old tips that need to be remediated to eliminate any pollution risk to residents or the pollution of waterways.

The development also offers considerable opportunities, for example as a demonstrator or exemplar site, for implementing the Leeds Climate Change Strategy. This could include adopting the highest environmental and energy conservation standards for new housing (see 'Green Environment' Community Actions) and the provision of electric vehicle charging infrastructure in car parking spaces and ideally for all dwellings, building on existing LCC planning guidance (ref LCC Parking SPD) and its intention to translate this into a future Core Strategy policy requirement.

East of Otley represents the most significant development within Otley over the next 10 years, and arguably beyond, and is likely to have profound impacts on the town on many levels. It's key housing, employment, relief road and school components must each be developed in a way which minimises impact upon the existing town and community, while maximising benefits for both current and future residents. Each component must also be set within a broader planning framework to ensure that there is compatibility between components and that impacts and benefits are addressed holistically, both for east of Otley in the widest sense and for the town as a whole. Policy MU1 below sets out a series of key guiding principles for the development designed to achieve these aspirations.

POLICY MU1: EAST OF OTLEY KEY GUIDING DEVELOPMENT PRINCIPLES

To be supported, development at East of Otley, as identified on The Neighbourhood Plan Map, must be undertaken in accordance with the following requirements:-

An Agreed Strategic Approach

i. Preparation and agreement of the following four documents, including public consultation as part of the preparation process, prior to or accompanying the submission of any planning application. These four documents will address the key guiding principles for development identified within the remainder of this policy:-

a. a comprehensive development brief and concept masterplan.
b. a comprehensive transport study (to be informed by the outline brief at Appendix 8).
c. an outline design code
d. an infrastructure delivery plan.

Design Concepts

ii. Integration of the development with the rest of the town and its facilities.

iii. Creation of a genuine 'village-like' feel with a local, neighbourhood 'community hub', including green spaces and a shop.

iv. Identification of a green infrastructure framework as the basis for the development (see 'Green Infrastructure and Greenspace').

v. Development of a unique 'East of Otley Brand', to create a distinctive sense of place, reflective of the organic growth of Otley, including:-

a. visual interest across the development;
b. unregimented layout, featuring irregular neighbourhoods each with a distinct architectural character;
c. progression of character areas from traditional in the north (reflecting Otley's stone Victorian heritage and adjacent conservation area), to contemporary in the south, but with an underlying architectural unity (see 'Building Design Code').

vi. Respecting key views towards, away from and within the site as seen from locations that are freely accessible to members of the general public (see Appendix 5).

Building Design Code

vii. Varied building design throughout the development to avoid standardised house types and plots.

viii. Building heights and skyline in tune with the existing Otley environment, with buildings of two, two and a half and, in exceptional circumstances, three storeys, but only where justified by detailed design analysis.

ix. Provision of predominantly semi-detached and terraced housing with proportionately fewer detached dwellings, flats or apartments.

x. Careful choice of form, materials and colour palette, reflective of existing local variety and quality.

Eastern Relief Road

xi. Alignment of the relief road broadly as per the UDP allocation indication.

xii. Construction of relief road in a single phase and completion within 5 years from commencement of construction.

xiii. Provision of all motorised vehicular access to the development from the relief road.

xiv. No motorised vehicular access between the development and East Busk Lane or the Cambridge Estate, with the possible exception of barrier-controlled access for bus and/or emergency vehicles.

xv. Provision of a separate two-way cycle track along the internal/west side of the relief road plus pedestrian route.

Green Infrastructure and Greenspace

xvi. The green infrastructure framework to be based on existing landscape/habitat features and Public Rights of Way (PROW), incorporating:-

a. new greenspace;
b. children's play facilities;
c. walking and cycling routes;
d. wildlife habitats and features;
e. 'green bridges/tunnels' at relief road crossing points.
f. Equivalent re-provision and/or improvements, in the event that the development directly impacts on the Otley Town FC, Old Otliensians RUFC and/or Otley RUFC ground and sports facilities and/or access to them.

Footpath and Cycle Links

xvii. Enhancement of existing pedestrian (including all PROW) and cycle routes into the town centre and provision of new routes, together with bridleways, embedded into the site's green infrastructure.

xviii. Retention of PROW as 'rural routes', embedded into the site's green infrastructure, incorporating cycle routes where feasible and minimising surface-level highway crossing points.

xix. Integration of the route of the Wharfedale Greenway, in liaison with Greenway partners.

xx. Retention of East Busk Lane as a walking and cycling route, embedded into the site's green infrastructure, incorporating a 'green bridge/tunnel' crossing of the relief road and connection to Wharfedale Greenway.

xxi. Compliance with Policy TT1 in respect of the identified Otley cycleway and footpath network as shown on The Neighbourhood Plan Map.

Employment Provision

xxii. Location of employment area(s) for easy access to the relief road and designed to avoid nuisance to residents with appropriate screening and buffering.

Education Provision

xxiii. Location of school to maximise non-motorised vehicular travel from its catchment.

xxiv. Location of school to facilitate direct motorised vehicular accessibility from the relief road, complemented by adequate parking and drop-off provision.

Environment

xxv. The former tip sites at Ings Lane (where it lies within the site) and East Busk Lane to be remediated in line with best practice.

xxvi. Provision of electric vehicle charging infrastructure in parking spaces in accordance with the latest assessment of local need.



Westgate, Ashfield Works

The LCC Site Allocations Plan (SAP) proposes land at Westgate, Ashfield Works for mixed use development (Plan Ref MX2-1), comprising residential and town centre uses. This would provide for the development of some 50 new homes up to 2028, including older persons housing for independent living.

While the development would be required by LCC to take place within the context of the Ashfield Works Planning and Development Brief, including its relationship with the Westgate development site (see MU3 below), it is crucial that it should also reflect the detailed concerns of the existing community. As such Policy MU2 also sets out further requirements designed to ensure that the best possible development is achieved, together with additional policy aspirations. Some 74% of respondents to the 2017 draft Neighbourhood Plan consultation supported the proposed policy covering development requirements for the site.

POLICY MU2: WESTGATE - ASHFIELD WORKS DEVELOPMENT REQUIREMENTS AND ASPIRATIONS

To be supported, development at Westgate – Ashfield Works, as identified on The Neighbourhood Plan Map, must be undertaken in accordance with the following requirements:-

i. The carrying out of an ecological assessment and agreement as to appropriate resultant action, prior to the commencement of any work on site;

ii. The provision of a Biodiversity Buffer (not private garden space) to the River Wharfe;

iii. The formalisation of a riverside walkway and provision of cycleway, in accordance with Policy GE3;

iv. Preservation or enhancement of the character or appearance of the Otley Conservation Area within which the site is located, including compliance with Policy BE9;

v. Preservation of the special architectural or historic interest of the buildings on site that make a significant positive contribution to the distinctiveness and character of the area, which in respect of non-listed buildings must be assessed in accordance with a balanced judgement having regard to the scale of harm and the significance of the building;

vi. Preservation of the settings of listed buildings adjacent to the site;

vii. The carrying out of an appropriate level of archaeological and architectural recording and agreement as to appropriate resultant action, prior to the commencement of any work on site;

viii. The carrying out of a comprehensive traffic impact assessment of the development (including for the Westgate Site if developed jointly – ref Policy MU3);

ix. Addressing the requirements of the Ashfield Works Planning and Development Brief.

Proposals must also demonstrate that consideration has been given to the viability of providing suitable premises for the re-housing of Otley Museum as part of the overall mixed use development of the site.

Westgate

The LCC Site Allocations Plan (SAP) proposes land at Westgate for mixed use development (Plan Ref MX2-2), comprising residential and town centre uses. This would provide for the development of some 15 new homes up to 2028, including older persons housing for independent living.

While the development would be required by LCC to take place within the context of the Ashfield Works Planning and Development Brief, including its relationship with the Westgate – Ashfield Works site (see MU2 above), it is crucial that it should also reflect the detailed concerns of the existing community. As such Policy MU3 also sets out further requirements designed to ensure that the best possible development is achieved, together with additional policy aspirations.

Some 70% of respondents to the 2017 draft Neighbourhood Plan consultation supported the proposed policy covering development requirements and aspirations for the site

POLICY MU3: WESTGATE DEVELOPMENT REQUIREMENTS AND ASPIRATIONS

To be supported, development at Westgate, as identified on The Neighbourhood Plan Map, must be undertaken in accordance with the following requirements:-

i. Provision of additional pedestrian routes to the town centre;

ii. Preservation or enhancement of the character or appearance of the Otley Conservation Area within which the site is located, including compliance with Policy BE9 and the preservation and restoration of the traditionally surfaced Church Lane footpath;

iii. Preservation of the special architectural or historic interest of the setting of adjacent listed buildings ;

iv. Preservation of the special architectural or historic interest of the buildings on site that make a significant positive contribution to the distinctiveness and character of the area, (notably the entrance buildings to Victoria Works), which in respect of non-listed buildings, must be assessed in accordance with a balanced judgement having regard to the scale of harm and the significance of the building;

v. The carrying out of a comprehensive traffic impact assessment of the development (including for the Westgate Ashfield Works Site if developed jointly – ref Policy MU2);

vi. The carrying out of an appropriate level of archaeological and architectural recording and agreement as to appropriate resultant action, prior to the commencement of any work on site;

vii. Addressing the requirements of the Ashfield Works Planning and Development Brief

Proposals must also demonstrate consideration has been given to the viability of indoor market use and to providing suitable premises for the re-housing of Otley Museum as part of the overall mixed use development of the site.

Former Board Buildings, North Parade

The former Board Buildings (in part formerly known as Transmission House) form a block on the west side of North Parade, between The Courthouse and the North Parade (Licks) Car Park. They have been identified by the Neighbourhood Plan Community Topic Group as an undeveloped asset in the town with the potential for beneficial development and use. In the 2017 draft plan consultation, some 70% of respondents supported a proposed policy setting out aspirations and development considerations for the site.

The buildings are currently vacant, having been last used for offices and workshops, and are in the ownership of Leeds City Council. They are identified as positive buildings within the Otley Conservation Area and occupy a town centre location. As such they are subject to Core Strategy Policy P2 (Acceptable Uses in and on the Edge of Town Centres) which identifies a range of uses acceptable in principle in such a location.

Within this context, and taking account of neighbouring uses, Policy MU4 sets out preferred uses for the site, together with conservation-related considerations as to its development.

POLICY MU4: FORMER BOARD BUILDINGS, NORTH PARADE

Development proposals for the former Board Buildings, as shown on the Neighbourhood Plan Map, that include housing; and/or offices; and/or the re-housing of the Otley Museum, together with associated parking, will be supported subject to:-

i. Preservation or enhancement of the character or appearance of the Otley Conservation Area within which the site is located;

ii. Compliance with Policy BE9 of this plan;

iii. Preservation of the special architectural or historic interest of the buildings on site, and adjacent buildings, that make a significant positive contribution to the distinctiveness and character of the area, which in respect of non-listed buildings must be assessed in accordance with a balanced judgement having regard to the scale of harm and significance of the building;

iv. Proposals must also demonstrate consideration has been given to future expansion of Otley Courthouse on adjacent land to the west.

Community Actions

In addition to the plan's core planning provisions regarding requirements and aspirations for the development of key development sites in the town, the following complementary action has been identified, to be pursued locally and via outside agencies. This originates variously from four rounds of community consultation, as reviewed and added to by the Neighbourhood Plan Steering Group and its constituent task groups.

It is presented in more detail in the 'Project Delivery Plan' to be found in Chapter 6.

Sites Development

- Ongoing liaison/joint working with LCC Development regarding the development of East of Otley, Westgate Ashfield Works, Westgate and Former Board Buildings, North Parade.



5.4 Housing

Introduction

This section responds to the vision statement's emphasis on providing the right sort of homes for local people while inevitably providing homes for more people. As with the town's major mixed use development schemes, it works to accommodate housing development and growth, fully in keeping with Otley's essential existing character.

It specifically addresses the following plan objectives:-

- To ensure that homes, of the right types, are built to meet the needs of local people;
- To support and regenerate the local economy;
- To improve transport infrastructure, alleviate congestion and develop safer routes for pedestrians and cyclists;
- To ensure the retention and provision of better community, cultural and leisure facilities for all.

The Issues

It is evident from public consultation that local people have an appreciation of the need for Otley to contribute to required new housing development across the Leeds area, if not at the level and in the locations proposed by Leeds City Council.

In the 2014 Neighbourhood Plan consultation, 50% plus of respondents stated that more was needed, with some 44% specifying 'a little more'. On the other hand, 39% said that there was 'enough'. Only 7% felt that 'a lot more was needed. Others supported some increase if facilities were improved. Current housing provision was felt to be average by some 43% of residents and good by some 40%.

The Leeds Core Strategy and Site Allocations Plan (part of the Leeds Local Plan) together determine the level of development and the sites which will accommodate it in the Outer North West sector of which Otley is a key part, being the main settlement in the area. Over the years 2017 to 2033 the Local Plan commits to delivering 3% of the overall target for Leeds (51,972 net) in the Outer North West. The Site Allocations Plan identifies sites or allocates new sites for development up until 2023 which includes provision for a total of 1,375 new dwellings in Outer North West. A number of sites in Otley are identified for housing development through the Site

Allocations Plan (which is defined as sites with extant planning permission, recently expired planning permission and still considered appropriate, or unimplemented UDP allocations) delivering some 1,093 new dwellings. This includes East of Otley and Ashfield Works addressed in Section 5.3 above. A number of sites now have planning permission, with some either already totally or partially built-out. A further 3 new sites are allocated in the SAP which will equate to 81 new dwellings. All of which provide an anticipated total of 1,174 new dwellings in Otley.

Development on Non-Allocated Sites

The allocation of particular sites for future housing development, as detailed above, cannot of course preclude developer applications on additional sites within Otley. 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, health), accessibility standards, intrinsic amenity, recreation or nature conservation value and visual/historic /spatial character are all key factors in determining acceptability.

Policy H1 below addresses the infrastructure capacity issues from a local Otley 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 and built environment policies clearly set out the greenfield land in Otley that is valuable in this regard.

Some 79% of respondents to the 2017 draft plan consultation supported the proposed policy covering development on non-allocated housing sites

POLICY H1: HOUSING DEVELOPMENT ON NON-ALLOCATED SITES

New housing development on non-allocated land will be supported, 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, so that residual cumulative impacts are not severe - access from and routing via Otley town centre must not be proposed unless it is demonstrated that alternatives are not practical or viable;

ii. The local public transport network;

iii. The availability of primary and secondary school places in the local area;

iv. The availability of patient places at local GP and dental practices.

Housing Mix

In the 2014 Neighbourhood Plan consultation, respondents clearly indicated two main perceived areas of local housing need, namely starter homes (raised by nearly 50% of people – 215) and homes for the elderly (some 30% of respondents – 130). The consultation on policy intentions in 2015/16 provided 65% support for the intention to address these issues through policies on housing size, tenure and housing for older people. A number of comments were additionally made in respect of the continuing need for some larger 3-4 bedroom properties. In the 2017 consultation on a Pre-Submission Draft Plan, some 76% and 81% respectively of respondents supported proposed policies on housing mix and housing for independent living.

In 2015 Otley Town Council commissioned AECOM consultants to advise on local housing data in order to assist the council in relation to the type and tenure of housing needed in the town, so as to inform Neighbourhood Plan policy.

The study concluded that:-

- Smaller households are likely to need and/or afford smaller dwellings;
- Household space size in Otley is generally larger than the local authority average, helping to explain residents' desires for more starter homes and estate agency opinion as to an undersupply of smaller units;
- Census evidence suggests housing for independent living for older people is likely to be in demand, a conclusion supported by estate agency views;
- Specialist facilities for the elderly may be in demand due to Otley's rapidly ageing population and suitability for this kind of housing, a view again supported by estate agency opinion;
- Families are more likely to need and/or afford medium sized and larger dwellings, therefore prudent to plan for a proportion of family households;
- Both private and social rental levels are lower than the Leeds average, but evidence of strong demand for such property in Otley, possibly due to low supply;
- Recent local demand has been for terraced, semi-detached and detached properties, but evidence of unmet demand for flats and smaller properties.

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 into account the character of the location. It further states that for developments over 250 units (such as East of Otley), in or adjoining Major Settlements, 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 Otley's evidenced housing needs are generally met, at least within the context of the East of Otley development.

On smaller sites, however, there is no such HNA requirement and therefore no guarantee that locally evidenced needs would be met. Policy H2 below will address this situation. The policy also promotes the benefits of maintaining a high level of residential density in the town centre and the associated desirability of living without a car and accessing public transport opportunities as an alternative, by supporting flats and terraced housing on urban infill sites, anticipated to be largely within the town centre.

Core Strategy Policy H8 addresses 'Housing for Independent Living' and states that developments of over 50 dwellings (again East of Otley and Rumplecroft in Otley's case) are expected to make a contribution to supporting needs for independent living, with very large developments, such as East of Otley, 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 easy walking distances to town or local centres or access to community facilities. Where, however, developments which include housing for independent living are not in easy walking distance of a town or local centre or community facilities cannot be accessed – e.g. both Rumplecroft and East of Otley in Otley's case - there is a need for measures to be put in place to address these issues, for example the provision of accessible facilities or the means to access the nearest facilities, such as a hopper bus.

The Site Allocations Plan does propose the allocation of 3 sites, in close proximity to the town centre, which are particularly suitable for older person's housing/independent living. Of these, the Former Inglewood Children's Home site has already been developed, leaving Westgate (15 dwellings) and Ashfield Works, Westgate (50 dwellings) still to be implemented (see Section 5.3).

These policies/proposed allocations, together with new recent developments at Adlington House, should go some way to ensuring that the housing needs of elderly people in the town are met. They do not, however, fully address the demand for those smaller market properties, such as one to two bedroom houses or flats, suitable for downsizing, or the lack of accessibility to centres and facilities inherent in the proposed East of Otley development. Policy H3 seeks to address these matters.

POLICY H2: HOUSING MIX

Development which provides a housing mix in accordance with the following will be supported:-

i. A predominant proportion of smaller dwellings (1-2 bedrooms) including units suitable for independent living for older people.

ii. A smaller proportion, relative to numbers of 1-2 bedroom properties, of medium-sized and larger (3-4+ bedroom dwellings) suitable for families. Developments consisting primarily of such dwellings will normally be resisted.

iii. Subject to viability considerations, a proportion of dwellings for private and social renting that reflects the latest assessment of local need.

Developments should provide a range of housing types, including flats, bungalows, terraced, semi-detached and detached units, respecting and taking into account surrounding types of housing. Flats and terraced housing will be supported for urban infill sites.

POLICY H3: HOUSING FOR INDEPENDENT LIVING WITH POOR ACCESS TO FACILITIES

Development proposals for sheltered or other housing for elderly and disabled people will be supported where there is good accessibility to town or local centres or a range of local community facilities.



Affordable Housing

Affordable housing is housing provided for specific eligible households whose needs are not met by the market. It is generally provided by either the district council, or by a Registered Provider such as a Housing Association and is available in different types. The Glossary of Terms at Appendix 13 provides more information.

The 2014 consultation evidenced a community belief that there is both an 'affordable' (53%) and 'social' (26%) housing need within Otley (NB terms not necessarily used in the officially defined sense). Some 65% of respondents in the 2015/16 consultation subsequently endorsed a policy intention to address affordable housing, in terms of housing mix, on-site distribution, retention in perpetuity and preference regarding local occupancy. In 2017, some 67% of consultation respondents subsequently supported an affordable housing policy in the draft Neighbourhood Plan.

The 2015 AECOM housing study looked at affordable housing as part of its brief and concluded that:-

- Otley has low existing levels of affordable housing
- There is some evidence of demand as well as aspiration;
- There are low levels of households in priority need locally;
- Affordable housing does not act as a driver of housing demand locally;
- There is a need to deliver affordable housing at a higher rate than in the past.

The affordable housing policy contained in the Leeds Core Strategy (H5) sets out the general requirements for the provision of affordable housing as part of new development. Otley lies within the 'Zone 1 Affordable Housing Market Zone', normally requiring 35% on-site affordable housing for developments of 10 dwellings or more, with off-site commuted sums applicable below 10 dwellings. Actual dwellings provided would normally be pro-rata in terms of size and type unless specific local needs indicate otherwise. Policy H2 above addresses the situation regarding local housing mix needs. The Core Strategy requirement applies equally to elderly persons sheltered housing. Core Strategy Policy H5 also stipulates that secure S106 agreements must be agreed to ensure delivery and that affordable housing is maintained for future people of Leeds in housing need. Affordable housing provision is subject to viability testing on a site by site basis which may result in reduced provision.

It is reasonable to assume that Leeds's policy in respect of sites of 10 or more units (of which there are many in Otley) should result in adequate provision. This policy and Core Strategy design policy (P10), together with Policy H2 within this plan, should also ensure that the required mix of affordable housing is provided, that such housing remains as affordable in perpetuity, that housing is actually built rather than converted into an off-site commuted sum, is built to a high design standard indistinguishable in appearance from market housing and dispersed throughout development sites. The issue of local occupancy relative to local need is dealt with through LCC's Affordable Housing and Nomination Framework and lettings policy, as operated by Leeds Housing. Given only limited evidence of such need, this mechanism is considered adequate.

Issues of ensuring that both new affordable properties built are provided in Otley and off-site commuted sums are spent within Otley remain. These are addressed in Policy H4 below.

POLICY H4: AFFORDABLE HOUSING

To be supported, proposals required to include affordable housing must make provision on-site. Off-site commuted sum payments made in respect of proposals of less than 10 dwellings must be retained for expenditure on affordable housing within the Neighbourhood Area.

Community Actions

In addition to the plan's core planning provisions regarding the testing of proposed development on non-allocated sites, the provision of a housing mix to meet local needs and the delivery of affordable housing in the town, the following complementary actions and aspirations have been identified, to be pursued either locally or via outside agencies. These originate variously from four rounds of community consultation and The Otley Town Centre Action Plan, as reviewed and added to by the Neighbourhood Plan Steering Group and its constituent task groups.

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

Affordable Housing

- Build or develop affordable housing.

Town Centre Housing

- Identify opportunities for residential use and seek to bring owners, developers and other agencies together to enable them to be realised.

Community-Led Housing

- Support for Otley Community Land Trust to develop sustainable and affordable co-housing for local people.

Environmentally Sustainable Housing

- Build or renovate housing to high environmental standards.





5.5 Employment

Introduction

This section responds to the vision statement's overall aspiration that Otley will become a more self-sufficient and sustainable community over the life of the plan. As the statement sets out, "crucially, (there will be) greater employment opportunities. Jobs in the creative, cultural and tourism industries will build on Otley's strengths and reflect the town's character. This will help reverse the trend towards (it) becoming a suburb of Leeds." The section looks also to deliver on the statement's wish that retail facilities will improve, building on the traditional independent local offer and markets.

It specifically addresses the following plan objectives:-

- To ensure that new employment opportunities are provided in the town;
- To support and regenerate the local economy.

The Issues

Otley has traditionally been and aspires to remain a self-sufficient market town. Otley's roots are as an agricultural market town servicing its rural catchment and as a former manufacturing town, which provided employment in paper manufacture, printing, woollen mills, tanning and light engineering. With the decline in manufacturing across the UK, particularly from the 1980s, traditional employment land in Otley has been steadily eroded. Indeed the town generally has experienced a steady decline in local employment opportunities with many more residents now commuting into the major urban centres of Leeds and Bradford.

The 2014 household survey identified a clear concern among residents that Otley should not become solely a dormitory/commuter town, a concern heightened by an already planned housing growth out of step with new employment provision. Concerns were also expressed regarding the prevalence of charity shops in the town centre.

Protection of Existing Employment Land

Against the above background, some 83% of respondents in the 2015/16 Neighbourhood Plan consultation supported a policy intention regarding the retention of existing employment land. Over 78% of respondents in the 2017 draft plan consultation supported the proposed policy on the protection of existing employment sites.

A 2015 employment study commissioned by the town council (detailed under 'New Employment Development' below) bolstered these views, finding that there was a lack of employment land and a case for the provision of further such land in the town.

The Leeds Core Strategy (Policy EC3: Safeguarding Existing Employment Land and Industrial Areas) states that for sites in 'shortfall areas' (such as Otley), proposals which would result in the loss of a general employment allocation or an existing use within the 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, as demonstrated in early 2017 with the Produmax application on Station Road, is the loss of an employment use to another town/district, in this case Shipley, Bradford.

The Leeds Site Allocations Plan (Policies EO1 and EG1) proposes the retention of the following two already 'identified' employment sites:-

- Mill Lane – Garnett's Paper Mill (604 sq m for office use)
- East of Otley, Off Pool Road (an indicative 5ha for general employment use)

Other valuable existing employment sites, such as Armitage Monobond on Ilkley Road 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 office), 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 not be supported unless it can be demonstrated there is no reasonable prospect of a site being used for employment purposes:-

i. Armitage Monobond, Ilkley Road
ii. Side Copse/Bremner Street
iii. Wharfebank Business Centre, Ilkley Road
iv. Sinclairs, Silvine Works, North Street
v. Tate Fuel Oil, Gay Lane
vi. West Chevin Business Centre
vii. Ritson's Yard, Cross Green Lane
viii. Gay Lane/Bloomfield Square
ix. East Chevin Road (Wharfedale Farmers' Market)
x. Candlestick Works Yard, Station Road
xi. Edward Johnson (Otley) Ltd, Carr Bank Garage
xii. Granville Mount
xiii. Leeds Road

Proposals which would result in the loss of other sites in such uses will not be supported unless it can be demonstrated that there is no reasonable prospect of a site being used for employment purposes.

New Employment Development

Past Neighbourhood Plan consultations clearly supported proposals to provide new employment land, including suggestions as to possible sites, while also offering comments such as 'closures but no replacements' and 'no policy encouragement'. There is also local concern regarding successful Otley-based businesses (both long term and more recent start-ups) relocating or in the process of moving out of the town due to the lack of suitable sites for expansion. The prevailing view in respect of average to poor job opportunities in the town also provides an imperative to address the employment land situation. Some 71% of respondents (315) in the 2014 Neighbourhood Plan consultation identified employment provision as only average or poor.

In light of the above, Otley Town Council commissioned AECOM consultants, in late 2015, to undertake a high level review of employment opportunities and employment land in Otley, with the principal task of independently assessing whether current employment land allocations are sufficient to meet need or whether further supply is required.

The study concluded that:-

- There is both strategic and policy support for developing/allocating further employment land in Otley, referencing the Core Strategy, Strategic Economic Plan, 2010 Employment Land Review and the Outer North West Employment Needs Study;
- Manufacturing, low carbon manufacturing and digital industries have potential growth opportunities within Otley;
- Otley's socio-economic context suggests local demand for employment and people seeking employment outside the town due to lack of in-town opportunities;
- The business community is concerned at the lack of employment land/premises, both in total and of the right quality, type and size. Up to two thirds of businesses could potentially leave Otley as a result if they decided to upgrade/move;
- Stakeholders and local property agents identified a lack of incubation/serviced office space and of new light industrial premises, constraining growth/expansion.

On this basis, it states that "the evidence suggests that Otley needs new employment land".

The LCC Site Allocations Plan allocates 2 new sites off Ilkley Road (both west of Armitage Monobond) totalling 1ha for general employment uses. This serves to partially address the evidenced need for new employment land in the town and adds to the confirmation of already identified sites at Garnett's Mill and East of Otley (ref MU1). Policy E2 and E3 set out the criteria that will govern the development of the Ilkley Road sites.

The evidence and indicative analyses presented in the AECOM study suggest that such allocations would be insufficient to meet employment needs, particularly in the light of the substantial projected new housing development and Otley's status as an area of employment land shortfall. As such, Policies E4 and E5 set out an approach which would be welcoming of employment development and specifically of that which addresses particular sectoral opportunities and structural business requirements, while at the same time ensuring that any such new development respects the town's special character and the amenity of residents.

Responses to the 2017 Pre-Submission Plan consultation showed 80% to 82% support for policies E2 and E3, over 76% support for Policy E4 and some 84% in favour of Policy E5.

POLICY E2: LAND OFF ILKLEY ROAD

To be supported, employment development of Land Off Ilkley Road, as identified on The Neighbourhood Plan Map, must meet the following requirements:-

i. A full ecological assessment of the site and agreement as to appropriate resultant action, prior to the commencement of any work on site;

ii. Mitigation measures in relation to the site's immediate proximity to the designated River Wharfe wildlife site and its location within the Leeds Habitat Network;

iii. Design in accordance with Policies GE2, GE3, GE5 and BE9

The development of the site jointly with Land off Ilkley Road (Adjacent Armitage Monobond) and/or the Armitage Monobond site would be supported.

POLICY E3: LAND OFF ILKLEY ROAD (ADJACENT ARMITAGE MONOBOND)

To be supported, employment development of Land Off Ilkley Road (Adjacent Armitage Monobond), as identified on The Neighbourhood Plan Map, must meet the following requirements:-

i. A full ecological assessment of the site and agreement as to appropriate resultant action, prior to the commencement of any work on site;

ii. Mitigation measures in relation to the site's immediate proximity to the designated River Wharfe wildlife site and its location within the Leeds Habitat Network;

iii. Design in accordance with Policies GE2, GE3, GE5 and BE9

The development of the site jointly with Land off Ilkley Road would be supported.



POLICY E4: NEW EMPLOYMENT DEVELOPMENT

Development on identified, allocated and non-allocated employment sites, which generates additional employment uses, including serviced office/incubator space, will be supported.

POLICY E5: EMPLOYMENT DEVELOPMENT ON NON-ALLOCATED SITES

Employment development on non-allocated sites will be supported on infill sites within the built-up area subject to the development satisfying the following criteria:-

i. Avoidance of severe adverse impacts on the local highway network and local road safety;

ii. Easy access to/from the local highway network, avoiding routes through Otley town centre;

iii. Easy access to/from footpath/cycle routes; bus stops; and local facilities;

iv. Provision of in-curtilage, off-street parking as part of the development, at a level which does not add to any existing local parking problems in the immediate vicinity of the development site;

v. Avoidance of adverse effects on neighbour amenities and environment through noise, light pollution or odour.

Live/Work Accommodation

The opportunity presented by so-called 'live/work accommodation' was part of the suite of employment policies presented to the community in the 2015/16 Policy Intentions Document consultation, where it received some 83% support from respondents. In the follow-on 2017 draft plan consultation, some 82% supported a general 'live/work accommodation' policy, with over 73% supporting the aspiration to utilise the Otley Cemetery Chapels site for this purpose.

Provision regarding such accommodation is seen as a direct reflection of Otley's higher than average population of self-employed people, many working from home, and of small businesses. This is also highlighted in the AECOM study which identifies the large numbers of people in Otley who work from home. The business community in turn identifies the lack of suitable office accommodation as a constraint on potential home worker expansion.

Most home offices and some home-based businesses require little space and so can operate from an existing residential property. However, if such businesses grow, there can be a need for separate accommodation, which provides the necessary commercial space while still allowing for residential use within the same property.

Equally, other commercial activities (which are not simply office-based) require a different kind of premises, but can still be combined with living accommodation. In a town such as Otley, it is not desirable that such aspirations for the growth of small scale commercial activities are frustrated by restrictions related to planning matters. However, any commercial activity needs to demonstrate that it does not have unacceptable impacts on traffic, parking or residential amenity, before development proposals can be given support.

Paragraph 21 of the National Planning Policy Framework states that plans should "facilitate flexible working practices such as the integration of residential and commercial uses within the same unit". In line with this, Policy E6 sets out a permissive approach to the development of such accommodation, with necessary safeguards built in, in order to protect residential amenity. This policy will apply equally to the development of individual units and to clusters of such units.

In addition, Policy E7 identifies the listed Otley Cemetery Chapels thought by the town council to be suitable for the development of live/work accommodation. They are of considerable architectural merit but in need of major restoration. By bringing them back into use, such a development would preserve their unique character and make a useful contribution to new employment space in the town.

POLICY E6: LIVE/WORK ACCOMMODATION

Development proposals for employment generating uses with ancillary living will be supported. Any such development should have regard to the following:

i. Well-related to the existing road network with direct access off a public road and not prejudicial to highway safety;

ii. Provision of in-curtilage, off-street parking as part of the development, at a level which does not add to any existing local parking problems in the immediate vicinity of the development site;

iii. Not adversely altering the appearance or character of the surrounding area;

iv. Of a good standard of design and satisfactorily blending into the locality in terms of design, landscaping and materials;

v. Inclusive of a domestic curtilage which is minimal, unobtrusive and capable of being screened;

vi. That the building is of sufficient size to accommodate a business use and that any residential accommodation will be ancillary to that use. Proposals for substantial residential accommodation with a token area given over to business use will be considered to be residential development and will therefore fall outside the scope of this policy;

vii. The occupancy of the living space is to be restricted to a person directly involved with the business being operated. A condition may be imposed prohibiting occupation of the living accommodation until after the works necessary for the establishment of an employment generating use have been completed.

POLICY E7: OTLEY CEMETERY CHAPELS

Proposals for the development of Otley Cemetery Chapels as live/work accommodation will be supported.



Tourism Employment

The historic character, rural setting and independent retail and market offer makes Otley a popular destination for day, overnight and short stay visitors, within easy access of the cities of Leeds and Bradford and Leeds-Bradford Airport. As a good jumping-off point for the Yorkshire Dales, the start/finish point of the Six Dales Trail and with a packed annual events and festivals programme, it attracts long distance visitors for short stays. Tourism-related activities are therefore another economic driver that helps generate local employment opportunities, helping Otley towards being a more self-sustaining town. A policy intention to support tourism-related development, in order to create employment opportunities, was supported by some 83% of respondents to the 2015/16 plan consultation. Some 71% of respondents to the 2017 draft plan consultation subsequently supported a more specific policy in favour of hotel development.

Otley Town Council and partners published a Tourism Strategy for the town in 2016. It is important that it's planning dimensions, in respect of individual tourist locations and its land use aspirations, are fully reflected in this plan. Provisions regarding Chevin Forest Park and Wharfemeadows Park are advanced in the plan section on the Green Environment, in particular under 'Riverside Corridor', while the Transport and Travel Section addresses improved walking and cycling. This section focuses specifically on the needs of overnight and short stay visitors to the town and the employment potential inherent therein.

Leeds Core Strategy Policy SP8 (Economic Development Priorities) highlights continued growth in leisure and tourism and the development of town centres as core locations for a range of uses, including hotels. Policy P2 further supports hotel development in edge of town centre locations. Within this context, this plan is specifically welcoming of hotel development in town centre and other suitable locations within the town.

POLICY E8: HOTEL DEVELOPMENT

Hotel development in the town centre or edge of town centre will be supported, subject to a sequential test for main town centre uses. Any such development should have regard to the following:-

i. Provision of in-curtilage, off-street parking;

ii. Existing local parking issues;

iii. Road safety and traffic congestion;

iv. Neighbour amenity, including noise and light intrusion.

Community Actions

In addition to the plan's core planning provisions regarding the protection of existing and the provision of new employment land, the promotion of live/work accommodation in the town and of hotel development, the following complementary actions and aspirations have been identified, to be pursued either locally or via outside agencies. These originate variously from four rounds of community consultation and The Otley Town Centre Action Plan, as reviewed and added to by the Neighbourhood Plan Steering Group and its constituent task groups.

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

Live/Work Accommodation

- Otley Cemetery Chapels – develop a 'live/work' project.

Tourism Development

- Development and use of a variety of promotional tools, e.g. visitor guides/maps, Otley website, information boards etc .
- Encourage development of more short stay tourist accommodation.
- Investigate alternative premises and potential funding for Otley Museum.
- Explore options for a stand-alone tourist information centre.

Promotion and Facilitation

- Promote Otley as a business town ('Otley Open for Businesses') welcoming of incubator units, low carbon manufacturing, digital industries, live/work initiatives, hotel development, innovative use of disused sites/buildings, town centre development, national/regional retailers and service providers.
- Monitor and maintain an informal list of vacant land/property in the town centre, to help guide and promote physical development.

Retail

- Action to:-
  - Reduce numbers of charity shops.
  - Fill vacant shop units.
  - Install temporary window displays.
  - Increase numbers of 'High Street/brand' retailers.
  - Increase numbers of independent traders.
  - Increase variety.
  - Improve comparison shopping.
  - Achieve longer opening hours and Sunday opening.
  - Promote Otley as an independent/specialist shopping/market town.
  - Increase the number of cafes in the town centre which stay open beyond 4pm.

Skills Development

- Develop opportunities relating to self-build, project management and community development.



5.6 Community Facilities and Services

Introduction

This section addresses the vision's desire for much improved local facilities and services in the town centre and outlying areas, in line with the town's bigger population and resource base, with a better deal for younger people central to that enhanced provision. It responds to the statement's simple hope that Otley will be an even better place to live by the end of the 2020s.

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

- To support and regenerate the local economy;
- To ensure the retention and provision of better community, cultural and leisure facilities for all;

The Key Issues

The people of Otley fear that population and housing growth will arrive without an equivalent increase in community facilities and services, i.e. basic social infrastructure, or that existing provision will progressively decrease in the face of commercial pressures and public sector austerity measures. There are particular concerns regarding poor levels and spread of young people's facilities and in respect of sub-standard sporting and entertainment venues. The following provisions address these issues.

Protection and Enhancement of Facilities

The initial public consultation did not ask specifically about community facilities, but nonetheless demonstrated that facilities such as the town's schools, the closed civic centre and The Summercross were all issues of concern. The response to the Policy Intentions Document consultation solidly endorsed (over 70%) the intention to include a policy to safeguard community buildings and facilities. Nearly 80% of respondents to the 2017 draft plan consultation supported a subsequent policy seeking to protect and enhance over seventy such 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 CF1 will add to Policy P9 by specifying the facilities to which policy will apply. The town council has identified a list of facilities which it considers should be retained within the town and the loss of which should be guarded against. These are listed at Appendix 9, supported by further information in the Neighbourhood Plan evidence base. 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 changes in the use of the area's facilities without the need for express planning permission, allowable changes which policy CF1 below reflects.

POLICY CF1: PROTECTION AND ENHANCEMENT OF COMMUNITY FACILITIES

Development which would result in the loss of any of the following community facilities, as shown on The Neighbourhood Plan Map and detailed in Appendix 9, must provide alternative equivalent facilities that are equally accessible to existing users, wherever a sufficient level of continuing community need is identified.

i. Civic and community;
ii. Educational;
iii. Health;
iv. Youth;
v. Older People;
vi. Religious;
vii. Social and entertainment;
viii Sports and leisure.

Where it can be demonstrated that operation of the existing facility is no longer viable, following the marketing of the facility for at least one year, loss of community facilities will be supported.

Development which would improve or add to the facilities listed above will be supported.

Sport and Recreation Facilities

Otley boasts a strong sporting tradition and presence, with National League and top quality school rugby union, a renowned cycling club, a long-established and successful cricket club, football, tennis, squash, golf and sailing provision, to name just a few. The town also has a swimming pool facility. A number of the existing football, rugby and athletics facilities are in poor condition, while the Chippendale Swimming Pool (housed at Prince Henry's Grammar School) is inadequate relative to other local areas (e.g. Guiseley) and has limited public opening, with priority use by schools. The pool is in need of significant improvement to widen participation.

The need for improved sporting (and leisure) facilities was one of the priority concerns of Neighbourhood Plan consultees with some 300 (two thirds of) respondents in the initial survey highlighting the issue. Chippendale Swimming Pool (61 comments) and lack of a dedicated leisure/sports centre (88) were particularly cited. A policy intention to address these shortcomings attracted majority support in the 2015/16 consultation exercise. Over 75% of respondents were in favour of the 2017 draft plan policy encouraging and supporting new sports and recreation facilities.

Leeds City Council's 2011 Open Spaces, Sport and Recreation Assessment identified eleven outdoor sports sites within Otley, including four school playing fields. Of the eleven, two – former Thomas Chippendale Pitches and Grove Hill Cricket Ground (West Busk Lane) - were classed as 'poor'. Otley was also judged deficient in terms of athletics track accessibility.

The assessment additionally identified 5 indoor facilities, including Chippendale Pool and the private Club Energy gym facility. It acknowledged that the swimming pool would benefit from modernisation, while also noting that Otley residents must travel up to half an hour to access a council-run sports hall.

Judged against the outdoor sports facility standards set out in Core Strategy Policy G3, Otley's facilities are adequate, with the exception of athletics track accessibility as highlighted above. There is nonetheless a clear community perception that improvements are needed, particularly in terms of quality. Indoor facilities are also clearly lacking. Any improvements would be in line with national planning policy in relation to the provision of sport and recreation facilities and the important contribution which access to such facilities can make towards the health and well-being of communities (NPPF para 73).



A local initiative called 'Sport Chevin' was set-up in the wake of the 2012 London Olympics and has been working to raise funds for a dedicated sports hub for the local community. Its aspirations are to cater for as many sports as possible, including a sports hall, a running track with all-weather playing field, grass cycle track, a gymnasium and fitness studios. The group has not firmly settled on a specific location for the hub, although there have been discussions around the suitability of Prince Henry's Grammar School Playing Fields which lie outside the Neighbourhood Area in Harrogate District.

In 2016, a further initiative commenced discussions, under the chairmanship of the town council, around the creation of a multi-sports hub bringing together representatives of Otley's rugby, football, hockey and other clubs together with Sport Chevin and Prince Henry's Grammar School. This builds on the interest generated by Sport Chevin and the potential opportunity to link a multi-sports hub on or around Pool Road to the building of the proposed East of Otley housing scheme. An outline for the project is being developed with options likely to include a single primary location with satellite training facilities which could be developed as a pathfinder for a larger scheme.

Such a facility would clearly address many of Otley's shortcomings and this plan welcomes this aspiration and supports the general desire for new and improved facilities for the town.

POLICY CF2: NEW SPORTS AND RECREATION FACILITIES

Development which would provide new sports and recreation facilities or secure improvements to existing facilities will be supported. Support will be given to proposals for multiple sports and recreation provision on a single site but also for the development of single sport facilities on separate sites.

Entertainment Facilities

The 2014 household survey identified several entertainment activities and venues which respondents like within Otley, specifically community events/festivals, pubs and restaurants and Otley Courthouse Arts Centre. However, the poor availability of certain leisure facilities was also highlighted, notably a cinema (mentioned by 77 respondents – NB despite the regular screening of films by Otley Film Society at The Courthouse). This contrasts unfavourably with a number of similar towns across Yorkshire (e.g. neighbouring Ilkley) and means that residents have to travel elsewhere for such services. The lack of a large multi-purpose venue (of capacity circa 400) able to host music events, theatre productions and films has also been cited, alongside concerns about the future of the closed Civic Centre which has in the past acted as just such a venue. Some three years later, almost 83% of respondents to the Pre-Submission Draft Plan consultation supported the proposed policy encouraging the further development of entertainment venues in the town.

The future of the Civic Centre building has now been resolved, with it seemingly earmarked for residential development.

The Otley Courthouse has plans to extend its facilities northwards, to the rear, taking in Leeds City Council-owned buildings and land. The expanded facility would include an up to 400 seat auditorium (including full cinema equipment and sprung floor), larger café/bar and additional artists' studios, small business spaces, meetings rooms, music practice rooms and gallery space. The town council has resolved to provide whatever assistance is practically possible in support of the Courthouse in order to help it achieve its goals.

Core Strategy Policy P9 (Community Facilities and Other Services) states that access to recreation centres is important to the wellbeing of a community and that the scale of facility should be relative to local need and size of settlement. By welcoming development that would fill an acknowledged gap in the town's suite of facilities and enable it to better cater for its year-round high profile events programme, Neighbourhood Plan policy is in conformity with the city council's strategic approach.

POLICY CF3: ENTERTAINMENT VENUES

Development of a new multi-purpose entertainment venue or of individual entertainment facilities and/or improvements to or the expansion of existing town centre venues will be supported.

Health Facilities

In the 2014 Neighbourhood Plan consultation, health facilities (GP and dentist practices) were not mentioned in either the top 30 things that respondents like about Otley or the top 20 dislikes. However, the lack of NHS dentists ranked tenth on the list of inadequate facilities. In the 2015/16 consultation exercise, the public gave majority support to a policy intention designed to improve health facilities to meet anticipated growing demand (from projected population increase/housing growth) and to address the uneven distribution of facilities across the town. With the exception of Wharfedale Hospital, health facilities in the town are clustered around the town centre with no provision in neighbourhoods to the north of the river or west of the bypass. The proposed policy to encourage improved health facilities in the town received support from some 81% of respondents in the 2017 draft Neighbourhood Plan consultation.

Discussion with the town's two GP practices during early 2017 indicated that neither currently forsees any problems with their patient list sizes, with both still taking new patients and no cut-off numbers in place. Chevin Medical Practice highlighted its aspiration for a new purpose-built facility in Otley to replace its current three facilities, split between Otley (2 sites) and Bramhope, outside the Neighbourhood Area. There are at present four dental practices in the town, but only one open to NHS patients and that with an 18 month waiting list as at January 2017.

Core Strategy Policy P9 (Community Facilities and Other Services) recognises the importance of access to local health facilities and states that new facilities should be accessible by foot, cycling or public transport and wherever possible located in centres with other community uses. Policy CF4 below builds on this by seeking to direct development towards those areas of the town where local health facilities are generally lacking, while also setting out a permissive approach to new health development to meet the increased pressures of new housing development.

POLICY CF4: IMPROVEMENT OF HEALTH FACILITIES

Development which provides health facilities to meet existing and/or evolving demand in the town will be supported. North of the River Wharfe and in the town's Bradford Road neighbourhood have been identified as areas of particular need.



Education Provision

In the 2014 plan consultation some 45% of respondents (197) indicated Otley's schools to be good or excellent, but schools and school places were nonetheless highlighted as areas at which the plan should look. 73% of respondents to the 2015/16 consultation expressed support for a policy intention to promote the development of additional and improved facilities for pre-school, primary and secondary aged children, and to increase capacity to ensure that increased levels of demand in Otley are met in a planned way and appropriately distributed across the town. By the 2017 draft plan consultation, some 83% of respondents were in support of the proposed policy encouraging new educational provision.

Recently obtained statistics on capacity in Otley primary schools (as at March 2018) suggest that at present and in the immediate future, there is a notional surplus of spaces across the 5 schools, with places available in 3 of those 5, although the overall surplus of places has reduced compared to the September 2016 figures included in the Pre-Submission Plan.

Local authority projections for Prince Henry's Grammar School indicate a growing need for school places over the coming years, from the current 255 Year 7 admissions up to 333 in 2019/20 and then declining in the two years following down to 275 in 2023/24. The overall impact is that it is likely that there will not be enough secondary places in Otley unless there is investment in school expansion or additional facilities. Prince Henry's is limited by the physical space available in the school buildings and therefore could not increase its admission limit unless funding was available to build additional classrooms.

Appendix 10 sets out more detailed information for both primary and secondary schools.

The likelihood of an increasing school-age population as a consequence of new housing development will inevitably increase the pressure on existing primary schools as well as on Prince Henry's. It will also impact on the likelihood of all children resident in Otley securing a school place in the town.

The proposal within the East of Otley development, for a new primary school (see Neighbourhood Plan Policy MU1) would result in a 1FE (form entry) net increase in capacity within Otley. The identified shortage in Otley of approximately 0.5FE compared to additional demand is considered by the LDF Infrastructure Background Paper of low concern as other options are believed to exist within the existing 'school estate' (i.e. outside the town) and demand arising from some housing already underway is already accounted for in current projections.

As such, there is clearly some evidenced need for additional school capacity to meet increased demand from new housing, over and above that which will be provided by the proposed new school at East of Otley. Concerns also remain at the distribution of school places across the town and the fact that Otley children may still find themselves attending schools within the so-called 'school estate' but outside the town. Policy CF5 seeks to address this undesirable situation.

POLICY CF5: NEW EDUCATIONAL PROVISION

Development proposals for a new school or extensions to existing schools, in order to increase capacity and/or improve facilities, will be supported.

Community Actions

In addition to the plan's core planning provisions regarding the protection and enhancement of facilities and the provision of new sport/recreation, entertainment, health, youth and educational facilities through new development, the following complementary actions and aspirations, to be pursued either locally or via outside agencies, have been identified. Action with regard to young people is particularly important amongst these. They originate variously from the four rounds of community consultation so far undertaken, as reviewed and added to by the Neighbourhood Plan Steering Group and its constituent task groups.

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

Community Facilities

- The Summercross – lobby the owners and potential developers of the former Summercross Public House regarding the maintenance of their property and its speedy re-development.

Sports and Recreation Facilities

- Promote/support/develop 'multi-sports hub' project.
- Lobby for improvements to Chippendale Swimming Pool.

Entertainment Facilities

- Support Otley Courthouse initiative - provide whatever assistance practically possible in support of the Courthouse in order to help it achieve its goals.
- Set up Otley Town Partnership 'Entertainment Group' to bring together key players to develop and champion music in the town.

Health Facilities

- Campaign for more NHS dentist provision.
- Encourage development of a medical centre facility north of the river, e.g. taking advantage of any under-utilised space at Wharfedale Hospital.
- Ongoing monitoring of the Wharfedale Hospital situation regarding possible future closure/ re-development, leading to action if/as required.

Facilities for Younger People

Youth facilities, teenage clubs and activities were all highlighted as areas which the Neighbourhood Plan should look at in the initial 2014 household survey. Subsequently, the policy intention to encourage additional and improved indoor and outdoor recreational facilities for young people across the town, in order to provide them with spaces to play and interact in a safe and welcoming environment, was endorsed by some 73% of respondents to the 2015/16 Neighbourhood Plan consultation. In the most recent Regulation 14 consultation, over 85% of respondents supported the policy addressing facilities for younger people.

The following actions have been identified in order to address young people's needs within the town:-

- Set up an Otley Town Council 'Youth Group' to bring together key players to develop and champion young people facilities and activities in the town.
- Bring about an increase in youth activities, such as teen clubs, across the town.
- Investigate the need for the provision of more youth facilities across the town in order to house or facilitate youth activities.
- Explore with Otley Courthouse the scope to increase and improve provision for young people within both the existing and a potentially expanded Courthouse.

Local Food Production

- Support expansion of community allotments and food growing projects.





5.7 Transport and Travel

Introduction

This section of the plan responds to the vision statement's belief that there will be significant transport improvements by 2028, including a relief road and a first class cycling route network and hub, together with improved footpath routes.

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

- To support and regenerate the local economy;
- To ensure the retention and provision of better community, cultural and leisure facilities for all;
- To improve transport infrastructure, alleviate congestion and develop safer routes for pedestrians and cyclists.

The Issues

Otley's historical growth was supported by transport innovation, notably the coming of the railway. The community's fear today, however, is that a lack of innovation and reliance on private motor vehicles will lead to ever greater traffic congestion and associated air quality problems, both compounded by the heavy goods vehicle blighting of the town centre routes. The following provisions, in respect of walking/cycling and public transport in particular, seek to promote a more sustainable transport future for Otley, while also looking to address the problems associated with road traffic in the town.

Improved Cycling, Walking and Bridleway Provision

Otley is, quite rightly, considered to be a 'cycling town', with a thriving cycling club, annual road races watched by thousands of people and extensive leisure cycling in and around the town. Despite this, very few local journeys are currently made by bike, whether to school, work or for shopping, due to fears around road safety.

Initial consultations on this plan revealed improved cycling provision to be a key 'want' within the community (highlighted by nearly 90 respondents). As such, the plan seeks to promote and develop a safer cycling network around the town. A safer cycling network would include designated cycle paths (ideally separated from main roads) and cycle lanes on roads where no separate path option is available and where feasible, particularly to improve safety for cyclists on major roads and at key junctions; a new two-way cycle lane to run parallel to any Eastern Relief Road (see Policy MU1); connecting safer routes into the town centre and onto the future Wharfedale Greenway (see Appendix 11 for details). All to include appropriate pedestrian safeguards. It is recognised that all such improvements would need to be properly assessed, through appropriate mechanisms such as the planning application process, in order to ensure no adverse impacts upon other highway users.

Given the small scale of the town, walking is a preferred option for getting around Otley but this requires footpaths which are both accessible and well maintained with clear signage. Otley is fortunate in that there are a number of Public Rights Of Way (PROW) connecting the town to the wider countryside. Such access routes are important for recreation and enjoying Otley's built and green environment. The town's 'Walkers Are Welcome' status and the popularity of its annual walking festival bear witness to this importance. The PROW network, however, is not comprehensive and there is scope for improvement by providing links or new routes where opportunity permits, for example along the former railway corridor (Wharfedale Greenway) and to/from and within new developments.

Otley's cycleway and footpath network – both actual and potential – is shown on Maps 10 and 11 (P82 and P83) and on The Neighbourhood Plan Map, with desired improvements particularly highlighted. In the 2017 Neighbourhood Plan consultation, 84% of respondents supported the proposed policy on improved cycling and walking provision.

Within the network, new or improved River Wharfe crossing points are seen as a particular priority in order, variously, to better accommodate the increased demands that will arise from new development north of the river, to increase resilience at times of flood and to improve amenity. Improvements to both Otley Bridge and the White Bridge were variously supported (some 71% and over 76% of respondents respectively) in the 2017 plan consultation.

The improvement of Otley Bridge by widening it on the upstream side, by an amount sufficient to accommodate two lanes of traffic, together with a footpath and cycle way on both sides, would seem to represent the best, albeit expensive, option. This would allow the removal of the unsightly walkway on the downstream side. Such an improvement could be achieved by dismantling and re-using the existing upstream parapet and spandrel wall, thereby accommodating the improved highway between the parapets. The removal of the existing walkway would allow for bridge stonework on the downstream side to be made good, so enhancing the appearance of the Scheduled Monument. It is recognised that any such improvements would require the agreement of Historic England and the involvement of Natural England in respect of the bridge's bat interest. The illustrations at Figures 1-3 (P81) provide an artist's impression of how the improved bridge might appear.

Improvements to The White Bridge within Wharfemeadows Park, and in particular the raising of the access points on both sides of the river, would be invaluable in terms of improving flood resilience, allowing both pedestrians and cyclists to cross the river when Otley Bridge is impassable due to flooding.

Core Strategy Policies T1 and T2 both encourage sustainable transport solutions and the use of developer contributions to achieve such solutions. Neighbourhood Plan Policies TT1, TT2 and TT3 add to and complement the Core Strategy's strategic approach by specifically addressing Otley's local needs and aspirations.

POLICY TT1: IMPROVED CYCLING, WALKING AND BRIDLEWAY PROVISION

i. Development directly affecting the Otley cycleway, footpath and bridleway network, as shown on The Neighbourhood Plan Map, must be compatible with it and contribute to it.

ii. Development likely to increase pedestrian footfall and/or cycle usage within the network must contribute to new desired provision in its immediate vicinity and to provide connections to the network.

iii. Development proposals which would add to and/or improve the network will be supported.

iv. Development along the identified route of, or of designated access routes to, the Wharfedale Greenway, as shown on The Neighbourhood Plan Map, will only be supported where it would not prevent or harm the development of the Wharfedale Greenway.

v. Where development of the network results in users sharing an existing route, the design must ensure the safety of all users.

vi. Surfacing proposals within the network must be tailored to the urban or rural character of their surroundings, avoiding urbanisation of rural environments.



Figure 1 Otley Bridge (upstream view)

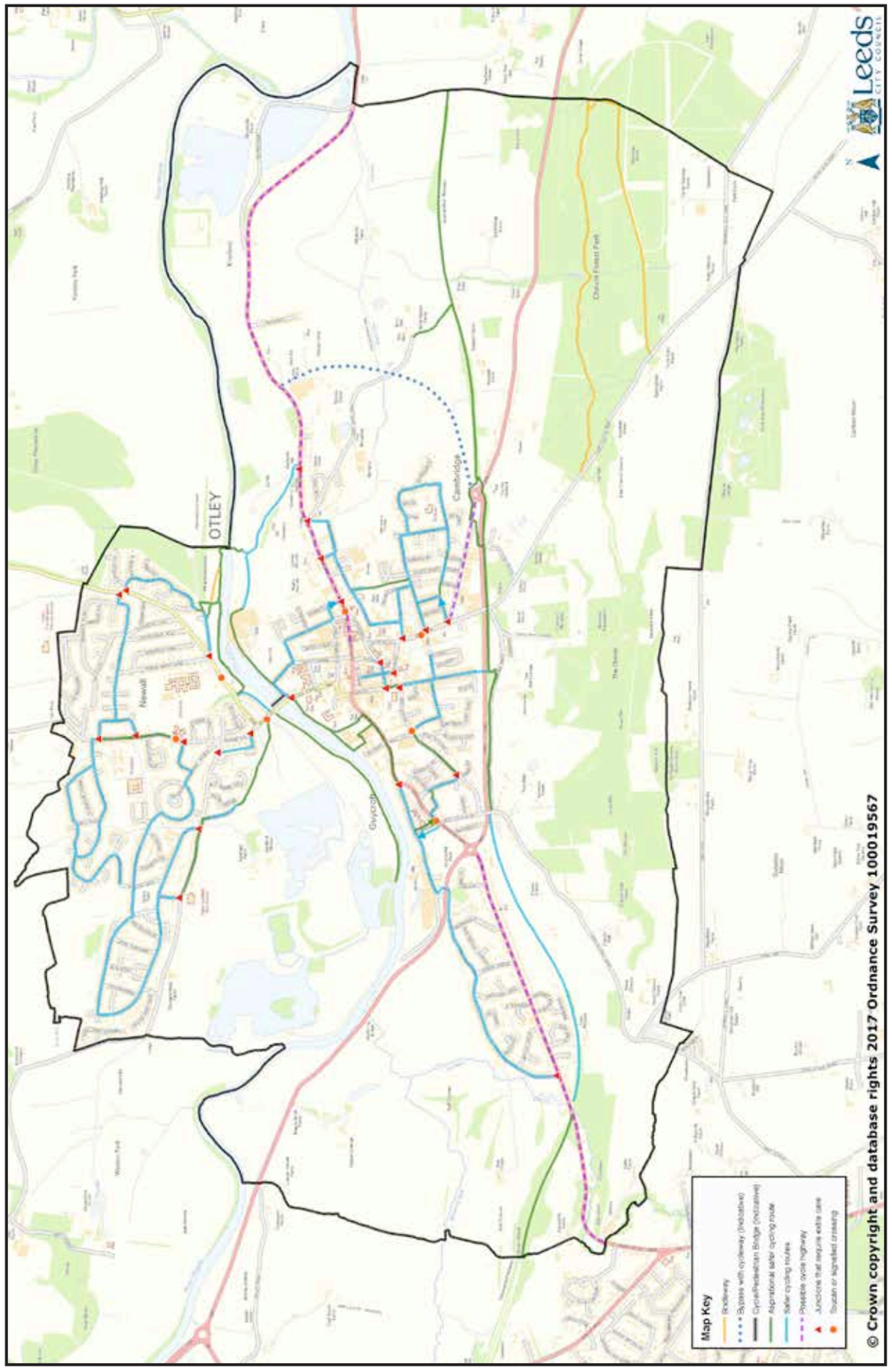


Figure 2 Otley Bridge (aerial view)

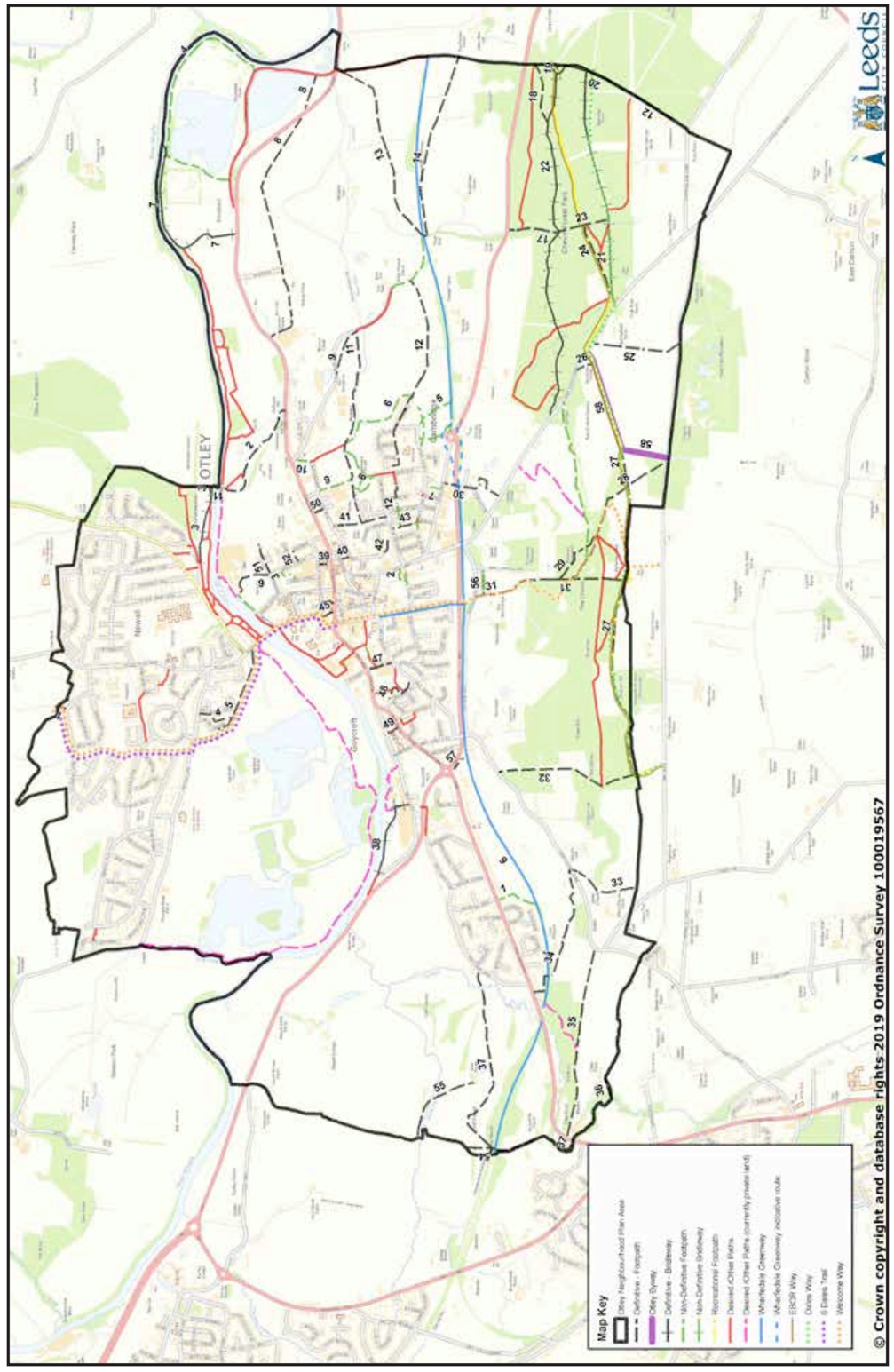


Figure 3 Otley Bridge (downstream view)

Figures 1-3: Artist Impressions of Improved Otley Bridge



MAP 10: Existing and Proposed Cycling Routes



MAP 11: Existing and Proposed Walking Routes

POLICY TT2: OTLEY BRIDGE IMPROVEMENTS

Development which would provide for the widening of Otley Bridge, to accommodate two lanes of traffic with a footway and cycleway either side, within the bridge parapets, and the removal of the existing walkway, will be supported.

POLICY TT3: WHITE BRIDGE IMPROVEMENTS AND ASSOCIATED WORKS

Development which would provide for improvements to The White Bridge, including raised pedestrian and cycle access above the 1:100 plus climate change level, will be supported.



Improved and Integrated Public Transport

The 2014 household survey showed dissatisfaction with bus service links to surrounding destinations such as Bradford, Harrogate, Leeds Bradford Airport and the local countryside. There were also calls for better circular town links. There are aspirations from the transport lobby within Otley (including the town partnership, Ramblers' Association, Walkers are Welcome and rail user groups) to achieve better coordination of bus services and improved integration with local rail services operating from Menston and Weeton Stations outside the Neighbourhood Area, to the key destinations of Leeds, Bradford, Harrogate and York. A majority of consultation respondents supported the policy intention to achieve this aim, with some 85% of respondents to the 2017 draft plan consultation supporting the proposed policy on improved public transport.

The planned East of Otley development and the increase in population which will be brought about by this and other housing development in the town over the plan period 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 free or subsidised bus passes, bus shelters and associated real-time bus travel information.

Probably the biggest infrastructure improvement required relates to Otley Bus Station. The station is congested, has inadequate capacity and inherent safety issues. These problems are bound to increase with the likely provision of additional services to meet the growing demands of new housing and a growing population. 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, can only further exacerbate what is increasingly perceived in the town to be an escalating issue. While the current bus station location is good, the scope to expand appears to be limited and there are no obvious suitable alternative sites. Some 73% of 2017 consultation respondents supported a proposed policy encouraging an improved existing or new town centre bus station.

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 TT4: IMPROVED PUBLIC TRANSPORT

Developments which are likely to increase the patronage for public transport services must 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.

POLICY TT5: OTLEY BUS STATION

Development which would bring about operational and capacity improvements to the existing bus station, or the provision of a new, expanded bus station at a suitable location elsewhere within the town centre, will be supported.





Rail Link Reinstatement

The loss of Otley'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. Early Neighbourhood Plan consultation revealed the lack of such a link to be a 'dislike' regarding Otley life (some 40 respondents of this view) while a majority of respondents in the 2015/16 follow-on consultation supported the policy intention to try to address the issue. Over 78% of respondents subsequently supported the draft plan policy safeguarding the line of the former railway in the 2017 Pre-Submission plan consultation.

A 2004 study by JMP Consulting, on behalf of Otley Town Council, into the reopening of a rail link between Otley and Menston concluded that such a scheme would be viable at a cost of £20.5 million. Over 10 years on however, the prospect of appropriate investment, obviously much inflated in the interim (perhaps up to as much as £100 million), is small.

The return of the railway nonetheless remains a long term objective for both the town council and Otley Town Partnership, 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 Otley situation. An objective of the Neighbourhood Plan is 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 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, and in particular it's statements that "the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel" (para 29) and "encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion" (para 30). Both are particularly apt within an Otley context, given the town's projected housing and population growth over the plan period and the likely increased road traffic on routes into Leeds generated as a result. It is however recognised that an 'Otley 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).

TT6: OTLEY RAIL LINK REINSTATEMENT

Development which would prevent the development of an Otley rail or tram link, along the line of the former railway as shown on The Neighbourhood Plan Map, will not be supported.

Car Parking

It is clear from the 2014 household survey that the availability of suitable car parking is considered to be a problem by Otley residents. Numerous comments highlight the perceived lack of parking, lack of free parking and the requirement to pay for parking. The proposed policy intention regarding maintaining and if possible increasing provision and requiring a rigid parking standard for new housing development received majority community support. Over 78% of respondents to the 2017 draft plan consultation supported a policy to maintain town centre parking capacity at current levels while encouraging additional provision.

In reality, the overall amount of dedicated parking areas available in and around the town centre is currently adequate, with 6 official car parks providing a total of 387 spaces, in addition to which car parks at Sainsbury's and Waitrose offer a further 509 spaces, also available for non-shop customers. As such, there is no apparent urgent need for new provision, although the scale of planned housing development in Otley and surrounding areas could alter this assessment. Issues around free and fee-paying parking (there are 3 fee-paying car parks) and also on-street parking (too many cars on streets which pre-date widespread car ownership) are non-planning in nature but are addressed under 'community actions' at the end of this section.

In respect of parking standards for new housing development, Government planning policy regarding the local setting of standards via Neighbourhood Plans renders this plan largely powerless, except where localised exceptional circumstances and problems can be clearly demonstrated. As such, new parking provision is guided by the Leeds Parking SPD (Supplementary Planning Document), in the context of Core Strategy Policy T2.

In light of the above, plan policy will focus on the maintenance of current parking capacity, while allowing for the possibility of new additional provision, including coach parking, where suitable opportunities arise. Such possibilities exist at the Former Gas Works Site, as indicated on The Neighbourhood Plan Map. This could service commuters, increases in visitors to the town and new residents arising from the projected population increase both in Otley and surrounding areas. Over 75% of respondents in the 2017 consultation supported the car parking aspiration for this site.

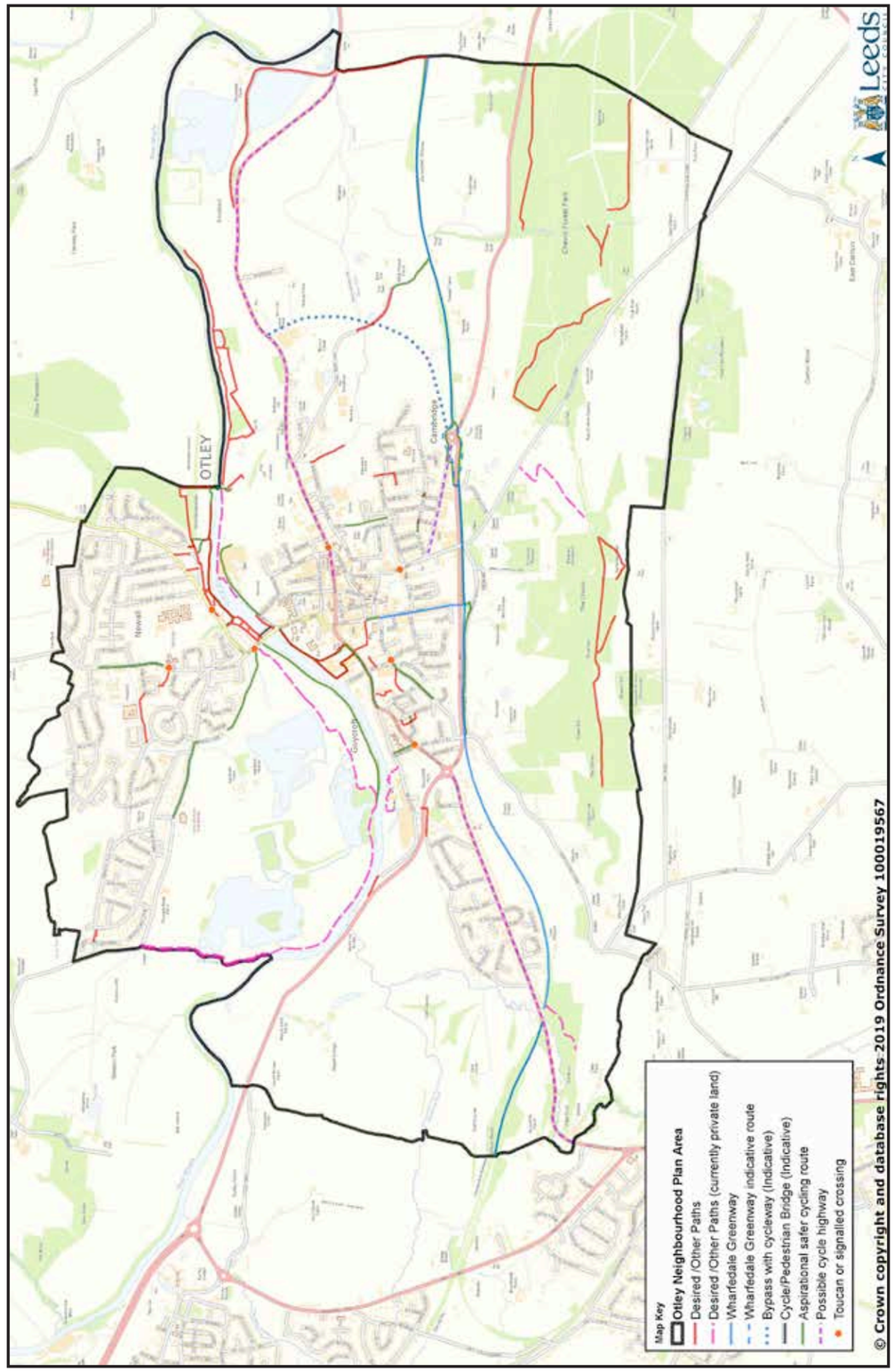
POLICY TT7: TOWN CENTRE PUBLIC PARKING

Development of existing public car parking areas, as shown on The Neighbourhood Plan Map, which would result in the loss of car parking capacity will not be supported. Where development is permitted, provision of compensatory car parking of equal or greater capacity must be provided within the town centre, as defined on The Neighbourhood Plan Map.

Development which would provide for additional town centre car parking capacity will be supported.

POLICY TT8: FORMER GAS WORKS SITE

Proposals for the development of public car parking at the Former Gas Works Site, as shown on The Neighbourhood Plan Map, will be supported.



MAP 12: Indicative Footpath and Cycleway Network Proposals

Community Actions

In addition to the plan's core planning provisions regarding improved cycling, walking and bridleway provision, better public transport links and enhanced car parking, the following complementary actions and aspirations have been identified, to be pursued either locally or via outside agencies. These originate variously from four rounds of community consultation, the Riverside Vision, The Town Centre Action Plan and LCC's Rights of Way Improvement Plan 2009-17, as reviewed and added to by the Neighbourhood Plan Steering Group and its constituent task groups.

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

Cycling and Walking Provision

- Improved cycling provision – action in line with Map 12.
- Provision of cycle stands/lockable hoops.
- Lobby HBC/NYCC regarding designation of 'safer cycling routes' along B6161 Leathley Lane, over A650 to Castley Lane.
- Investigate the potential of the following additional 'safer cycling routes':-
  - River Wharfe – north bank from NA boundary at Wharfemeadows Park to Leathley Lane;
  - Old Farnley Lane/Farnley Lane-Prince Henry Road-Crossways;
  - The Crescent/Newall Carr Road (south junction)-Croft House Drive-via public footpath to Weston Ridge;
  - Meagill Rise-Throstle Nest Close via public footpath.
- Review Otley's Rights of Way issues/needs/opportunities relative to LCC Rights of Way Improvement Plan 2009-17 (Statements of Action' groups), with particular reference to Map 12, e.g. no definitive route between Menston and Otley; Otley Public Bridleway No3 stops east of White Bridge.
- Stretch of 6 Dales Trail /Welcome Way from Weston Lane south east to junction with existing PROW to Billams Hill should be also designated PROW.
- Improved walking/pedestrian provision – action in line with Map 12, possibly including:-
  - River Wharfe – north bank riverside walk from Former Bridge Street Cattle Market Site to Otley Mills (and encouragement regarding continuation beyond Otley boundary to connect with the Dalesway and Burley/Askwith stepping stones);
  - River Wharfe – south bank footpath link at Otley Mills;
  - River Wharfe – western pedestrian bridge.
  - River Wharfe – Otley Sailing Club to lodge, Weston Lane along Neighbourhood Area boundary.
- Wharfedale Greenway Project.
- White Bridge Project.
- Town centre pedestrianisation.
- Footpath maintenance.
- Promote Otley as a cycling and walking destination.

Public Transport

- Improved bus links – research regarding community needs and lobbying to achieve.
- Improved bus/rail integration.
- Public transport infrastructure/other improvements, e.g. through-ticketing, real-time bus information.
- Otley Bus Station – study to identify/assess possible alternative sites; improve visual appearance.

Rail Link

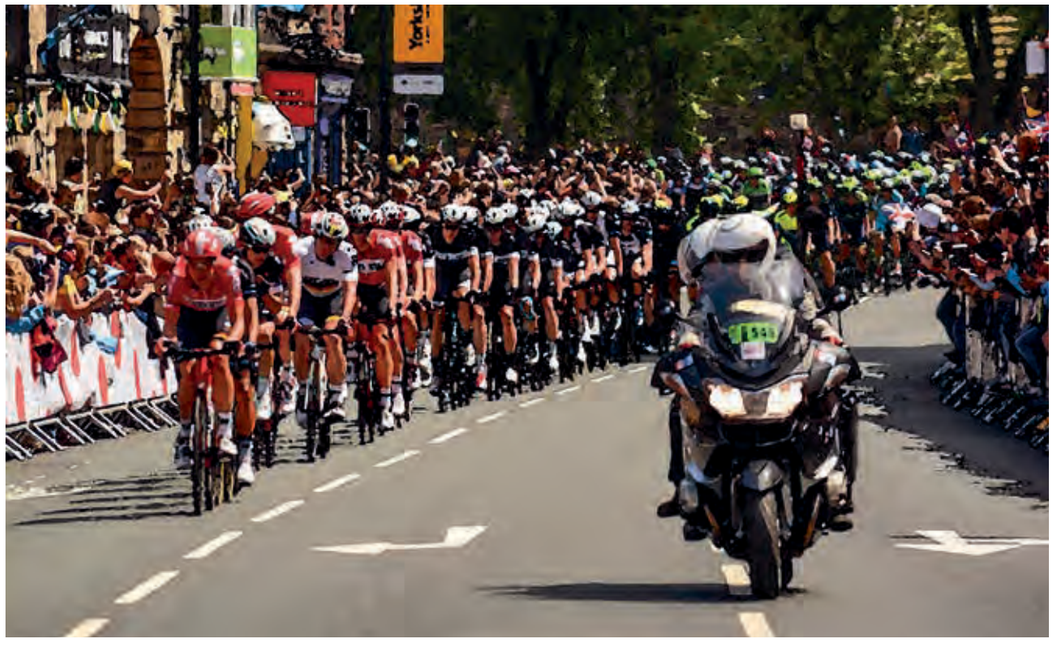
- Rail link reinstatement 'campaign'.

Car Parking

- Action regarding free vs fee-paying parking.
- Action regarding on-street parking.
- Former Gas Works Car Park 'project'.
- Environmental improvements.
- Directional signs.
- Investigate need for better lighting in town centre car parks.
- Old Farnley Lane/Wharfemeadows Park Car Park - encourage repair of car park surfacing.

Highways and Traffic

- Otley Bridge project/campaign.
- HGVs – ban, charging, weight limits in the town centre.
- Action regarding traffic congestion, including schools provision/school run implications.
- Action regarding road maintenance.
- Action regarding speeding.
- Lobbying LCC/developers regarding the provision of electric vehicle charging infrastructure in all new parking spaces to at least the minimum standard of provision either recommended or required, including for all new dwellings and in existing public car parks.
- Scope out the need for and focus of a town-wide 'Traffic Impact Assessment'.





5.8 Throstle Nest and Riverside (Harrogate)

Introduction

As explained in Chapter 3, the Otley Neighbourhood Area includes two areas which, although clearly part of the urban fabric of Otley, lie outside the parished area of Otley and outside the City of Leeds administrative area. For the purposes of this Neighbourhood Plan, they are referred to as Throstle Nest, in Weston Parish on the north west side of the town, and Riverside, in Farnley Parish, on the north east side of the town. Both lie within the Harrogate Borough Council administrative area. Both were included in order to define a sensible boundary to the town for planning purposes. These two areas are illustrated on Map 13 below.

Throstle Nest is the smaller of the two areas and basically exists as a residential extension to the west of the Weston Estate, linked by public footpath but not directly by road. It is bounded to the west by Weston Lane and beyond that by agricultural land within the grounds of Weston Hall and to the north by grazing land.

Riverside comprises the residential Riverside Estate, east of Farnley Lane, together with heavily wooded land east and north of the estate. A private track between the estate and the woodland runs up to Farnley Hall, through Farnley Park. A second track branches off to a small block of sports changing rooms and associated car park which serve the sports playing fields owned and used by Prince Henry's Grammar School. These fields are also within Harrogate Borough but outside the Neighbourhood Area. The Riverside area is bounded to the north by the large gated private residence at Lady Close and associated agricultural land.



MAP 13: Parts of Neighbourhood Area within Harrogate

The Strategic Planning Context

The current context is provided by the Harrogate District Local Plan, alongside national planning guidance set out in the National Planning Policy Framework (NPPF) and local planning guidance. The current plan consists of the Local Plan 2001 and selective alterations 2004 and its policies map, as well as the Core Strategy 2009.

Harrogate Borough Council is now working towards a new Local Plan for Harrogate District, scheduled for adoption during 2020.

Plan Policies affecting Throstle Nest and Riverside

All plan policies apply throughout the entire Neighbourhood Area, including Throstle Nest and Riverside, unless a policy states a specific geographic area within the Neighbourhood Area to which it applies.

The following highlights particular areas and features within Throstle Nest and Riverside, together with the Harrogate planning context that relates to them, with reference to the plan policies that are particularly applicable, with the intention of presenting a comprehensive statement of policies most relevant to these areas.

In addition, it sets out a geographically specific policy relating to development at Throstle Nest, within the setting of the Weston Conservation Area (ref Policy TNRH1, P103).

Green Environment

Local Green Infrastructure

The heavily wooded area of Otley Plantation, east and north of the Riverside Estate, falls within the 'River Wharfe' regional corridor (Corridor 17R) as identified by Natural England in its 2009 Yorkshire and the Humber Green Infrastructure Mapping Project. This corridor extends across the boundary into Leeds where it is, in part, designated as Strategic Green Infrastructure in LCC's adopted Core Strategy.

The adopted Harrogate District Local Plan and Core Strategy predate this study and while offering no specific green infrastructure policies informed by it, they do contain policies for the protection of the countryside, notably Local Plan policies C1 (Conservation of the Nidderdale AONB), C2 (Landscape Character) and NC4 (Semi-natural habitats). Core Strategy policy SG3 also covers the conservation of the countryside, including Green Belt.

Harrogate Council's Green Infrastructure SPD, adopted in 2014, signals a clear intention to afford protection, enhancement and appropriate management to river corridors and other infrastructure features. It includes a checklist for applicants and developers. The emerging Local Plan builds on this and contains a draft policy NE5 (Green Infrastructure), together with associated policies on landscape character (NE4) and the protection of the natural environment (NE3).

Otley Plantation is also designated Green Belt in both the adopted and emerging Local Plans.

This plan builds on adopted policy and emerging generic green infrastructure policies and specifically identifies Otley Plantation as being within the Riverside-Weston 'Local Green Infrastructure' corridor (see Appendix 1 for more information). This corridor provides a direct link with 'Wharfe Valley/Chevin Ridge' Strategic Green Infrastructure as identified by Leeds City Council.

Plan Policy GE2, Local Green Infrastructure, safeguards the function of such Local Green Infrastructure areas and provides for extension or enhancement subject to viability considerations (ref P23).

Riverside Development

Part of Otley Plantation falls within the Otley 'Riverside' corridor, as identified on the Neighbourhood Plan Map. It is already designated Green Belt in both the adopted and emerging Local Plans.

Plan Policy GE3, Riverside Development, sets out the basis on which development within the corridor will be supported (ref P24).

Protection of Natural Heritage

Part of Otley Plantation falls within the 'Extended Leeds Habitat Network' within Otley, as shown on The Neighbourhood Plan Map.

The adopted Harrogate District Local Plan contains a general policy for the protection of natural heritage (Policy NC4 'Semi-natural habitats'). The emerging Local Plan builds on this and contains a draft policy covering the protection of the natural environment (NE3). The area of the plantation is also already designated Green Belt in both the adopted and emerging Local Plans.

Plan Policy GE5, Protection and Improvement of the Biodiversity of the Extended Leeds Habitat Network Within Otley, sets out the basis on which development within the network will be supported (ref P28).

Protection of Local Green Space

Otley Town Council has assessed a candidate list of Local Green Space (LGS) sites, including Otley Plantation (Part), against the relevant National Planning Policy Framework criteria. The full assessment is to be found in the plan's evidence base, indicating that the site was considered eligible for LGS designation.

Plan Policy GE6, Protection of Local Green Space, rules out new development in these spaces, other than in very special circumstances (ref P32).





Built Environment

Otley Riverside Local Heritage Area

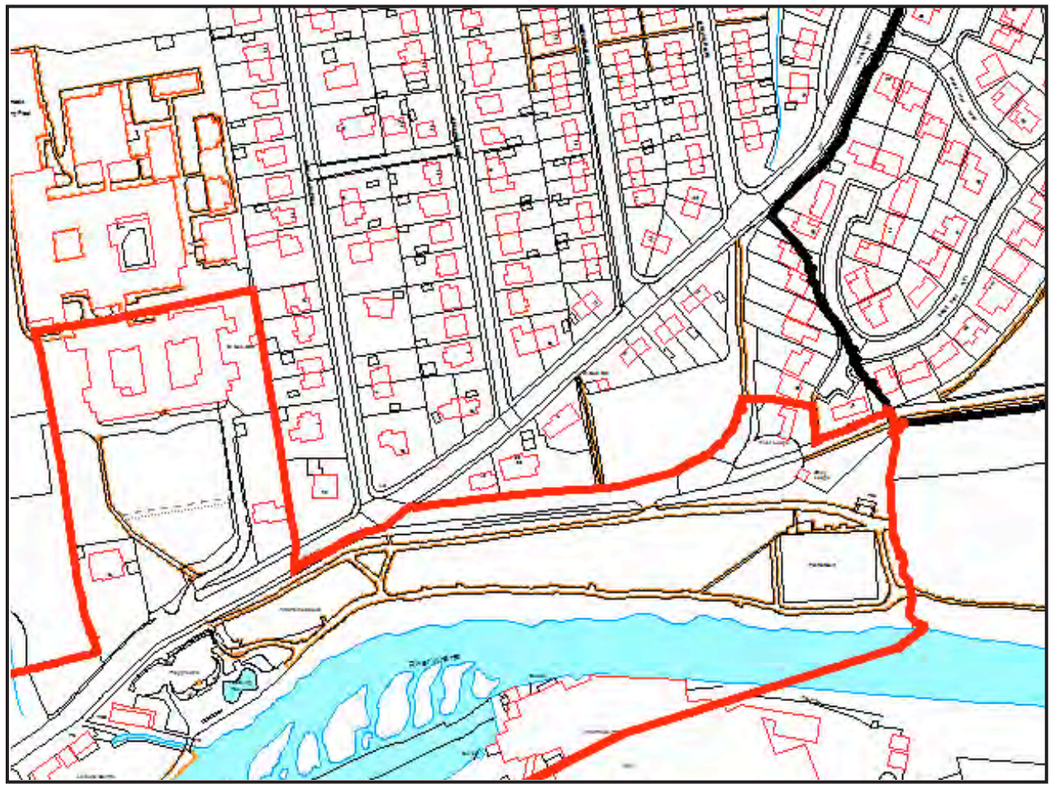
The current Otley Conservation Area excludes the eastern extension of Wharfemeadows Park, together with an adjacent open space area to the north, plus Otley Plantation (Part) and historic 'carriageway' to Farnley Hall along its north west boundary, felt with good evidential justification (see Appendix 4), to be worthy of similar protection. A conservation area extension to cover this area – identified here as Otley Riverside – will be pursued by the town council under the Neighbourhood Plan umbrella, but in the meantime the plan puts in place a 'Local Heritage Area' policy to provide some interim guidance.

Plan Policy BE6, Otley Riverside Local Heritage Area, sets out the basis on which development in the area will be supported (ref P44).

Otley Conservation Area - Design and Development

The southernmost tip of the Riverside residential estate immediately abuts the extreme north eastern tip of the Otley Conservation Area (see Map 14). The special character of the conservation area needs to be fully taken into account in any development at Riverside.

Plan Policy BE9, Otley Conservation Area Design and Development, sets out the basis on which development within, or within the setting of, the conservation area, will be supported (ref P48).



MAP 14: Riverside Estate and Otley Conservation Area

Otley Conservation Area =
Riverside Estate =

Employment

Live/Work Accommodation

While both the Throstle Nest and Riverside areas are predominantly residential in character, theoretical scope exists in both cases for the development of live/work accommodation.

Plan Policy E6, Live/Work Accommodation, supports proposals for employment generating uses with ancillary living, subject to stated criteria (ref P72).



Community Facilities and Services

Protection and Enhancement of Facilities

A block of sports changing rooms and associated car park used by both Prince Henry's Grammar School teams and local clubs falls within the Riverside area.

Harrogate Local Plan Policy R2 (Existing Recreational Facilities) states that development proposals which involve the loss of existing public and private recreation facilities will not be permitted unless:-

- Their loss would not adversely affect the existing and potential recreational needs of the local population;
- A satisfactory replacement facility is provided in the catchment area which it serves; or
- They are incapable of continued recreational use.

In addition, Policy CFX (Community Facilities Protection) states that proposals involving the loss of land or premises in community use would also not generally be permitted, subject to similar caveats. Draft Local Plan policies HP6 and HP8 are set to carry forward these policy provisions.

Neighbourhood Plan policy adds to these policies by specifying the types of facility to which policy will apply. Details of individual facilities are provided in the plan's evidence base, including the sports changing rooms.

Plan Policy CF1, Protection and Enhancement of Community Facilities, provides for equivalent facilities in the event of loss to development, subject to criteria and supports improvements to and additional facilities (ref P76).

Transport and Travel

Improved Cycling and Walking Provision

The Riverside area includes routes which are currently used by both walkers and cyclists and which relate to the Otley cycleway and footpath network as shown on Map 10 (P84) and Map 11 (P85).

Harrogate Local Plan Policy T22A (Measures to Promote Cycling) states that the safety, attractiveness and convenience of cycling will be enhanced by the introduction of cycle routes, facilities and safety measures and that these will be designed to safeguard the convenience and safety of other users, especially pedestrians, where dual use is envisaged.

Within this general context, plan Policy TT1, Improved Cycling, Walking and Bridleway Provision, sets out the basis on which development affecting the cycling, walking and bridleway network will be supported (ref P84).

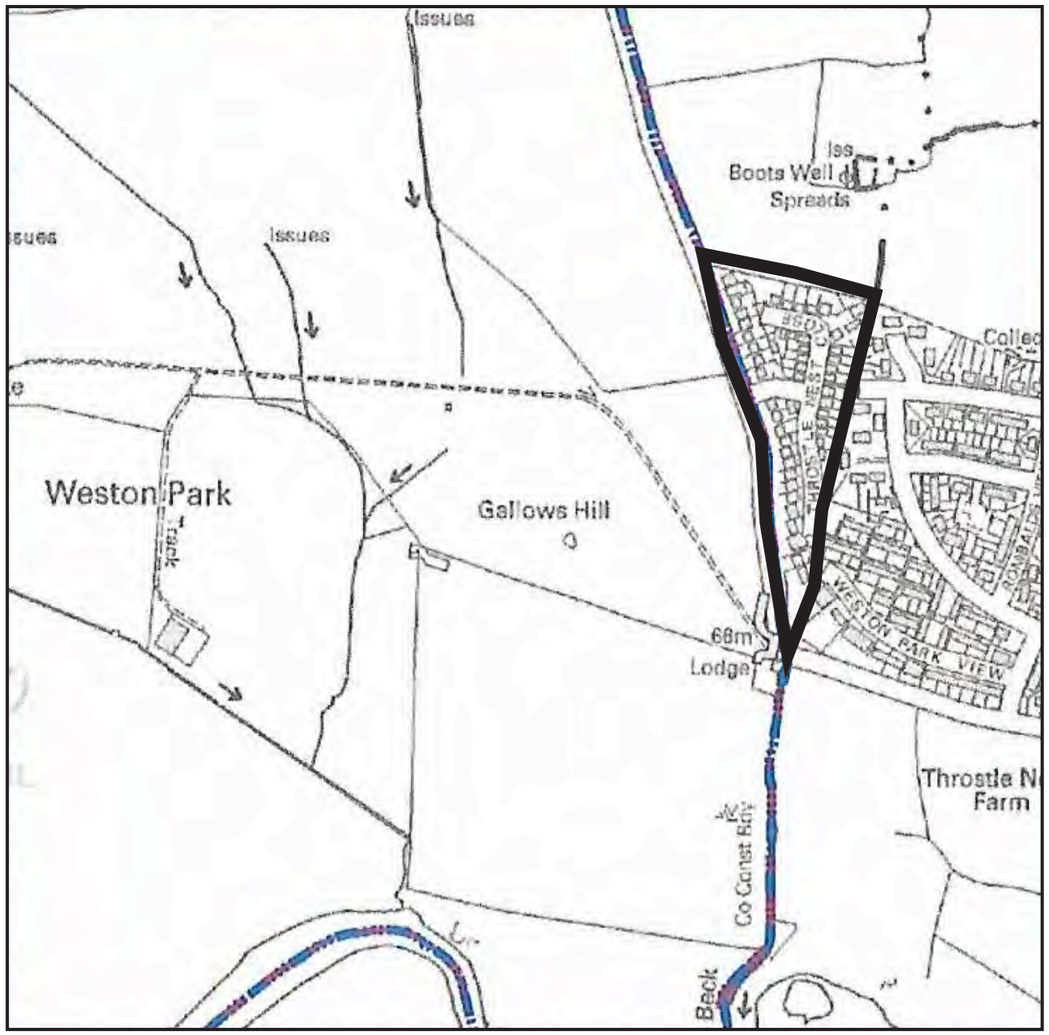


Weston Conservation Area - Design and Development

The western edge of the Throstle Nest Estate lies adjacent to the eastern boundary of the Weston Conservation Area (see Map 15), for which a conservation area appraisal has been prepared by Harrogate Borough Council. This urban area of Otley is a significant component of the Weston Conservation Area's setting, providing a strong contrast with the open character of Weston Park, despite dense hedge planting along the edge of the Throstle Nest development and landmark trees and traditional dry stone walling which bounds the park.

The special character of the conservation area needs to be fully taken into account in any development at Throstle Nest.

Plan Policy TNRH1 below, sets out the basis on which development within, or within the setting of, the conservation area will be supported.



MAP 15: Throstle Nest Estate and Weston Conservation Area

POLICY TNRH1: WESTON CONSERVATION AREA – THROSTLE NEST DESIGN AND DEVELOPMENT

To be supported, development at Throstle Nest within, or within the setting of Weston Conservation Area, as defined on The Neighbourhood Plan Map, must demonstrate a positive response in terms of the following design principles:-

i. Not impacting upon existing tree and hedgerow planting along Throstle Nest's western edge;

ii. Providing native deciduous landscape planting in order to create amenity/garden spaces which relate to their context of open parkland and landmark tree line;

iii. Its scale, form, materials and nature of construction are appropriate, taking particular account of the landmark lodge building, east gates and piers at the area's south-eastern corner and park access point, and boundary dry stone wall;

iv. Respecting, rather than competing with the historic skyline, respecting landform and landscape pattern;

v. Respecting views, where seen from locations that are freely accessible to members of the general public, towards Throstle Nest from the strategic pedestrian route cutting across Weston Park from Weston to Otley.





6. Monitoring, Review, Implementation

Monitoring, Review and Strategic Delivery

The Otley Neighbourhood Plan will be delivered and implemented over the plan period 2018-2028. It seeks to provide the focus for change within Otley, but is not a rigid 'blue-print', rather a framework for change. The plan will be subject to annual monitoring by the town council and to periodic review, again by the 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 (LCC) and Harrogate Borough Council (HBC), as the determining bodies 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 LCC and HBC and associated planning conditions. Section 106 Agreements should work to mitigate site development impacts in line with plan policies where required.

In addition, Community Infrastructure Levy (CIL), collected by LCC as a 'tax' on development, should help to pay for any infrastructure needed as a result of growth within Otley Parish, including schools, greenspace, flood defences and transport improvements. This should be particularly the case in respect of the proposed East of Otley 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. Harrogate Borough Council has not yet implemented CIL in its area.

Community Infrastructure Levy at Parish Level

Alongside LCC's role in relation to CIL, the town council is also a potential beneficiary of the levy (NB eligible development dependent), currently entitled to receive 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.

Community Actions and Approaches

Chapter 5 of this plan identifies a large number and wide range of themed 'Community Actions' (i.e. non-planning actions and approaches) wished for and supported by the community.

These actions and approaches 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
- Town Council – CIL (see above) and other funding
- Local voluntary groups
- Harrogate Borough Council – via public services, direct council funding and grants (NB in practice the contribution is likely to be limited due to the small part of the Neighbourhood Area lying within Harrogate).
- North Yorkshire County Council - via public services, direct council funding and grants (NB in practice the contribution is likely to be limited due to the small part of the Neighbourhood Area lying within North Yorkshire).

A number of buildings are identified in the plan (see Policies CF1 and Appendix 9) 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 LCC or HBC under the terms of the 2011 Localism Act. The town's public houses have already been registered with LCC as assets by Otley Pub Club. Such registration requires the registering body, which could be the town 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 approaches from Chapter 5 of the plan and lists them in terms of theme, title, brief description, potential funding source, potential lead body and potential partners.

THEME	TITLE	DESCRIPTION	POTENTIAL FUNDING	POTENTIAL LEAD/PARTNER ORGANISATION(S)
GE-Green Environment	Special Landscape Area	Expore scope for Chevin Forest Park/LNR enlargement		OTC/LCC/NE
GE-Green Environment	Local Green Infrastructure	Identify potential for enhancement/extensions		OTC/OTP
GE-Green Environment	Local Green Infrastructure	Engage with neighbouring authorities re LGI continuity		OTC/CBMDC/HBC/ PCs
GE-Green Environment	Riverside Corridor	Support Otley Lido community initiative/ Friends of Otley Lido CIC	LCC/OTP/ OTC	OTC/OTP
GE-Green Environment	Riverside Corridor	Work with owners/ agencies to progress 'GE4' Bridge End Cattle Market scheme		OTC/owners/LCC/EA
GE-Green Environment	Biodiversity	Propose 'Candidate Local Wildlife Sites' to LCC for assessment/possible designation		OTC/local naturalist groups/local naturalists
GE-Green Environment	Biodiversity	Management/enhancement of Otley's designated nature conservation sites and Extended Leeds Habitat Network in Otley	LCC/NE/EA/ private landowners	LCC/NE/EA/private landowners/local naturalist groups/ OTC/OTP
GE-Green Environment	Biodiversity	Monitor/review/update/seek extension of Extended Leeds Habitat Network in Otley		Local naturalist groups/ local naturalists /OTC/OTP/LCC/WYES
GE-Green Environment	Biodiversity	Encourage habitat/ wildlife features in new development		OTC/OTP/local naturalist groups
GE-Green Environment	Biodiversity	Encourage riverside bat roosting tower		OTC/local naturalist groups
GE-Green Environment	Biodiversity	Survey Danefield grassland		Local naturalist groups/ local naturalists
GE-Green Environment	Biodiversity	Explore Gallows Hill LNR designation		OTC/FOGH/local naturalist groups
GE-Green Environment	Biodiversity	Explore Gallows Hill nature reserve extension		OTC/FOGH/local naturalist groups
GE-Green Environment	Biodiversity	Identify important wood-lands, their ownership and existence of management plans		OTC/OTP/local naturalist groups/local naturalists /LCC
GE-Green Environment	Local Green Space	Identify/implement LGS enhancement projects (ref. priority list)	OTC-CIL/OTC/ OTP/LCC/private landowners/BID	OTC/OTP/LCC/private landowners/BID
GE-Green Environment	Local Green Space	Identify sites for temporary open space/ greening		OTC/OTP/BID
GE-Green Environment	Midgley Farm	Lobby for appropriate restoration if/as required		OTC
GE-Green Environment	Trees	Survey Otley's tree stock as basis for preparation of a 'Tree Strategy' covering management, replacement, new planting, grants, tree nursery and education	OTC-CIL /OTC/OTP	OTC/OTP/ LCC/ private landowners/ schools
GE-Green Environment	Flooding	Liaison with responsible bodies re preparation and implementation of 'flood infrastructure maintenance plans'		OTC/LCC/EA
GE-Green Environment	Air Pollution	Lobby re installation of a permanent air monitoring station in Otley town centre		OTC
GE-Green Environment	Green Energy & Energy Efficiency	Encourage renewable energy in buildings town-wide		OCEG/OTC
GE-Green Environment	Green Energy & Energy Efficiency	Facilitate greater energy efficiency town-wide		OCEG/OTC
GE-Green Environment	Green Energy & Energy Efficiency	Lobby for highest possible environmental and energy efficiency standards in new development		OCEG/OTC/OTP

THEME	TITLE	DESCRIPTION	POTENTIAL FUNDING	POTENTIAL LEAD/PARTNER ORGANISATION(S)
BE-Built Environment	Conservation Area	Lobby LCC re review and assessment of proposed extensions/satellites ('Local Heritage Areas')		OTC/OCTF
BE-Built Environment	Conservation Area	Review Otley CAA and Town Centre Action Plan re potential enhancements		OTC/OCTF
BE-Built Environment	Conservation Area	Liaison/joint working with responsible bodies re 'protocol' for treatment of historic surfaces		OTC/OCTF/LCC/ utilities
BE-Built Environment	Listed Buildings/ Structures	Navvies Monument restoration project	OTC/OTC-CIL/HE	OCTF/OTC ao
BE-Built Environment	Listed Buildings/ Structures	Lobby for Queen Anne Lodge wall repairs		OCTF/OTC
BE-Built Environment	Positive Buildings	Lobby Summercross owners re maintenance and speedy re-development		OTC
BE-Built Environment	Positive Buildings	Lobby Yeoman owners re maintenance and speedy re-development		OTC
BE-Built Environment	Non-Designated Heritage Assets	Nominate sites for LCC assessment		OTC/LCC
BE-Built Environment	Non-Designated Heritage Assets	Church Lane Top – creation of new community/ heritage space	OTC-CIL / OTC/BID/ LCC	OTC/OCTF/OTP/BID/ private landowner/LCC
BE-Built Environment	Design and Development	Undertake street scene audit as basis for preparation of 'Street Scene Design Guide' including street furniture /facilities	OTC-CIL/ OTC/OTP/ BID	OTC/OTP/OCTF/LCC/ BID/OC

THEME	TITLE	DESCRIPTION	POTENTIAL FUNDING	POTENTIAL LEAD/PARTNER ORGANISATION(S)
BE-Built Environment	Design and Development	Preparation of 'Shop Front Design Guide'	OTC-CIL/ OTC/OTP/BID	OTC/OTP/OCTF/BID/ LCC
BE-Built Environment	Information / Awarness raising	Produce heritage advisory leaflet for land and property owners	OTC-CIL/ OTC/OTP/ BID	OTC/OCTF/LCC
BE-Built Environment	Information / Awarness raising	Provide historical signboards	OTC/OTP/ BID	OTC/OTP/BID/OCTF
BE-Built Environment	Town Gateways	Provide new structures/ signage at 6 gateway locations	OTC-CIL/ OTC/OTP/ BID	OTC/OTP/BID
BE-Built Environment	Street Naming	Develop a street naming protocol		OTP/OTC/OCTF
BE-Built Environment	Road Signs	Renovate Victorian signs	OTC/OTP/ BID/LCC	OTC/OTP/BID/OCTF
MU-Mixed Use	Allocated and other development sites	Liaison/joint working with LCC Development re development requirements		OTC/OTP/OCTF/ ODD/developers
H-Housing	Town Centre Housing	Identify opportunities for housing/facilitate partnerships to help realise them		OTP/OTC/private property owners/ developers
H-Housing	Community-led Housing	Support Otley Community Land Trust to develop co-housing		OTC/OTP/BID/OCLT
H-Housing	Affordable Housing	Build/Develop	OCLT	OCLT/OTC/OTP/BID
H-Housing	Environmentally Sustainable Housing	Build/Renovate	OCLT	OCLT/OTC/OTP/BID

THEME	TITLE	DESCRIPTION	POTENTIAL FUNDING	POTENTIAL LEAD/PARTNER ORGANISATION(S)
E-Employment	Live/Work Accommodation	Otley Cemetery Chapels – develop a 'live/work' project	Architectural Heritage Fund/ National Churches Trust/ Heritage Lottery Fund	OTC/OTP/BID/HE/LCC
E-Employment	Tourism Development	Develop/use range of promotional tools	OTC-CIL/ OTC/OTP/ BID/LCC	OTC/OTP/BID/LCC
E-Employment	Tourism Development	Encourage development of more short stay tourist accommodation		OTP/BID/OTC/LCC/ OCh
E-Employment	Tourism Development	Investigate premises/ funding for Otley Museum		OTC/OTP/OCTF/BID/ Otley Museum Committee
E-Employment	Tourism Development	Explore options for stand-alone tourist information centre		OTC/OTP/BID/OCh
E-Employment	Promotion and Facilitation	'Otley Open for Business' – promote Otley as a business town		BID/OTP/OTC/LCC/ OCh
E-Employment	Promotion and Facilitation	Monitor vacant land/ property in the town		BID/OTP/OCh
E-Employment	Retail	Undertake range of actions to improve/ diversify Otley's retail and service offer		BID/OTP/OTC/OCh
E-Employment	Skills Development	Develop specialist skills opportunities	OCLT	OCLT/OTC/OTP/BID
CF-Community Facilities & Services	Community Facilities	Civic Centre – lobby LCC re future use		OTC/OTP

THEME	TITLE	DESCRIPTION	POTENTIAL FUNDING	POTENTIAL LEAD/PARTNER ORGANISATION(S)
CF-Community Facilities & Services	Sports & Recreation Facilities	Promote/support/ develop 'multi-sports hub' project	OTC/BLF /sports bodies/ sports clubs & groups	OTC/OTP/Sport Chevin/sports clubs & groups/other partners
CF-Community Facilities & Services	Sports & Recreation Facilities	Lobby re Chippendale Swimming Pool improvements		OTC/OTP/PHGS
CF-Community Facilities & Services	Entertainment Facilities	Support Otley Courthouse expansion initiative	BLF/LCC	OTC/OTP/LCC
CF-Community Facilities & Services	Entertainment Facilities	Set up 'Entertainment Group' to champion Otley music		OTP/OCo/Woolpack Studio ao
CF-Community Facilities & Services	Health Facilities	Campaign for more NHS dentist provision	NHS Leeds North Clinical Commissioning Group	OTC/OTP/LCC/NHS Leeds North Clinical Commissioning Group
CF-Community Facilities & Services	Health Facilities	Encourage medical centre development north of river	OTC-CIL/ OTC/OTP/ LCC	OTC/OTP
CF-Community Facilities & Services	Health Facilities	Monitor Wharfedale Hospital situation		OTC/OTP
CF-Community Facilities & Services	Facilities for Younger People	Set up 'Youth Group' to champion young people's needs		OTC/OTP/PHGS/ OCo ao
CF-Community Facilities & Services	Facilities for Younger People	Provision of more youth activities and facilities if needed across the town		OTC/OTP/LCC/ community groups/ BID/PHGS

THEME	TITLE	DESCRIPTION	POTENTIAL FUNDING	POTENTIAL LEAD/PARTNER ORGANISATION(S)
CF-Community Facilities & Services	Facilities for Younger People	Explore scope for increased provision at Courthouse		OTC/OCo
CF-Community Facilities & Services	Local Food Production	Support community project	OCLT	OCLT/OTC/OTP/BID
TT-Transport & Travel	Cycling & Walking	Improve cycling provision	OTC-CIL/ OTC/OTP/ LCC	OCC/OTP/OTC/LCC
TT-Transport & Travel	Cycling & Walking	Develop & implement Wharfedale Greenway Project	LCC/ CBMDC /OTC/PCs	Sustrans/OTC/OTP/ LCC/WAW/OCC/other partners
TT-Transport & Travel	Cycling & Walking	Review LCC Rights of Way Improvement Plan ref Otley's PROW and NP network map		WAW/OTC/OTP/LCC
TT-Transport & Travel	Cycling & Walking	Improve walking/ pedestrian provision – ref NP network map	OTC-CIL/ OTC/OTP/ LCC	WAW/OTC/OTP/LCC
TT-Transport & Travel	Cycling & Walking	Develop/implement White Bridge improvement project	EA/OTC-CIL/ OTC	OTC/OTP/BID/EA/ LCC/WAW/OCC
TT-Transport & Travel	Cycling & Walking	Develop a town centre pedestrianisation scheme	OTC-CIL/LCC/ OTP/BID	OTC/LCC/OTP/BID
TT-Transport & Travel	Cycling & Walking	Lobby LCC re footpath maintenance		OTC/OTP/BID/LCC
TT-Transport & Travel	Cycling & Walking	Promote Otley as cycling /walking destination		OTC/OTP/BID/OCh/ OCC/WAW
TT-Transport & Travel	Public Transport	Consult community re desired bus link improvements		OTC/OTP/WYM
TT-Transport & Travel	Public Transport	Lobby re improved bus/rail integration, infrastructure and other improvements		OTC/OTP

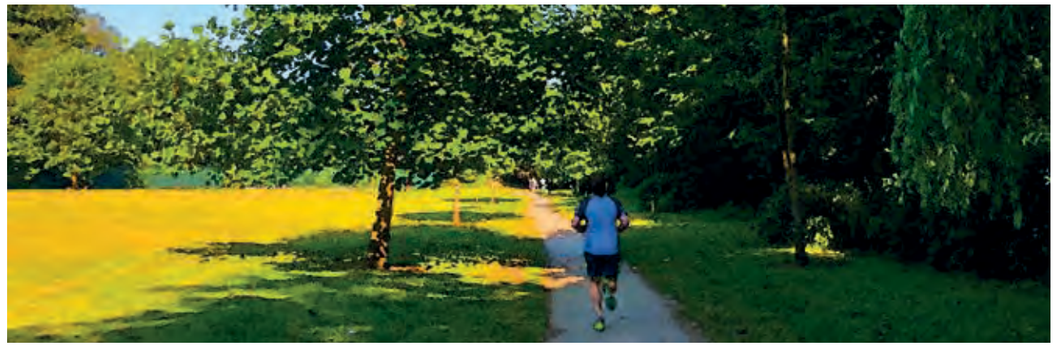
THEME	TITLE	DESCRIPTION	POTENTIAL FUNDING	POTENTIAL LEAD/PARTNER ORGANISATION(S)
TT-Transport & Travel	Public Transport	Undertake study re existing/potential new bus station	OTC-CIL/ OTC/OTP	OTC/OTP/LCC/WYM
TT-Transport & Travel	Rail Link	Campaign re reinstatement of rail link		OTC/OTP/BID
TT-Transport & Travel	Car Parking	Lobby LCC re reducing amount/ level of fee-paying car parking		OTC/OTP/BID
TT-Transport & Travel	Car Parking	Investigate measures to reduce on-street car parking in particular problem areas		OTC/OTP/BID
TT-Transport & Travel	Car Parking	Investigate feasibility of developing car park on Former Gas Works site		OTC/OTP/BID
TT-Transport & Travel	Car Parking	Identify/implement environmental improvements to public car parks	LCC/OTC CIL/ OTC/BID	OTC/OTP/BID/LCC
TT-Transport & Travel	Car Parking	Research need for new directional signs and introduce as necessary	LCC	OTC/OTP/BID/LCC
TT-Transport & Travel	Car Parking	Investigate need for better lighting in town centre car parks		OTC/OTP/BID
TT-Transport & Travel	Old Farnley Lane/ Wharfemeadows Park Car Park	Encourage surfacing repairs		OTC
TT-Transport & Travel	Highways & Traffic	Lobby responsible bodies re Otley Bridge improvements		OTC/OTP/LCC/HE
TT-Transport & Travel	Highways & Traffic	Lobby responsible bodies re controlling HGVs in town centre		OTC/OTP/BID/LCC

THEME	TITLE	DESCRIPTION	POTENTIAL FUNDING	POTENTIAL LEAD/PARTNER ORGANISATION(S)
TT-Transport & Travel	Highways & Traffic	Investigate possible actions to address traffic congestion		OTC/OTP
TT-Transport & Travel	Highways & Traffic	Lobby LCC re road maintenance		OTC/OTP/BID/LCC
TT-Transport & Travel	Highways & Travel	Lobby responsible bodies re speeding		OTC/OTP/BID/LCC/ Police
TT-Transport & Travel	Highways & Travel	Lobby LCC/ developers re provision of electric vehicle charging points for all car parks and new dwellings		OTC/OTP
TT-Transport & Travel	Highways & Travel	Scope out need for/focus of town-wide Traffic Impact Assessment		OTP/OTC/BID/LCC/ Combined Authorities

Key to Project Delivery Plan table abbreviations:-

BID – Business Improvement District
BLF – Big Lottery Fund
CBMDC – City of Bradford Metropolitan District Council
EA – Environment Agency
FOGH – Friends of Gallows Hill
HBC – Harrogate Borough Council
HE – Historic England
LCC – Leeds City Council
NE – Natural England
OCh – Otley Chamber of Trade and Commerce
OCo – Otley Courthouse
OCC – Otley Cycle Club
OCEG – Otley Community Energy Group
OCLT – Otley Community Land Trust
OCTF – Otley Conservation Task Force
ODD – The ODD (Otley Development Dream) Campaign
OTC – Otley Town Council
OTP – Otley Town Partnership
PCs – Parish Councils
PHGS – Prince Henry's Grammar School
WAW – Walkers Are Welcome
WYES – West Yorkshire Ecological Service
WYM – West Yorkshire Metro





Appendix 1: Local Green Infrastructure

OTLEY DISUSED RAILWAY AND BYPASS

The Otley Disused Railway and Bypass corridor runs between the A660/Leeds Road roundabout on the eastern edge of the town, westwards, taking in the bypass embankments on both sides of the road and the former railway land of Station Top north of the bypass, to the A660/Bradford Road roundabout. From here it continues broadly westwards along the bed of the former Otley to Burley railway, widening out southwards as it goes to encompass the lower wooded slopes of Otley Chevin up to West Chevin Road and other open land north-west of Bradford Road.

Aside from the bypass embankments, the corridor is readily accessible, with Station Top and the disused railway from Bradford Road to the Neighbourhood Area boundary easily walkable and well-used by both walkers and cyclists. The Wharfedale Greenway (see Appendix 11) is to be established along the corridor in the next few years.

The corridor also has an important wildlife function offering continuous woodland and associated grassland habitats along its entire length. It falls, moreorless in its entirety, within the Leeds Habitat Network, with the extreme western end identified as a Local Wildlife Site known as Burley Disused Railway. It is variously also identified as Local Green Space throughout its length.

The corridor acts as a bridge between blocks of Strategic Green Infrastructure within the town. It also links with the A660/Ilkley Road Local Green Infrastructure corridor at Bradford Road roundabout.

GREEN LANE/KELL BECK CORRIDOR

The Green Lane/Kell Beck corridor extends from the northern end of Green Lane, at its junction with Weston Lane (its southernmost point), northwards through the Weston Estate residential area, following the Weston Ridge open space alongside Kell Beck. The beck continues its course north, skirting the western edge of the former Thomas Chippendale School Playing Fields, and then follows a narrow course through the St Richard's/St David's housing area into the open countryside known locally as 'Giant's Bum'.

The corridor is a well-used local pedestrian route (from housing areas to Otley town centre) and is popular too with recreational walkers, being part of both the Six Dales Trail and Welcome Way. Where the corridor reaches St David's Road, the natural corridor narrows to the width of the beck only and becomes inaccessible. As a result, the functional corridor expands at this point to encompass the residential area to the immediate east as far as the public footpath north to the open fields. At this point, the walking route heads east along St David's Road until it meets the public footpath north to Clifton.

The entire course of the Kell Beck through the corridor, together with its narrow fringing habitats, forms part of the Leeds Habitat Network. The corridor also includes identified woodland habitats edging the former school playing fields.

The corridor includes Local Green Spaces at Weston Ridge and the former Thomas Chippendale School Playing Fields.

The corridor links Strategic Green Infrastructure associated with the Wharfe Valley with the open countryside of the Nidderdale AONB. It also connects with the Riverside-Weston Local Green Infrastructure corridor at the former school playing fields.

A660/ILKLEY ROAD

The A660/Ilkley Road corridor extends a short distance from the A660/Bradford Road roundabout, north-west along the A660 until it meets open countryside south-east of the Mickle Ing road bridge.

The corridor largely comprises the road verges and other green land which fringes the A660 and which for the most part does not offer continuous public access. That said, footpaths to bus stops and the Grove Hill Former Cricket Ground open space are both readily usable and used, while the verges themselves are also open. As such, the corridor performs some recreational and access functions but this is not its primary purpose.

Moreorless continuous woodland, grassland and other habitats follow all of its short length lending it a valuable local wildlife and landscape gateway function. The corridor also includes the Grove Hill Former Cricket Ground, Westbourne House Woodland, Ilkley Road Verge and Grove Hill Park Local Green Space sites.

The corridor links blocks of Strategic Green Infrastructure and connects with the Otley Disused Railway and Bypass Local Green Infrastructure corridor at the Bradford Road roundabout.

RIVERSIDE-WESTON CORRIDOR

The Riverside-Weston Corridor runs from Wharfemeadows Park, at its southern extremity, to the former Thomas Chippendale School Playing Fields at the heart of north Otley's residential area. It also takes in part of Otley Plantation as a north-eastern spur.

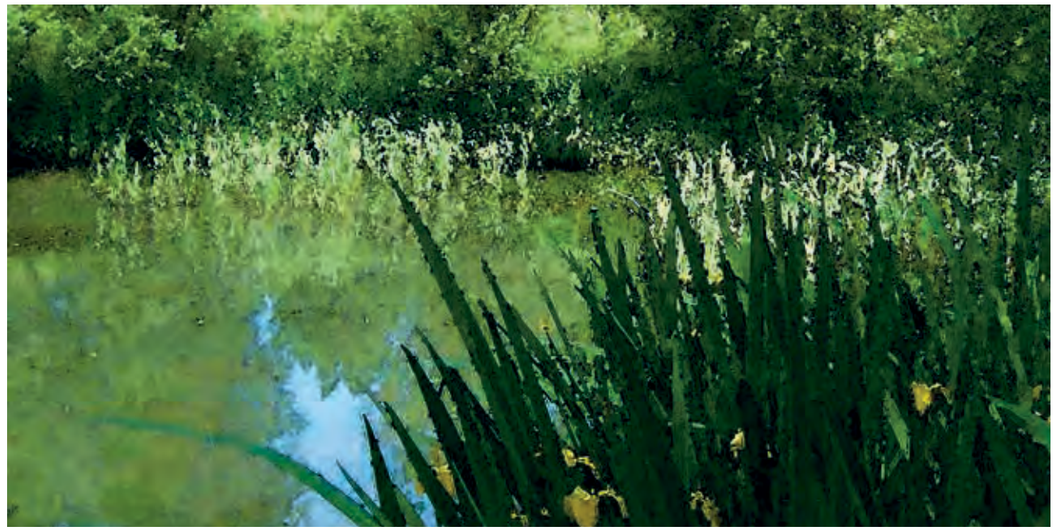
Beginning in the riverside Wharfemeadows Park (and including the adjacent Old Farnley Lane amenity space), the corridor runs first through the extensive grounds of Prince Henry's Grammar School - PHGS - (taking in the Hol Beck along the ground's western edge), the Newall Carr Road neighbourhood park and Crossways Allotments, then across Newall Carr Road, embracing the Yew Tree Public House and grounds, and through Wharfedale Hospital Grounds (taking in the north side of Croft House Drive, including public footpath) to the playing fields. The north-eastern spur extends from Wharfemeadows through Otley Plantation, and then on to connect with the open countryside of the Farnley Estate within Harrogate District.

While each of the component land blocks are, barring Otley Plantation, publically accessible at one time or other (dependent on their respective opening times, i.e. school, pub and hospital opening hours), only Wharfemeadows Park, Old Farnley Lane, the neighbourhood park and former school playing fields enjoy public open space functions. There is no continuous public access along the length of the corridor. That said, recreation is a prime corridor function.

The corridor's main functions are as an open green landscape 'lung' within the heavily built-up area of north Otley and as a local wildlife link. Wooded and other elements of the Leeds Habitat Network thread through the grammar school's grounds, the neighbourhood park and the Thomas Chippendale site. There is however considerable scope for enhancement throughout the corridor, particularly within the hospital grounds. Otley Plantation serves as a valuable woodland resource.

Otley Plantation (part), Wharfemeadows Park, Old Farnley Lane, PHGS, Newall Carr Road, Crossways Allotments and the former Thomas Chippendale School Playing Fields are all identified as Local Green Spaces.

The corridor links the Strategic Green Infrastructure of the Wharfe Valley to the Green Lane/Kell Beck Local Infrastructure corridor, effectively creating an open space ring within north Otley.



Appendix 2: Extended Leeds Habitat Network within Otley

Background

The Leeds Habitat Network (LHN) identifies a strategic network of habitat types which aims to protect the integrity and connectivity of areas with nature conservation value. Within the Otley NP area the LHN demonstrates relatively good east-west connectivity (as a consequence of the River Wharfe, the route of the former railway line and Otley Chevin), but relatively poor north-south connectivity.

Informed by advice from Richard Marsh (Senior Nature Conservation Officer at LCC) and by local knowledge of Otley and its wildlife, it was decided to identify local extensions to the broad-brush LHN. Woodland and wetland were selected as two key LHN habitat types that could be easily identified and had the potential to provide additional connectively within the Otley NP area. When identifying the "Extended" Leeds Habitat Network (ELHN) the other three LHN habitat types (grassland, heathland and "other") were not surveyed. This was partly for practical reasons, but also because of the more specialist skill-set that would be required to assess their value.

To identify the ELHN the NP area was subdivided into four zones. Each zone was initially assessed from aerial photographs plus several types of maps to identify areas of trees and water courses (plus any small water bodies) that did not already form part of the LHN and which could offer a significant improvement in connectivity. Each area was then visited with marked-up maps to review the reality of what had been identified. Identified water courses tended to be adopted because their route was generally favourable. Areas and lines of trees were subjected to a more critical assessment. While quality was a factor, a key criterion was the degree that they contribute to increasing connectivity. This was particularly so in areas where relatively few trees exist when potentially they could provide a strategic stepping stone. The selected habitat areas for a zone were then scheduled, defined electronically and reviewed prior to subsequent input into the GIS system and checking.

The ELHN is largely based on extensive work (inspecting of maps and aerial photographs and site visits) over an extended period. Inputs, suggestions and comments on the results were also sought from Otley-based members of Wharfedale Naturalists.

Where ELHN habitat was identified that lay within one or more private gardens these areas were denoted on the map a "Positive Habitat" for information purposes only. Additionally, habitat identified adjacent to the Otley NP area was also recorded as an indicator of where the LHN and ELHN might continue into adjacent jurisdictions.



Note to Map 4: Natural Heritage in Otley

Map 4 illustrates all designated nature conservation sites within the Otley Neighbourhood Area, together with Otley extensions to the Leeds Habitat Network.

(1) Within the Otley NP area, a three habitat colour scheme is used to show the formal extensions to the pre-existing Leeds Habitat Network proposed by the Otley NP. The formal extensions are more detailed local additions to the "broad brush" Leeds Habitat Network. The LCC convention of not including domestic gardens in the Leeds Habitat Network has been followed in selecting the formal extensions (also see positive habitat below).

Rose coloured solid shading is additionally used to show positive habitat. Areas of positive habitat help bridge gaps in the Extended Leeds Habitat Network. Consisting of groups of trees that typically extend across a number of domestic gardens, their location is such that they substantially add to the identified wildlife network across Otley. They are not a formal part of the Extended Leeds Habitat Network and are shown purely for information purposes.

> The selection of the areas to be included in the formal extensions and the positive habitat has been informed by local knowledge of the Otley area and its wildlife. For each area, consideration was given both to its intrinsic value and to the importance of its geographical location within the wider habitat network.

(2) Within the Otley NP area, Map 4 also shows:-

Site of Special Scientific Interest: Great Dib Wood.

Local Nature Reserve: Chevin Forest Park.

Local Wildlife/Geological Sites and Candidates: Otley Chevin SEGI; River Wharfe SEGI; Knotford Nook SEGI; Otley Sand and Gravel Pits LNA (and potential extension); Burley Disused Railway LWS; Otley Chevin and Caley Crags LGS.

(3) Outside the Otley NP area, Map 4 also shows:-

Area of Outstanding Natural Beauty: Nidderdale.

Candidate Site of Importance for Nature Conservation: Weston Park.

Note to Map 5: Leeds Habitat Network and Extensions within Otley

Map 5 illustrates specifically what the Otley NP is proposing regarding the wildlife habitat network **and Wetland Habitats (blue) and Grassland Habitats (green). Other Habitats (purple) and Positive Habitats (red) are shown for informational purposes only.**

(1) Within the Otley NP area, light green solid shading is used to show the extent of the pre-existing Leeds Habitat Network, **with a two colour habitat scheme used to show the formal extensions as proposed by Otley NP Policy GE5: Wetland Habitats (blue) and Grassland Habitats (green).**

The formal extensions are more detailed local additions to the "broad brush" Leeds Habitat Network. The LCC convention of not including domestic gardens in the Leeds Habitat Network has been followed in selecting the formal extensions (also see positive habitat below).

Rose coloured solid shading is additionally used to show positive habitat. Areas of positive habitat help bridge gaps in the Extended Leeds Habitat Network. Consisting of groups of trees that typically extend across a number of domestic gardens, their location is such that they substantially add to the identified wildlife network across Otley. They are not a formal part of the Extended Leeds Habitat Network and are shown purely for information purposes. **Purple is used to show Other Habitats as part of the wider LHN and denotes other habitats that flood. Along with the positive habitats, Other Habitats are not proposed as part of Policy GE5.**

(2) Outside the Otley NP area, light green solid shading is used to illustrate the extent of the adjacent pre-existing Leeds Habitat Network.

Note to Map 6: Leeds Habitat Network – Habitat Types

Map 6 illustrates the habitat detail of the pre-existing Leeds Habitat Network.

Both within and outside the Otley NP area, a five colour habitat scheme is used to show the detail of habitats within the pre-existing Leeds Habitat Network.

Appendix 3: Local Green Space Assessments Summary

SITE REF	SITE NAME	AREA (HA)	LCC TYPOLOGY	SURVEYOR	SURVEYOR RECOMMENDATION	DECISION
G824	Myers Croft Allotments *(north east)*	0.25	Allotments	AW	Y	Y
G826	Myers Croft Allotments – Station Road/Top (south west)	0.54	Allotments	AW	Y	Y
G1088	Ings Lane Allotments	0.33	Allotments	AW	Y	Y
G1094	Todds Allotments	0.76	Allotments	AW	Y	Y
G1648	Myers Croft Allotments (south east)	0.33	Allotments	AW	Y	Y
G775	Pegholme Drive POS	0.32	Amenity Greenspace	AW	Y	Y
G1093	Stephencroft Park	0.32	Amenity Greenspace	AW	Y	Y
G82	Otley Cemetery	4.3	Cemeteries	JW	Y	Y
G104	Wellcroft	0.89	Children's Play	JW	Y	Y
G851	Gallows Hill Nature Reserve	5.48	Natural	JW	Y	Y
G1782	Otley Sand and Gravel Pits (Otley North)	42.37	Natural	AW	Y	N
G109	Wharfemeadows Park	5.76	Neighbourhood Park	JW	Y	Y
G1031	All Saints Churchyard	0.49	Cemeteries	JW	Y	Y
G1604	Otley All Saints Primary School	0.57	Outdoor Sport	JW	Y	Y
G1653	Knotford Nook	25.17	Outdoor Sport	JW	Y	N
G773	Garnetts Field	1.96	Outdoor Sport	MF	Y	Y
G1770	Former Thomas Chippendale School Pitches	1.09	Outdoor Sport	MF	Y	Y
G771	Newall Parish Church Hall Field	0.34	Natural	MF	N	N
G772	Newall Carr Road	0.84	Neighbourhood Park	MF	Y	Y

(Continued)

SITE REF	SITE NAME	AREA (HA)	LCC TYPOLOGY	SURVEYOR	SURVEYOR RECOMMENDATION	DECISION
G706	Old Farnley Lane	0.31	Amenity Greenspace	MF	Y	Y
G770	Weston Drive Sports Field	1.29	Local Recreation Area	MF	Y	Y
G677	Manor Garth	0.77	Amenity Greenspace	CM	Y	Y
G850	Weston Ridge	0.42	Amenity Greenspace	CM	Y	Y
G1897	Weston Drive Playground	0.14	Children's Play	CM	Y	Y
G1777	Burras Drive	0.19	Natural	CM	N	N
G1602	Ashfield Primary School	0.75	Outdoor Sport	CM	Y	Y
G1607	St Joseph's Primary School	0.76	Outdoor Sport	CM	Y	Y
G1105	Birdcage Walk Allotments East	0.31	Allotments	TS	Y	Y
G424	Birdcage Walk Allotments West	0.37	Allotments	TS	Y	Y
G814	Burras House Allotments	0.65	Allotments	TS	Y	Y
G1512	White Bridge Allotments	0.75	Allotments	TS	Y	Y
G1516	Gallows Hill Allotments	0.22	Allotments	TS	Y	Y
G683	Tempest & Cross Green Allotments	1.79	Allotments	TS	Y	Y
G123	Grove Hill Park	2.27	Neighbourhood Park	CW	Y	Y
G1781	Westbourne Close Woodland	0.22	Natural	CW	N	N
G849	Ilkley Road Verge	0.9	Natural	CW	N	Y

(Continued)

SITE REF	SITE NAME	AREA (HA)	LCC TYPOLOGY	SURVEYOR	SURVEYOR RECOMMENDATION	DECISION
G1779	Westbourne House Woodland	0.41	Natural	CW	N	Y
G1767	Otley RUFC & Otley Cricket Ground	2.94	Outdoor Sport	JK	N	Y
G1089	Cambridge Drive POS	5.2	Amenity Greenspace	JK	Y	Y
G774	Burras Lane	0.22	Amenity Greenspace	SS	N	N
G776	Caxton Road Playing Field	0.33	Neighbourhood Park	SS	Y	Y
G777	Grove Hill Former Cricket Ground	1.69	Outdoor Sport	SS	Y	Y
G1028	Old Railway Off Otley Road	3.28	Natural	SS	Y	Y
G1776	Union Court	0.28	Amenity Greenspace	SS	Y	Y
G1027	Old Railway Line Off Bradford Road	3.04	Natural	JL	Y	Y
G1091	Otley Town Football Club	4.09	Outdoor Sport	JL	Y	Y
G1092	Old Otliensians RUFC	4.04	Outdoor Sport	JL	Y	Y
G1606	Prince Henry's Grammar School	4.4	Outdoor Sport	JL	Y	Y
ONP1	War Memorial	Small	N/A	AW	Y	Y
ONP2	The Bridge United Reform Churchyard	0.3	N/A	AW	Y	Y
ONP3	Otley Sand & Gravel Pits #2	17.6	N/A	AW	Y	N
ONP4	Tittybottle Park	0.1	N/A	AW	Y	Y
ONP5	Adlington House Gardens	0.1	N/A	AW	Y	Y

(Continued)

SITE REF	SITE NAME	AREA (HA)	LCC TYPOLOGY	SURVEYOR	SURVEYOR RECOMMENDATION	DECISION
ONP6	Burras Lane (Rear of Parish Church)	0.2	N/A	AW	N	N
ONP7	Quaker Burial Site	Small	N/A	AW	Y	N
ONP8	Fairground Field	1.1	N/A	AW	Y	Y
ONP9	Station Top	1.5	N/A	AW	Y	Y
ONP10	Old Railway Line (east)	4.4	N/A	AW	Y	Y
ONP11	Otley Police Station Grounds	0.5	N/A	AW	Y	Y
ONP12	Crossways Allotments	0.1	N/A	MF	Y	Y
ONP13	Grass Arc, Newall Avenue	Small	N/A	MF	Y	Y
ONP14	The Green, Oval Estate	0.1	N/A	MF	Y	Y
ONP15	Otley Plantation (part)	5.9	N/A	MF	Y	Y
ONP16	Transco Corner	Small	N/A	JK	N	Y
ONP17	Otley Bypass Southern Embankment	1.0	N/A	JK	N	N
ONP18	Wharfeside: Gallows Hill to Knotford Nook	<1.0	N/A	MF/MRD	Y	Y
ONP19	Grange View Verge	<1.0	N/A	MF	Y	Y
ONP20	Wharfeside: Ilkley Road	1.0	N/A	MF	Y	Y
ONP21	Bondgate/Gay Lane Amenity Space	Small	N/A	MRD	Y	Y
ONP22	Manchester Square & Maypole	<1.0	N/A	MF	Y	Y
ONP23	Corner Bradford Road/ By-pass/West of Inglewood Drive	0.21	N/A	MRD	N	N

Key to Surveyors: AW = Alastair Watson; TS = Tom Shortall; JW = Jenny Watson; MF = Mike Feist; CM = Chris Malone; CW = Craig White; JK = Jakob Kubin; SS = Stella Spriggs; JL = Jacob Lawson MRD = Mike Dando

Appendix 4: Local Heritage Areas



Weston Lane

The area extends westwards from the conservation area's northern boundary to include the stone and brick wall and greenspace on the western side of Grange View Road; Newall Grange and Belmont House; The Coach House and the adjacent landscaped approach at Newall Close to what was formerly Newall Hall.

The architectural and amenity value of the area is comparable to neighbouring properties within the conservation area on Billams Hill. The Coach House and Newall Grange are both properties of historical and architectural significance.

Newall Grange is a large neo-gothic 19th Century villa with imposing stone entrance gateposts and mature ornamental gardens. The attractive walling (red brick with stone inserts and topped with stone) and the lower stone wall bordering Grange View, appear to be part of the villa's boundary and possibly part of a former walled garden.

The Coach House displays many local characteristics of humbler, stone- built properties from a similar era. The tree belt contains prominent mature and specimen trees. Stone pillars, ornamental iron gates and stone sett pavement of the former Newall Hall entrance driveway are all present.

The more recent buildings - Belmont House and an outbuilding to The Coach House – are both of sympathetic design to their neighbours. Design sensitivity has again been shown in creating a square parking area of cellular grass paving within the tree belt behind the old entrance gate for use by the modern flats that replaced Newall Hall.

BASIS FOR DESIGNATION: SETTING; HISTORIC DEVELOPMENT; ARCHITECTURAL; OPEN/GREEN; ASSETS



WESTON LANE

Otley Riverside (Old Farnley Lane/Wharfemeadows Park)



This forms an eastern and small northern extension to the Wharfemeadows Park portion of the conservation area.

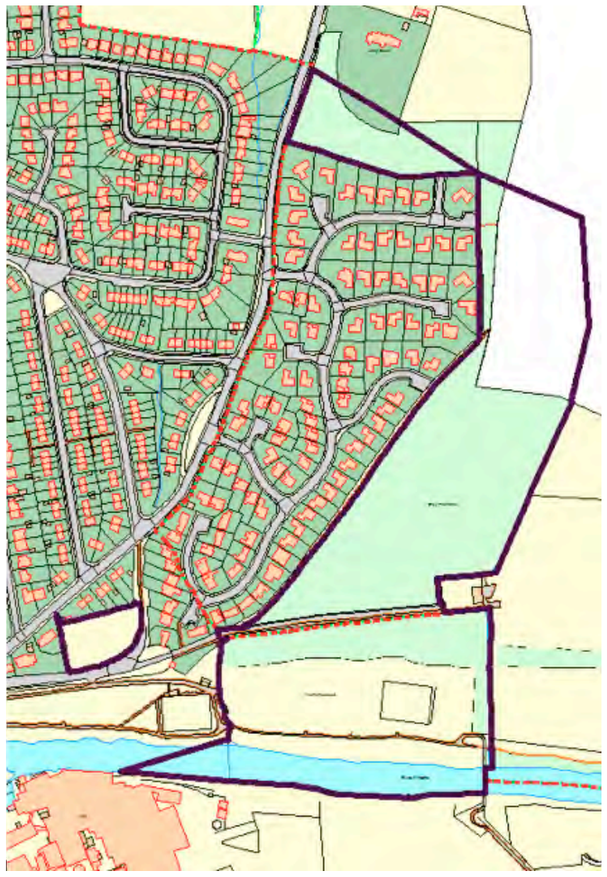
The eastern extension takes in the remainder of the park, comprising green grassed areas and recreation space, framed by a substantial mature woodland belt to the north (an important setting to the Listed Queen Anne western lodges, gateway and walling) and the well-wooded banks of the Wharfe River to the south, as well as the river itself. The extension ends at the White Bridge footbridge.

The northern extension takes in the small landscaped amenity and sitting area to the north side of Old Farnley Lane, which is contiguous with the park and also part of the setting of the northernmost lodge.

To the north east, the area also encompasses the historic carriageway heading north east from the western lodges in the direction of Farnley Hall, still largely within the ownership of the Farnley Estate, together with the estate-owned Otley Plantation woodland.

This extends the historic association with the famed landscape painter JMW Turner, a regular visitor to Farnley Hall and the Otley area, who painted the lodges, the carriageway and the views from the carriageway across the Wharfe Valley to the Chevin.

BASIS FOR DESIGNATION: SETTING; HISTORICAL DEVELOPMENT; LIVED EXPERIENCE; OPEN/GREEN; LOCAL DISTINCTIVENESS



OTLEY RIVERSIDE

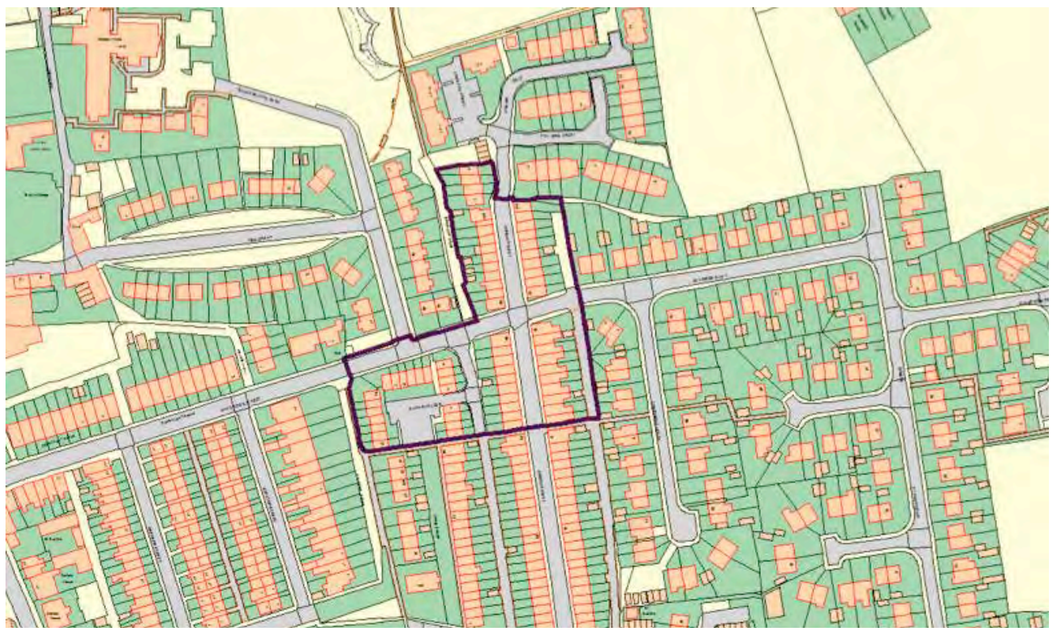
Albion Street

This area lies to the north of the 'Cambridge Street and Leeds Road' character area identified in the Otley Conservation Area Appraisal (CAA). It largely comprises back of pavement terraces either side of Albion Street both north and south of the junction with Cambridge Street/Cambridge Way.

These stone-fronted terraces, with brick to the rear, are similar in style and construction to those on Albion Street and Croft Street within the conservation area, demonstrating the same austerity and character.

BASIS FOR DESIGNATION: SETTING; HISTORIC DEVELOPMENT; LIVED EXPERIENCE; ARCHITECTURAL; LOCAL DISTINCTIVENESS





ALBION STREET



Westbourne

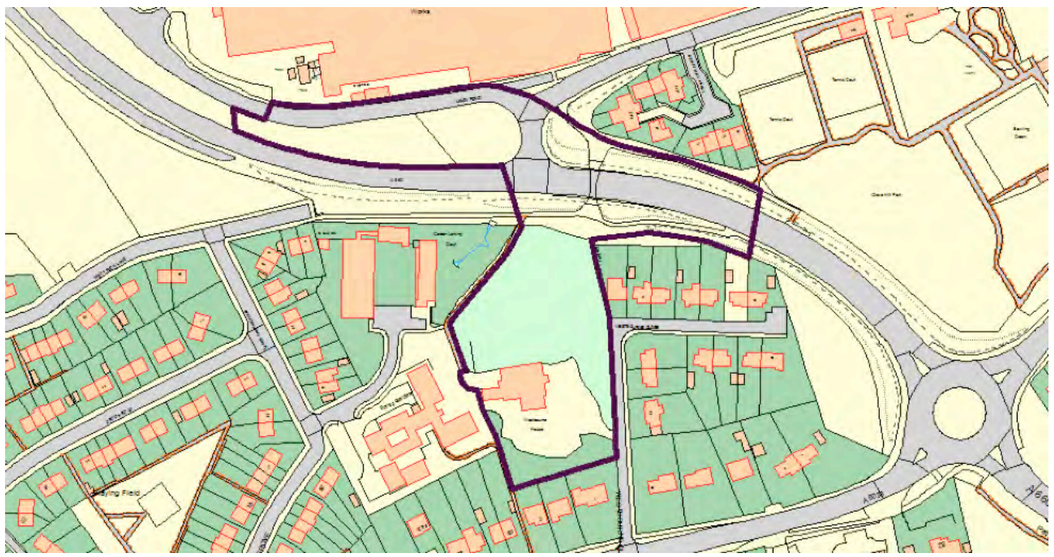
The area is centred on Westbourne House and its wooded grounds and its contiguity with nearby Otley Mills.

Located on the site of 'Westbourne Lodge', which was present on the 1851 Ordnance Survey map, Westbourne House is built in the classical style in the later Victorian era. The area is associated historically with Otley Mills, being the home of the succession of owners of Otley Mills. The tower of Pegholme Mill is visible from the house and it is this historical visual link between the mill (within the conservation area) and the house which is key to the area's heritage value.

Westbourne House is three bays wide. It appears to have been extended, to the rear of the house, at some stage, in the same style. The front porch is enclosed, supported by Corinthian columns, with decorative panels to each face. Decorative panels exist on the upper section of the porch on all three sides. To the rear there is a courtyard laid with large stone setts. It also has an open rear porch, with some original cast iron balustrade. Two modern, single storey extensions have been added on either side. It is currently in use as a Masonic Lodge, and part of the garden has been made into a car park.

Grounds to the side and rear are a green haven with large mature trees, amongst the surrounding intensive residential development. The grounds have been designated as Local Green Space.

BASIS FOR DESIGNATION: SETTING; HISTORICAL DEVELOPMENT; ARCHITECTURAL; OPEN/GREEN; ASSETS; LOCAL DISTINCTIVENESS



WESTBOURNE

Birdcage Walk (West)

An area of Victorian and Edwardian villas in large mature grounds, extending along the south side of Birdcage Walk and across to the north-west side of West Chevin Road. It includes the row of three semi-detached 'blocks', known as 'Clifton Villas', which face north onto the bypass. The area as a group form a leafy, mature development on the edge of the urban environment. Falls within Otley Chevin Special Landscape Area.

Includes:-

- Clifton Villas – uniform row of six semi-detached Victorian red brick houses in 3 blocks with aesthetic and group value.
- Oakdene – impressive Victorian villa set in mature gardens/rural setting with aesthetic and architectural value.
- Springside - impressive Victorian villa set in mature gardens/rural setting with aesthetic and architectural value.



Key features

- Rural setting on the edge of town;
- Coherent area of Victorian and Edwardian villas;
- Many houses designed by the renowned Otley architect, Alfred Marshall;
- Most houses built from local gritstone, with slate roofing;
- Some houses built in the 'Arts and Craft' style;
- Mainly large gardens with mature trees;
- Predominance of dry stone boundary walls;
- Tree canopy creates a leafy avenue on Birdcage Walk and screens the bypass.

BASIS FOR DESIGNATION: SETTING; HISTORICAL DEVELOPMENT; ARCHITECTURAL; OPEN/GREEN; LOCAL DISTINCTIVENESS

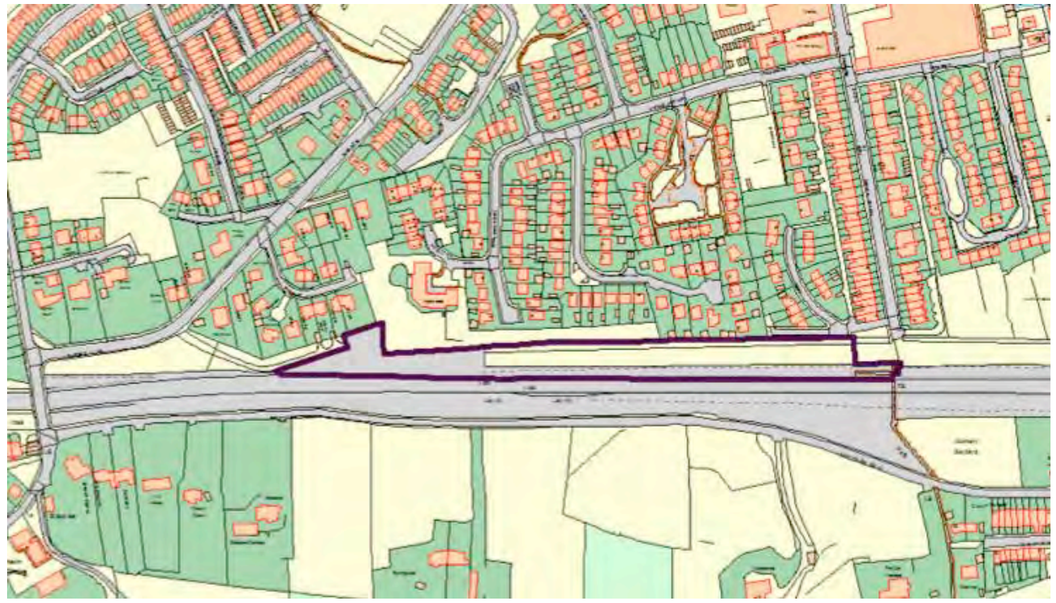


BIRDCAGE WALK (WEST)

Station Top

This area comprises the remains of the former Otley railway station and track to the north of Birdcage Walk/ the bypass and westwards towards Burras Lane. Although the station was demolished in the 1960s and has long gone, the railway heritage can be seen in an extensive area of stone sett paving, together with retaining walls, platform edging, a weighbridge, and earthworks. Extensive tree cover, predominantly broadleaved, on both sides of the former trackway adds to the scenic as well as the historic value of this strip of land which is enjoyed by people crossing the footbridge to access the Chevin from Station Road and by those walking along the disused line itself. This area forms part of the Extended Leeds Habitat Network and a significant part of the proposed Wharfedale Greenway.

BASIS FOR DESIGNATION: SETTING; HISTORICAL DEVELOPMENT; LIVED EXPERIENCE; OPEN/GREEN; LOCAL DISTINCTIVENESS



STATION TOP



Appendix 5: Key Views

OTLEY CONSERVATION AREA (Policy BE9)

View 1:-
South from lower Billams Hill over the historic bridge, its parkland fringes and up tree-lined Bridge Street with prominent Bridge Street Church spire to the wooded Chevin scarp slope beyond.

View 2:-
West from Billams Hill (between Wharfemeadows Park and Farnley Lane) which provides a panoramic view across the former Bridge End Cattle Market site towards the bowl of the Wharfe Valley floodplain, framed by the hills beyond.

View 3:-
West from Otley Bridge looking upstream at a long, mostly tranquil, stretch of River Wharfe framed by mature trees on both sides and riverside pasture (NB a Conservation Area Appraisal (CAA) 'significant view').

View 4:-
East from Otley Bridge looking towards the weir, part of Wharfemeadows Park, the tree-lined Tittybottle Park with the backdrop of the wooded ridge to the north-east (NB a CAA 'significant view').

View 5:-
South west from the upper path of Wharfemeadows Park (Otley in Bloom's Nectar Bed), down onto weir, play-ground, Lido, The Wharfe and Otley Bridge and Chevin beyond. A seasonal view (NB 'a CAA significant view').

View 6:-
South east from Bridge Avenue / Wharfemeadows Park across the river to Victorian terraces of Manor Street, mature trees on riverbank and Garnett's Field beyond (NB 'a CAA significant view').

View 7:-
North east from lower Bridge Street and across the footbridge on Otley Bridge, taking in terraces of Bridge Av-enue, Wharfemeadows Park, bowling green and Lido, weir and ridge on skyline (NB a CAA 'significant view').

View 8:-
North east from Manor Garth footpath to the upstream face of the Scheduled Ancient Monument of Otley Bridge. A seasonal view.

View 9:-
South from Manor Square up Kirkgate to the Chevin Forest Park and White House beyond (NB a CAA 'significant view').

View 10:-
East along Ilkley Road, takes in the sweep of Otley Mills complex, up the hill past Grove Hill (NB a CAA 'signif-icant view').

View 11:-
North west/north/north-east from lower East Chevin Road looking across the whole of Otley, taking in view of the church and the medieval town centre, across the river to the north side of Otley and the green fields behind up to the skyline (NB a CAA 'significant view').

View 12:-
North from Surprise View and vicinity at the top of the Chevin which provides panoramic view of the whole of the town, its layout and historic core, prominent features and situation in the Wharfe valley and the northern fellside which lies within the Nidderdale Area of Outstanding Natural Beauty.

View 13:-
Riverside, north of A660 Ilkley Road, looking north east over to the other side of the river (NB a CAA 'significant view).

View 14:-
Short range view west upriver from southern riverbank to the north of Wharfebanks Business Centre (NB a CAA 'significant view').

View 15:-
Mid-range view downriver from southern riverbank to the north of Wharfebanks Business Centre (NB a CAA 'significant view').

View 16:-
Looking west down Ilkley Road from Grove Hill car park to the stone-built Otley Mills, its prominent red-brick chimney and Rombalds Moor in the background.

View 17:-
Looking east up Ilkley Road near junction with Scarborough Road at different styles of stone terrace housing on either side of the road (NB a CAA 'significant view').

View 18:-
From east end of Tittybottle Park across the Wharfe to the former Lido, children's playground and weir to wood-land on skyline (NB a CAA 'significant view').

View 19:-
Looking south-west down Boroughgate with Walkergate, the Maypole and the Methodist Church on the left and the Civic Centre on the right and the Conservative Club in the distance (NB a CAA 'significant view').

View 20:-
Looking south-west from lower Cross Green near the cemetery taking in tree-lined stone terraces on either side (NB a CAA 'significant view').

View 21:-
Looking west along Bondgate towards the Parish Church (NB a CAA 'significant view').

View 22:-
Looking south up the sett-surfaced Station Road and the bordering terraced housing from the junction with Whiteley Croft Road to the White House and the Chevin (NB a CAA 'significant view').

View 23:-
Looking north down the terraces along Station Road from the old railway line into the town centre (NB a CAA 'significant view').

View 24:-
Looking south up Gay Lane from junction with Cambridge Street towards East Chevin Road and the Chevin (NB a CAA 'significant view').

View 25:-
From the eastern end of Birdcage Walk looking west to converted mill building of Chevin Side . A seasonal view (NB a CAA 'significant view').

View 26:-
Looking north from Birdcage Walk over allotment and bypass to northern fringes of Otley with Nidderdale AONB ridge on the skyline. A seasonal view (NB a CAA 'significant view').

View 27:-
From old railway line car park (Station Top) north to northern fringes of Otley with Nidderdale AONB ridge on the skyline (NB a CAA 'significant view').

View 28:-
West from OS207455/PROW that passes Rammers Farm towards All Saints Church which sits well in the landscape at this point.

SPECIAL LANDSCAPE AREA (Policy GE1)

View 29:-
From All Saints Primary School looking south towards the Chevin.

View 30:-
From Leeds Road (A660) east of the roundabout looking north over the east of Otley across the river to the countryside beyond.

View 31:-
From Leeds Road (A660) south of Russell Farm, looking north-west/north/north-east across the town and open land to the east.

View 32:-
From Leeds Road (A660) south-east of Stubbins Farm, looking north-west/north/north-east across the town and open land to the east.

View 33:-
Near lakeside meadows, south side of A660 looking towards Chevin over the green fields.

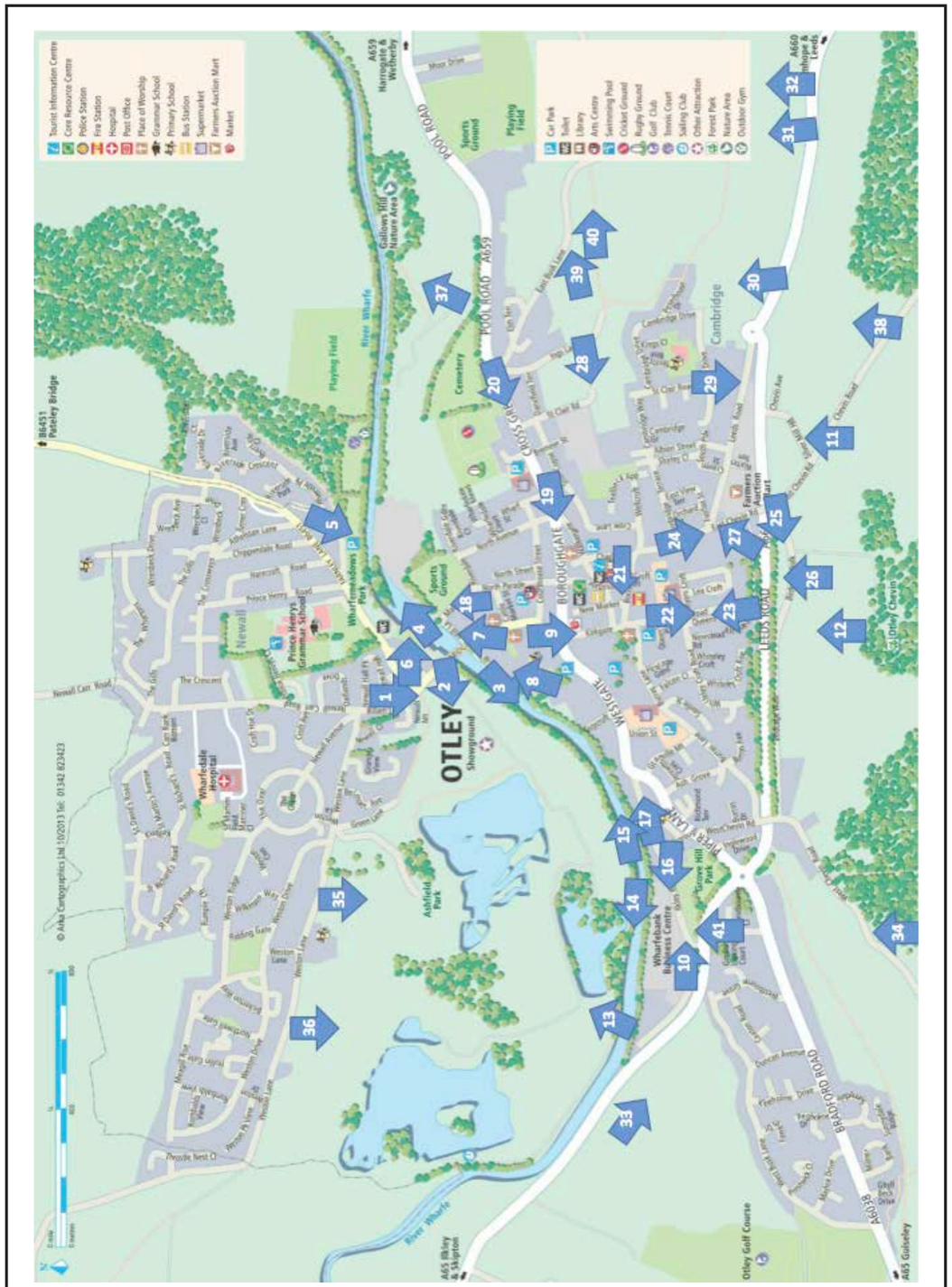
View 34:-
West Chevin Road near Chevin Hall looking north over the valley. A seasonal view.

View 35:-
South from Weston Lane between Green Lane and Ashfield School over open fields to Ashfield Farm and wetlands reserve/boating lake to Chevin ridge behind.

View 36:-
South from Weston Lane between Ashfield School and Throstle Nest Farm across open farmed, treed and hedged landscape to western Chevin ridge countryside.
Views 9, 11, 12, 22, 24 – see OTLEY CONSERVATION AREA

RIVERSIDE (Policy GE3)

View 37:-
From OS213457 (at junction of Gallows Hill with Pool Road) looking north east across the floodplain of the Wharfe and the Farnley Estate.
Views 1,2,3,4,5,6,7,8,13,14,15,18,34,35 – see OTLEY CONSERVATION AREA



Key Views Location Map

THE FORMER BRIDGE END CATTLE MARKET SITE (Policy GE4)

View 2 – see OTLEY CONSERVATION AREA

EAST OF OTLEY (Policy MU1)

View 12 – see OTLEY CONSERVATION AREA

View 28 – see OTLEY CONSERVATION AREA

View 30 – see SPECIAL LANDSCAPE AREA.

View 31 – see SPECIAL LANDSCAPE AREA.

View 32 – see SPECIAL LANDSCAPE AREA.

View 38 - A panoramic view of Otley looking across from north-west to north-east from the footpath and seating area above and to the west of the lower Chevin car park on East Chevin Road.

View 39 - A panoramic sweep from the north-east to the south-west looking to the west across the site from the footpath just east of Rammers Cottages.

View 40 - Looking east (from the centre of the Cambridge Drive POS- former Ings Tip) over the bulge in the drainage dike across open fields.

WESTBOURNE LOCAL HERITAGE AREA (Policy BE4)

View 41:-

From Westbourne House and grounds to Pegholme Mill tower.

BIRDCAGE WALK (WEST) LOCAL HERITAGE AREA (Policy BE5)

Views 33, 35, 36 – see SPECIAL LANDSCAPE AREA.

STATION TOP LOCAL HERITAGE AREA (Policy BE7)

View 27 – see OTLEY CONSERVATION AREA



Appendix 6: Potential Non-Designated Heritage Assets

NON-DESIGNATED HERITAGE ASSETS ASSESSMENT FRAMEWORK

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 [1]	LOCATION	DESCRIPTION [2]	WHY IS THE FEATURE OF INTEREST AND SIGNIFICANCE? [3] WHAT EVIDENCE EXISTS TO SUPPORT THE PROPOSED SELECTION?
Westbourne House	Westbourne Close	Detached house and grounds	Historic importance to Otley. Built by and the home of Wm Ackroyd and then later, the Duncan family, owners of Otley Mills. Documented evidence. Located on the site of 'Westbourne Lodge', which was present on the 1851 Ordnance Survey map, Westbourne House is built in the classical style in the later Victorian era. The house is three bays wide. It appears to have been extended, to the rear of the house, at some stage, in the same style. The front porch is enclosed, supported by Corinthian columns, with decorative panels to each face. Decorative panels exist on the upper section of the porch on all three sides. To the rear there is a courtyard laid with large stone setts. It also has an open rear porch, with some original cast iron balustrade. Two modern, single storey extensions have been added on either side. It is currently in use as a masonic lodge, and part of the garden has been made into a car park. Grounds to the side and rear are a green haven with large mature trees, amongst the surrounding intensive residential development. *BASIS FOR DESIGNATION: HISTORIC ASSOCIATION; GROUP VALUE*
Westbourne Lodge	Westbourne Grove /Bradford Road	Victorian lodge/ gatehouse	Victorian lodge/gatehouse to the original Westbourne Estate. Also original gatepost opposite the lodge. Located at the southern end of the original carriage drive (which now forms Westbourne Grove) to Westbourne House. The building appears on the OS map dated 1892-1895. Built from local gritstone, with slate roof. On the opposite side of the entrance of Westbourne Grove stands the original gritstone gateway pillars and curved walling. *BASIS FOR DESIGNATION: AESTHETIC VALUE; GROUP VALUE*
Evergreens	Burras Lane	Detached house	Detached Victorian Villa, only one within the town area. *BASIS FOR DESIGNATION: RARITY; AESTHETIC VALUE*

1: Does the feature have a name locally e.g. building name? If not, a brief description.

2: A more detailed description of the physical form

3: Age, Rarity, Aesthetic Value, Group value (i.e. a grouping of assets with a clear visual, design or historic relationship), Historic association, Archaeological interest, Designed landscapes, Landmark status, Social or Communal value

FEATURE NAME [1]	LOCATION	DESCRIPTION [2]	WHY IS THE FEATURE OF INTEREST AND SIGNIFICANCE? [3] WHAT EVIDENCE EXISTS TO SUPPORT THE PROPOSED SELECTION?
Burras House	2 Burras Drive	Detached house and gardens	Impressive mansion, believed to have been built in 1838, originally had large formal gardens, set in two thirds of an acre garden. Retains many original features, including impressive tiled hallway and sweeping staircase. Other character features are decorated plaster ceilings and cornices, elegant arches, and Georgian multi light windows, Yorkshire stone flagged floors, and original servant bell panel and bells. Externally, stands the original brick built gate house, complimented by cast iron lampposts. The house is the former home of Alfred Marshall (1849-1932), the renowned Otley architect. He was responsible for a large number of the Victorian villas and mansions within the Otley area, including Brunswick House, Leeds Road, perhaps one of his finest designs. He was also the architect for a number of public buildings, including Wharfe Street School, and the clock tower in Otley market place. Documented evidence. *BASIS FOR DESIGNATION: RARITY; AESTHETIC VALUE; HISTORIC ASSOCIATION*
Ellar Ghyll Mill	Bradford Road	Historic textile mill	Recorded by RCHMC (in Yorkshire Textile Mills 1770-1930 [published 1992]) National Monuments Record number 62313. *BASIS FOR DESIGNATION: RARITY; HISTORIC ASSOCIATION; ARCHAEOLOGICAL (INDUSTRIAL) INTEREST*
Ashfield Lodge	Entrance to Ashfield House, Weston Lane	19C gate house	Lodge house at entrance to driveway to Grade II listed Ashfield House. Stone built lodge comprising two joined hexagons with hipped roof, stone arches with keystones to windows and doors, stone mullions surrounding. 1850 or earlier, possibly later than big house. *BASIS FOR DESIGNATION: AESTHETIC VALUE; GROUP VALUE*
Ashfields	Green Lane	19C gate house	Victorian vernacular stone built cottage, possibly an older gatehouse or lodge for the listed 18C/19C Ashfield House. *BASIS FOR DESIGNATION: AESTHETIC VALUE; GROUP VALUE*
Newall Grange	Weston Lane	Impressive Victorian Villa	Substantial (9 bedroom) 19C house, in grand Gothic Revival style, features include rose window, first floor stone mullioned windows with pillars and drip hoods, stone mullioned pillared bay windows with pierced stonework above, stone terrace to front and stone steps to garden below, cross gable slate tiled roofs, tall Tudor style chimneys, first floor oriel window with slate roof. *BASIS FOR DESIGNATION: AESTHETIC VALUE*

FEATURE NAME [1]	LOCATION	DESCRIPTION [2]	WHY IS THE FEATURE OF INTEREST AND SIGNIFICANCE? [3] WHAT EVIDENCE EXISTS TO SUPPORT THE PROPOSED SELECTION?
Brunswick House	Leeds Road	Victorian Villa	Architectural value. Later additions in keeping with the original design. Historical importance. Originally know as Brunswick Villa when it was built in 1873 on Leeds Road, for Mr Henry Pullan. He was a theatrical impresario responsible for the running and building of a number of theatres and music halls in central Bradford. The house is an impressive Victorian house in the gothic style, designed by Alfred Marshall, the renowned Otley architect. When viewed from the south it appears to be built over three floors. The true splendour of the property is revealed when viewed from the northern aspect, where it benefits from its elevated position, extending over four floors, with a central tower section. The property retains numerous original and decorative features. There are a variety of open fireplaces, some cast iron with tile surrounds and others with large, carved wooden fire surrounds and mantles. The ceilings have plaster patterns and the surrounding cornices are highly decorated. The house also retains original leaded, decorated stained glass, and tile flooring. Externally the gardens are enclosed with mature trees and have an extensive panorama across Wharfedale to the north. *BASIS FOR DESIGNATION: RARITY; AESTHETIC VALUE; HISTORIC ASSOCIATION*
Gateway to Newall Close	Weston Lane	Historic gateway	Former entrance to large C19th house occupying Newall Close site. Stone wall and stone gateposts, iron gates, large stone setts surface. *BASIS FOR DESIGNATION: RARITY; AESTHETIC VALUE; HISTORIC ASSOCIATION*
The Coach House, Newall Close	Newall Close, Weston Lane	19C coach house	Historic. Stone built former 19C coach house. Probably contemporary with large C19th house occupying Newall Close site. *BASIS FOR DESIGNATION: RARITY; AESTHETIC VALUE*
Cemetery Superintendant's House	Otley Cemetery Pool Road	19C gothic revival 2 storey cottage	Integral part of original cemetery site, contemporary with 19C Grade II listed chapel buildings, attractive stone built 2 storey cottage with gothic features: bay window with slate roof, stone trefoil arch windows, stone arched doorway, stone mullioned windows to first floor, cross shaped cross-gable roof, kneelers at gable ends. *BASIS FOR DESIGNATION: AESTHETIC VALUE; GROUP VALUE; HISTORIC ASSOCIATION*

FEATURE NAME [1]	LOCATION	DESCRIPTION [2]	WHY IS THE FEATURE OF INTEREST AND SIGNIFICANCE? [3] WHAT EVIDENCE EXISTS TO SUPPORT THE PROPOSED SELECTION?
Quaker Burial Ground	Cross Green	Historic burial site	Originally the Quakers held their meeting in Weston. Two cottages on Cross Green were purchased and converted to form a Friends Meeting House in 1776, and friends met there from around that time. The meeting then became known as Otley until its closure in 1822. Burials continued until 1849. A lease for the Friends Meeting House and Quaker Burial Ground was taken out in April 1887 by William Harvey (and others) for a period of 999 years. *BASIS FOR DESIGNATION: AGE; RARITY; HISTORIC ASSOCIATION; ARCHAEOLOGICAL INTEREST; SOCIAL/COMMUNITY VALUE*
Otley Weir	River Wharfe between Wharfemeadows Park and Garnett's Mill residential development	Historic weir	The early lords of the manor of Otley were the Archbishops of York. Situated downstream from the lord's palace was the lord's mill. There are references to a mill, and associated watercourses and floodgates, existing in Otley as early as c1130 and 1196. The present weir was preceded by a listing of a mill pond and ditch in the fourteenth century. The maintenance of these manorial structures was undertaken by the people of the town, under orders from the lord's steward. In the autumn of 2015, work began on the weir to build a turbine house and associated channels to accommodate two turbine screws. A coffer dam was built to enable work to begin. In early December, high river levels led to the coffer dam being breached and destroying part of the weir. This damage, and subsequent flooding in late December, revealed under the heavy stone setts, some of the earlier timber construction of the weir. Numerous, potentially medieval, timbers, were washed downstream. Fortunately, these timbers, and their location were recorded in detail by Paul Wood (ex-keeper of Otley Museum) and others members of the museum. Details can be found on the website https://otleylocalhistorybulletin-wordpress.com/2017/06/17/otley-wharfeside-mills-weir/ Future maintenance of the weir at Otley could become the subject of debate. Until recently the mill and the weir were owned and maintained by Garnett's Paper Mill. Now the mill site has been re-developed for housing, the ownership of the weir has passed to the company operating the hydro-electric scheme. *BASIS FOR DESIGNATION: AGE; RARITY; AESTHETIC VALUE; HISTORIC ASSOCIATION; ARCHAEOLOGICAL INTEREST; DESIGNED LANDSCAPE; LANDMARK STATUS*
Otley Police Station	Bridge Street	1960s public building of good style and design	This is a well-designed building in a style characteristic of good contemporary public architecture of the 1960s with a partly cantilevered frontage, rhythmic fenestration, stone cladding and varied ground surface treatment, all set within landscaped and well-treed grounds. The quality of design, detailing and landscaping marks this building out as the best representative of an architectural period and style of which there are no comparable examples in the town. It makes a positive modern contribution to the conservation area and lies in a prominent location for those approaching the town centre from the north and travelling to and from Wharfemeadows Park. It has not hitherto been possible to identify the architect of the building and its exact construction date. *BASIS FOR DESIGNATION: RARITY; AESTHETIC VALUE; SOCIAL/COMMUNITY VALUE*

FEATURE NAME [1]	LOCATION	DESCRIPTION [2]	WHY IS THE FEATURE OF INTEREST AND SIGNIFICANCE? [3] WHAT EVIDENCE EXISTS TO SUPPORT THE PROPOSED SELECTION?
Summercross Ripening Wall	Opposite 2 and 4 East Busk Lane	A 33m stretch of 2.8m high stone wall (tapering from 450mm to 350mm) with a brick facing on the south side and large flat capping stones	Otley once had very substantial areas of orchards which must have been economically and socially significant. The nine largest orchards as shown on the 1851 map cover an area of some 33 acres. Other than the odd street name (such as Orchard Street) and the occasional very old fruit tree in someone's garden, the Summercross ripening wall is the only known remaining physical evidence of this history. The Summercross Orchards, a large gently sloping south-facing triangular orchard covering an area of about 5 acres, took its name from Summer Cross Cottages built in the early part of the 19th century (on the site of the former Busk House). Today the Summer Cross Cottages form the rear part of the former Summercross pub building and the orchard has long gone, being largely covered by housing. Within the garden of the Summercross a fine fruiting Winter Windsor pear tree (which is a very old English variety) remains plus much smaller remnant apple tree that has defied identification. Photographic evidence (a c1889 photograph in Otley Museum taken from the front of the pub compared with a current photograph taken from the same viewpoint) shows that there was an entrance into the Summercross Orchard at the end of the remaining length of ripening wall and, beyond that entrance, the high ripening wall appears to continue down the side of East Busk Lane (possibly for a total length of 250 m). The curvature of the remaining ripening wall apparently determined the bend in East Busk Lane, as it predates all the other houses. The south side of the ripening wall is lined with brick, which retains the heat, is dryer than stone and is easier to make the fixings to support the trained fruit trees. It also has a flat top to allow the gardener to walk along it for ease of pruning, training and picking. The remaining stretch of the ripening wall forms the boundary of the Otley Conservation Area at this location. • Age = shown in the 1889 photograph, the 1851 map implies that it predates that date. • Rarity = only known example remaining in Otley. • Aesthetic and Group value = the curved wall has its own aesthetic value, but this is amplified by its relationship with the historic Summercross pub building and other factors such as the line of ancient East Busk Lane route and the associated Victorian stone terraces together with the proximity of the adjacent park and the entrance to the cemetery. • Historic association = see the preceding text. • Archaeological interest = not known. • Designed landscapes, Landmark status = the ripening wall is a significant and distinctive landmark (the purpose of which is not immediately obvious) and is a remnant of a very different landscape that existed around 175 years ago. Social or Communal value = strong social and economic historical association. *BASIS FOR DESIGNATION: RARITY; AESTHETIC VALUE; HISTORIC ASSOCIATION; DESIGNED LANDSCAPE*

Appendix 7: The Estates Character Assessments

The Duncan Estate

Key Characteristics

- Built in 1930s on the north side of Bradford Road. Compact council-built estate south of the river, named after the last owners of Otley Mills and built on part of their land.
- Variety of housing built in red brick and render to upper floor.
- Decorative brick detailing on many gables.
- Red brick archways over double doorways and passageways.
- Numerous properties have large stone lintels or decorative details mimicking drip moulding over window openings.
- Large gardens and enclosed green spaces linked by a network of footpaths, create a spacious aspect to the estate.
- Northern boundary along West Busk Lane incorporates the original gritstone wall, with mullion inserts, of the original pre-1930 estate of the Duncan family.
- Retains a number of original manhole covers made by the Otley company of Fieldhouse and Crossley Ltd.
- Retains a number of original cast iron street signs.





DUNCAN ESTATE

Pegholme Estate

North side of Bradford Road. Built on the site of 'Kineholme', former mansion and home to a member of the Duncan family, of Otley Mills, in the 1980s. Adjacent to the Duncan Estate.

Key Characteristics

- Layout of the estate is in two parts with curving street pattern.
- The overall style of the estate is mock Tudor. Built in red brick with timber detailing to upper floors. The style continues with diamond mock lead window detailing.
- Brown tiled roofing.
- Variety of buildings types, from four-bed detached houses, smaller semi-detached, to bungalows.
- The cohesion of the estate is largely maintained by the retention of the original colour scheme of brown window frames and doors, and the timberwork.
- Open plan frontages to most properties.
- Mature planting, predominantly horse chestnut trees, from the original grounds, surrounds the western and southern boundaries.
- Mature parkland and stream links to two parts of the estate.





PEGHOLME ESTATE

The Oval Estate

Located on the north side of the River Wharfe, the estate was built in circa 1930s. The development has numerous characteristics of early twentieth century 'Garden Cities'. This was a method of urban planning intended to create a self-contained community surrounded by Green Belt. On the map of Otley dated 1933-53, the development is clearly defined as a compact estate, surrounded by amenities such as the school, the hospital, and shops. At the heart of the estate is an open, tree-lined area, 'The Green'. Housing encircles this area and radiates outwards to the boundaries.

Key Characteristics

- The entrance to Newall Avenue has mile posts embedded in the stone walling both sides of the road.
- Variety of building styles, some with reference to the 'Arts and Crafts' movement.
- Some large gable semi-detatched houses intermixed with short terraces of linked smaller homes.
- Variation in rooflines, and materials, to create a village feeling to the area.
- Majority of the housing material is in red brick and render.
- Some hipped roofs in small red tiles.
- Numerous properties have small windows and wooden porch over the door to create a cottage style.
- Some arched doors and windows.
- Variety of decoration on gables and arch insets to many chimneys.
- Some octagonal windows in gables.
- Occasional mock drip moulding.
- Original stone field boundary largely retained along north edge now forming a footpath to later developments, terminating in the original stone gatepost. Also original hawthorn hedge retained.
- Original cast iron covers for the coal chutes in house walls.
- Lack of consistent front garden boundary material could suggest originally open plan or wooden picket fencing.
- Western boundary formed by Kell Beck.
- The Green' and other incidental green amenity spaces.
- Some original cast iron street signs.





THE OVAL ESTATE

Appendix 8: East of Otley Transport Study Brief Outline

Otley's road network is unpredictable and vulnerable to congestion. The proposed Eastern Relief Road will have a substantial impact on existing traffic flows (both local and through traffic) as will the additional traffic generated by the East of Otley development and other developments in the wider area.

The following are considered to be the key issues for the East of Otley Transport Study:-

- The study to be founded on a detailed traffic model: well calibrated by surveys of current traffic flows including the collection of sufficient origin/destination data, covering the town centre in sufficient detail to give meaningful results, extending beyond the Otley area sufficiently to assess the wider consequences of the relief road.
- The scenarios to be considered to include:
  - prior to the development;
  - prior to completing the relief road;
  - development completed;
  - the effect of other planned developments within the wider area.
- The assessment to identify the direct impact of the development on the performance of the road network at key times and the combined consequences of the other planned developments in the wider area.
- The study to identify what enhancements to the road network may be needed (or become possible) and identify which of these it is proposed to carry out as part of the development.
- The study to assess the public transport requirements of the development and identify what transport infrastructure enhancements are proposed as part of the development.

Appendix 9: Community Facilities in Otley

CIVIC & COMMUNITY

- The Buttercross
- Otley Library and One Stop Centre
- The Core
- Otley Police Station
- Otley Fire Station

EDUCATIONAL

- Prince Henry's Grammar School
- Ashfield Primary School
- St Joseph's Catholic Primary School
- Westgate Primary School
- All Saints C of E Primary School

HEALTH

- Wharfedale Hospital
- Bridge Street Dental Practice
- Bridge Street Surgery
- Charles Street Surgery
- Westgate Surgery
- Manor Square Dental
- Otley Dental Centre
- One Dental
- St John's Ambulance

YOUNG PEOPLE

- 2nd Otley Scout Group Headquarters
- Otley Children's Centre (Cross Green)
- The Little Green Frog Day Care Nursery
- Weston Lane Youth Centre
- Otley Cadet Centre, Myers Croft
- Burras Lane Scout Hut

OLDER PEOPLE

- Otley Old People's Welfare Centre
- Tealbeck House
- Adlington House
- Spring Gardens Care Home

RELIGIOUS

- Bridge United Reform Church
- Otley Methodist Church
- The Salvation Army in Otley
- Bethel Church Hall
- Newall Church Hall
- Otley Parish Church
- Our Lady and All Saints Catholic Church
- Our Lady and All Saints Parish Centre/Clitherow House Social Club
- Calvary Otley, Century Buildings, Westgate
- Otley Spiritualist Church, Newmarket
- Otley Congregation of Jehovah's Witnesses Kingdom Hall, Cross Green
- Gospel Hall, Cross Green

SOCIAL & ENTERTAINMENT

- The Bay Horse
- The Black Bull
- The Black Horse
- The Bowling Green (Wetherspoons)
- The Fleece
- The Horse and Farrier
- The Junction
- The Manor House
- North Bar Social
- The Old Cock
- Otley Tap House
- Otley Tavern
- The Red Lion
- The Rose and Crown
- The White Swan
- The Yew Tree
- Whitakers Arms
- The Falcon Sports and Social Club
- Otley Courthouse
- Otley Social Club
- Grove Hill Social Club
- Woolpack Studio

SPORTS & LEISURE

- Weston Lane Junior Sports & Social Club
- Otley Cycle Club, Westcroft House
- Old Otliensians Rugby Club
- Otley Town Football Club
- Otley Squash Club
- Otley RUFC
- Otley Sailing Club
- Otley Golf Club
- Otley Cricket Club
- Wharfemeadows Bowling Club
- Otley Tennis Club
- PHGS Sports Changing Rooms (Old Farnley Lane/Dark Lane)

Appendix 10: Capacity in Otley's Schools



Capacity in Prince Henry's Grammar School

Evidence provided by Headmistress Janet Sheriff by e-mail 21st March 2017, as updated 25th March 2018:-

I meet quite regularly with the planning leads in the Sufficiency and Participation Team of Leeds City Council. This team looks at projections of school place need across the city. Projections take into account historical numbers of Yr7 children attending the secondary school as well as the numbers of children each year at the feeder primary schools. Their projections also do factor in new housing development, but only if they have reached a certain stage of approval. For Prince Henry's Grammar School, the LA projections indicate a growing need for school places over the coming years:

- Currently we have 255 admission number for Year 7 entry (this was recently increased, in September 2015, from 225). We always fill these places and have a waiting list.
- 2018/19 projections indicate an increased demand to 302 Yr7 places
- 2019/20 sees projected demand for places at its highest at 333 Yr7 places
- From 2020/21 slight decreases in projected demand...down to 275 in 2023/24

Obviously the further in the future you try and project the more unreliable the projections...especially with regard to the additional housing development factor.

The overall impact is that it is likely that there will not be enough secondary places in Otley, or indeed in the north west of the city, unless there is investment in school expansion or additional facilities. This is because other schools e.g. Ralph Thoresby, Horsforth, St Mary's, also see their projected numbers rise to above current admission limits.

Prince Henry's (like many other schools) is limited by the physical space available in the school buildings and therefore could not increase admission limit unless funding was available to build additional classrooms. Even if this was to happen it would have to be planned very carefully as pupil movement around school needs to be considered (crowding on existing corridors etc).

Capacity in Otley Primary Schools

Evidence provided by Helen Carpenter, Headmistress Westgate Primary School, March 2018:-

OTLEY

	All Saints	Ashfield	St Joseph's	The Whartons	Westgate	Notional surplus	Bramhope	Pool
Nur Sep '17	30	17			44.1** (7.9) 35 actual			
Nur Jan '18					48.6** (3.4) 40 actual			
REC	30	30	30	28 (2)	30	(2)	40	31
Y1	30	30	27 (3)	21 (9)	30	(12)	40	27 (3)
Y2	30	28 (2)	21 (9)	18 (12)	29 (1)	(24)	40	29 (1)
Y3	32	31	27 (3)	32	30	(3)	40	29 (1)
Y4	31	30	30	29 (1)	31	(1)	40	30
Y5	33	41 (9*)	31	33	32	(9*)	41	31
Y6	32	29 (1)	31	30	29 (1)	(2)	40	27 (3)
TOTAL NOR	216+ 30	217+ 17	193	191	211+ 48.6 PTE		281	204

* Ashfield has technical capacity for 60 in Y5 but practically this is more like a maximum of 50 due to room size.
** Equivalent to x lots of 5x 3 hour sessions

TABLE KEY: NUR = Nursery; REC = Reception; NOR = Number on Roll



Appendix 11: Wharfedale Greenway

The Wharfedale Greenway is an ambitious project to provide a traffic-free cycling, walking and equestrian route within the Wharfedale Valley.

The first three phases of the route intend to utilise the disused railway line between Pool-in-Wharfedale, Otley and Burley-in-Wharfedale, with a spur link to Menston. A feasibility study of a further phase to the west (Burley to Ilkley and Addingham) is currently underway. An extension to Bolton Abbey has also been discussed and route to the east of Pool-in-Wharfedale is also being considered.

An initial feasibility study for the route was undertaken on behalf of Otley Town Council by Sustrans in 2010. Subsequently, in 2013 the Wharfedale Greenway Steering Group was formed to carry the proposed route forward. This group comprises: Otley Town Council; Burley-in-Wharfedale Parish Council; Menston Parish Council; Pool-in-Wharfedale Parish Council; Bradford Metropolitan District Council; Leeds City Council; and Sustrans.

This resulted in a refresh of the feasibility report in 2014 and the undertaking of a public consultation exercise to gauge the views of the public on the re-opening of the former railway line for leisure uses. This public consultation demonstrated considerable support for the initiative.

Sustrans were subsequently commissioned in 2016 to undertake a Design and Delivery Report for the first phase of the project between Otley and Burley-in-Wharfedale. This aimed to find solutions to difficulties and issues raised within the original feasibility study, and to bring the project as close to deliverability as practically possible, so that a robust case could be made should any funding opportunities arise.

This work was completed in March 2017 and funding is being actively pursued to implement its construction through development funding and Government bodies at all levels. An Expression of Interest has been submitted to access Rural Development Programme England funding and work is currently underway on submitting a planning application.

To maintain the momentum of the overall project, in June 2017 Sustrans were commissioned to carry out a Design and Cost report with regards to the second phase of the Greenway between Otley and Pool-in-Wharfedale.

A Memorandum of Understanding has been signed by the town and parish councils who form the steering group and this further reinforces their commitment to developing the route further.

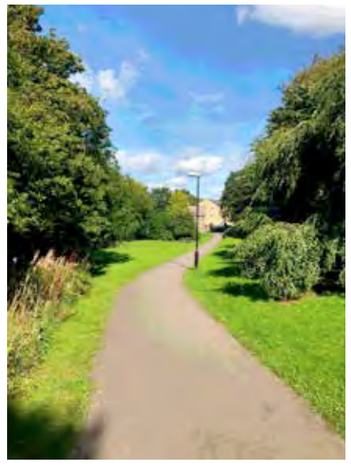
The Wharfedale Greenway has also been recognised within principal council strategies and has been included in potential funding programmes.



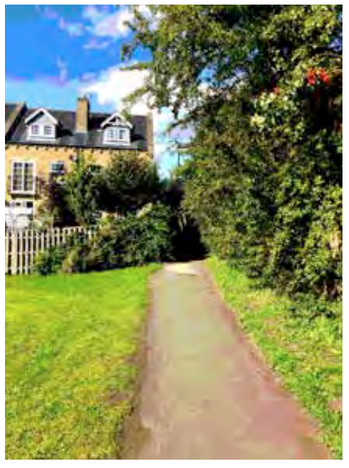
Appendix 12: Definitive Rights of Way

The following tables provide the information from the Leeds Public Rights of Way Definitive Map and Statement. The Definitive Map and Statement is the legal record of public paths and provides conclusive evidence of their existence and status. Their locations are shown on the Neighbourhood Plan Map Inset Map and on Map 11 in the main body of the Neighbourhood Plan document. The Statement records status, description, length, structures and surface.









PATH	MAP	DESCRIPTION OF ROUTE	NATURE OF SURFACE	LENGTH		WIDTH		GENERAL
				Metres	(Miles)	Metres	(Feet)	
1	SE 14 NE	Footpath commencing at northern corner of St. David's Road and proceeding in a north easterly direction to its junction with the Newall with Clifton Boundary.	Unmetalled	48	0.03	1.2	4	
2	SE 24 NW 2045 2046	Footpath commencing from a point, SE 2080 4606, and proceeding in a south, south westerly, then a southerly, then a south, south westerly, then a south, south easterly, then a south easterly, then an east, south easterly, then an easterly, then a northerly, then an east, south easterly, then a south easterly, then a south, south westerly, then an east, south easterly, then an easterly, then an east south easterly then a southerly, and finally a south, south westerly direction to a point, SE 2117 4579, at the junction with Pool Road.	Tarmac	541	0.34	2	6.5	
3	SE 24 NW 2046	Bridleway from entrance to Wharfmeadows in Farnley Park in an easterly direction to the boundary at the Sandbeds.	Tarmacadam Ashed Grass	113 161 81	0.07 0.10 0.05	1.2	4	2 Bridle Gates
4	SE 14 NE 1946	Footpath from Weston Lane 10 yards east of Belmont Avenue proceeding southwards to join Otley Footpath No. 5.	Ashed	193	0.12	1.1	3.5	1 Squeeze Gate 1 Footbridge
5	SE 14 NE 1946 SE 24 NW	Footpath commencing from southern end of Green Lane and proceeding in a south easterly direction to Billams Hill opposite Bridge Avenue.	Tarmacadam Rolled Ash	193 225	0.12 0.14	1.2 2.1	4 7	2 Squeeze Gates 2 Gaps 2 Footbridges

PATH	MAP	DESCRIPTION OF ROUTE	NATURE OF SURFACE	LENGTH		WIDTH		GENERAL
				Metres	(Miles)	Metres	(Feet)	
6	SE 24 NW 2045	Footpath commencing at Riversdale Road and proceeding in a northerly direction then north westerly to its junction with Mill Lane with short branch running northward at the western side of Wharfside Mill.	Roughly Metalled Metalled Roughly Pitched	177 32 32	0.11 0.02 0.02	1.5 3.0 1.5	5 10 5	
7	SE 24 NW 2146	Bridleway known as Knotford Lane. From Pool Road (A659) proceeds northwards turning north east to the river bank which it follows for a short distance to Hasling Ford and Farnley Boundary.	Earth Grass Grass	113 403 97	0.07 0.25 0.06	2.1 2.1 1.5	7 7 5	1 Field Gate 1 Pr. Gateposts 1 Gap
8	SE 24 NW 2145	Footpath from Pool Road (A659) on the west of the agricultural show ground proceeds southwards turning eastwards to the Old Road at a point approximately 100 yards north of the eastern junction of Old Road and Pool Road.	Rough Metalled Rough Metalled Earth Grass and Arable	113 113 129 950	0.07 0.07 0.08 0.59	6.1 4.5 2.1 0.9	20 15 7 3	10 Stiles 1 Wicket Gate 1 Gap 1 Squeeze Gate
9	SE 24 NW 2145	Footpath from East Busk Lane proceeds south eastwards to rejoin East Busk Lane opposite the end of the Foulcauseway Lane.	Grass	242	0.15	0.9	3	2 Stiles
11	SE 24 NW 2045	Footpath commencing off Otley Footpath No. 41 at a point 250 yards west of Rammers House and proceeding in an easterly direction to join Otley Footpath No. 9 at East Busk Lane opposite Foulcauseway Lane.	Dirt Track Grass Rough Metalled Grass and Marshland	32 81 129 564	0.02 0.05 0.08 0.35	3.0 1.2 1.2 1.2	10 4 4 4	7 Gaps 3 Wicket Gates 1 Stile

PATH	MAP	DESCRIPTION OF ROUTE	NATURE OF SURFACE	LENGTH		WIDTH		GENERAL
				Metres	(Miles)	Metres	(Feet)	
12	SE 24 NW 2045	Footpath from Approximately 50 yards south of east end of Cambridge Street in an easterly and south easterly direction to its junction with East Busk Lane approximately 100 yards south of Busk Lane Cottage.	Dirt Track Grass	547 547	0.34 0.34	1.6 2.7	5.5 9	4 Squeeze Gates 1 Wicket Gate 1 Set Stepping Stones
13	SE 24 NW 2245	Footpath from Pool Road (A659) at Pool Boundary proceeds south westwards, turns westward and again south westwards to the point where East Busk Lane adjoins the railway.	Grass	918	0.57	0.9	3	4 Stiles 1 Field Gate
14	SE 24 NW 2245 SE 24 SW	Footpath from Otley Footpath No. 13 at the railway bridge proceeding in an easterly direction to Pool Parish Boundary west of Caley Hall.	Grass and Arable	886	0.55	0.9	3	2 Stiles 1 Gap
17	SE 24 SW 2244	Footpath from Leeds Road (A660) proceeds southwards to join Otley Bridleway No. 22 at Poolscar Wood.	Rocky Ravine	242	0.15	0.9	3	
18	SE 24 SW 2244	Footpath from the junction with Otley Bridleway No. 22 proceeds eastwards to Pool Boundary.	Rough Moorland	274	0.17	0.9	3	
19	SE 24 SW 2244	Footpath from the junction of Otley Bridleway Nos. 20 and 22 proceeds eastwards to Pool Boundary.	Moorland	48	0.03	0.9	3	

PATH	MAP	DESCRIPTION OF ROUTE	NATURE OF SURFACE	LENGTH		WIDTH		GENERAL
				Metres	(Miles)	Metres	(Feet)	
20	SE 24 SW 2244	Bridleway from junction of Otley Footpath No. 19 & Otley Bridleway. No. 22 proceeds in a south easterly and southerly direction to Otley Bridleway No. 21 then as a footpath in a south westerly direction to the Pool Boundary.	Moorland	242	0.15	1.9	6.5	
21	SE 24 SW 2144	Bridleway from East Chevin Road opposite York Gate Farm and proceeds eastwards crossing Holbeck and onwards to Pool Boundary at a point 330 yards south of Leeds Road.	Moorland	1095	0.68	1.5	5	2 Gaps
22	SE 24 SW 2144	Bridleway from East Chevin Road opposite to East Chevin Quarry proceeds eastwards to Pool Boundary at a point between Otley Footpath Nos. 18 & 19.	Partly Metalled Earth	113 1609	0.07 1.00	1.5 1.5	5 5	1 Gap 1 Footbridge
23	SE 24 SW 2244	Footpath from Otley Bridleway No. 22 at its junction with Otley Footpath No. 17 proceeds southwards beside Holbeck to join Otley Bridleway No. 21.	Moorland	258	0.16	0.9	3	
24	SE 24 SW 2144	Footpath from Otley Bridleway No. 21 near its commencement in East Chevin Road proceeds in a north easterly direction to join Otley Footpath No. 23 about midway of its length.	Ashes	403	0.25	0.9	3	1 Stile
25	SE 24 SW 2144	Footpath from East Chevin Road 250 yards north west of York Gate Farm proceeds southwards to York Gate.	Grass	403	0.25	0.9	3	3 Stiles 1 Gap

PATH	MAP	DESCRIPTION OF ROUTE	NATURE OF SURFACE	LENGTH		WIDTH		GENERAL
				Metres	(Miles)	Metres	(Feet)	
26	SE 24 SW 2144	Footpath from East Chevin Road 250 yards north west of York Gate Farm proceeds southwards to York Gate.	Ashed	81	0.05	2.1	7	
27	SE 14 SE 1944 SE 24 SW	Footpath commencing off path 32 north west of Woodlands Farm and proceeding in an easterly direction over Beacon Hill to the Aireborough boundary at Beacon House. Footpath recommences at the Aireborough boundary some 200 feet east of Beacon House and proceeds in an easterly direction to join Otley Footpath No. 57.	Moorland	1448	0.90	0.9	3	4 Gaps 1 Field Gate
28	SE 24 SW 2044	Footpath from York Gate 400 yards east of Royalty Inn proceeds north westwards to join Otley Footpath No. 31 at Ritches Plantation.	Moorland	724	0.45	0.9	3	3 Gaps
29	SE 24 SW 2044	Footpath from Otley Footpath No. 28 near the south eastern corner of Ritches Plantation proceeds north westwards to join Otley Footpath No. 31 at the north western corner of the Plantation.	Earth	306	0.19	0.9	3	
30	SE 24 SW 2044 SE 24 SW	Footpath from East Chevin Road 90 yards north of Manby House proceeding in a generally northwards direction to Leeds Road (A660).	Grass Partly Metalled Tarmacadam	113 81 177	0.07 0.05 0.11	3.7 4.5 3.0	12 15 10	1 Wicket Gate 1 Cart Bridge 1 Squeeze Gate
31	SE 24 SW 2044	Footpath from Birdcage Walk opposite railway footbridge proceeding in a southerly direction to Aireborough Boundary at Beacon House.	Metalled Metalled Stone Setts (4 ft.) Moorland	97 161 129 322	0.06 0.10 0.08 0.20	1.8 1.2 3.7 0.9	6 4 12 3	1 Wicket Gate 1 Gap 1 Squeeze Gate

PATH	MAP	DESCRIPTION OF ROUTE	NATURE OF SURFACE	LENGTH		WIDTH		GENERAL
				Metres	(Miles)	Metres	(Feet)	
32	SE 14 SE 1944	Footpath from West Chevin Road 250 yards south west of its junction with Birdcage Walk proceeding southwards to join Otley Footpath No. 27 on the Aireborough boundary.	Moorland and Woodland	675	0.42	0.9	3	3 Gaps 1 Set of Steps
33	SE 14 SE 1944	Footpath from West Chevin Road about 120 yards north west of Chevin Hall proceeding southwards to the Aireborough Boundary.	Grass	354	0.22	0.9	3	1 Gap 1 Stile
34	SE 14 SE 1844 & 1944	Footpath commencing from a point, SE 1845 4462, at the junction with Bradford Road between numbers 320 and 322 and proceeding in a southerly, then an easterly, then a southerly, then an east south easterly, then a easterly, then an east south easterly, then a south easterly, then an easterly, then an east north easterly, then a south easterly, then an east north easterly and finally an easterly direction to a point, SE 1902 4445, at the junction with West Chevin Road.	Ashed Grass Crushed Stone	154 443 82	0.1 0.28 0.05	3 3 3	10 10 10	Cart Bridge Over Railway (Disused) Field Gate 2 Stiles 2 Kissing Gates Set of Steps
35	SE 14 SE 1744	Footpath from Bradford Road (A6039) at Eller Ghyll Mill proceeds eastwards to West Chevin Road at a point west of West Chevin Farm.	Grass	886	0.55	0.9	3	1 Field Gate 3 Stiles 3 Gaps 1 Post
36	SE 14 SE 1744	Footpath commencing at the Ilkley boundary and proceeding in a north easterly direction to the boundary with Ilkley at Oaks Farm.	Grass	97	0.06	0.9	3	1 Stile 1 Field Gate

PATH	MAP	DESCRIPTION OF ROUTE	NATURE OF SURFACE	LENGTH		WIDTH		GENERAL
				Metres	(Miles)	Metres	(Feet)	
37	SE 14 SE 1744/1844	Footpath commencing at West Busk Lane and proceeding in a westerly direction along the Golf Course then turning south westerly over the Railway then south easterly to Acrecliffe Farm when it passes into Ilkley to join Ilkley Footpath No. 66. Footpath recommences at Murphy's Buildings and proceeds south east to Otley Road.	Unmetalled Grass Concrete	64 1063 84	0.04 0.66 0.52	3.3 0.9 2.7	11 3 9	4 Stiles 1 Field Gate 1 Cart Bridge 1 Footbridge
38	SE 14 NE 1945	Bridleway from Ilkley Road (A660) proceeds from Otley Mills in a northerly direction turning westwards to rejoin the Ilkley Road.	Metalled Earth	48 322	0.03 0.20	3.0 0.9	10 3	1 Cart Bridge 2 Stiles 1 Gap
39	SE 24 NW 2045	Footpath known as White Swan Yard commencing at Boroughgate and proceeding in a northerly direction to Courthouse Street.	Sett Paving	64	0.04	4.3	14	
40	SE 24 NW 2045	Footpath from Walkergate in a southerly direction to Crow Lane.	Stone Flags	32	0.02	1.1	3.5	2 Notices 'Cycling on this Path Prohibited'
41	SE 24 NW 2045	Footpath part of which is known as Chevin View commencing at Side Copes and proceeding in a southerly direction to its junction with Cambridge Street.	Roughly Metalled Tarmacadam Tarmacadam	48 81 129	0.03 0.05 0.08	3.7 2.4 1.2	12 8 4	
42	SE 24 NW 2045	Footpath from 30 yards north of Cambridge Street proceeding in a westerly and northerly direction to Wellcroft.	Tarmacadam	113	0.07	1.8	6	1 Gap

PATH	MAP	DESCRIPTION OF ROUTE	NATURE OF SURFACE	LENGTH		WIDTH		GENERAL
				Metres	(Miles)	Metres	(Feet)	
43	SE 24 NW 2045	Footpath commencing at Cambridge Street proceeding in a southerly direction to Fairfax Street.	Tarmacadam	48 32	0.03 0.02	2.1 1.2	7 4	1 Notice 'Cycling Prohibited'
45	SE 24 NW 2045	Footpath known as Bay Horse Yard commencing at Clapgate and proceeding in a southerly direction to Market Place.	Stone Flags Concrete	16 48	0.01 0.03	0.9 1.8	3 6	1 Notice 'Cycling Prohibited'
47	SE 14 NE 1945	Footpath commencing at Westgate and proceeding in a southerly direction to its junction with Burras Lane.	Stone Setts	113	0.07	1.1	3.5	
48	SE 14 NE 1945	Footpath commencing at Burras Lane and proceeding in a north westerly direction to Granville Mount opposite number 16 and then proceeding north easterly and then north westerly to reconnect with Granville Mount opposite Jennetts Crescent.	Concrete and Tarmacadam	178	0.11	1.5	5	
49	SE 24 NW 2045	Footpath part of which is known as Chevin View commencing at Side Copes and proceeding in a southerly direction to its junction with Cambridge Street.	Tarmacadam and Stone Flags	48	0.03	2.5	8.5	1 Set of Stone Steps
50	SE 24 NW 2045	Footpath from Cross Green proceeding in a southerly direction to its junction with Side Copse.	Stone Setts	48	0.03	2.1	7	

PATH	MAP	DESCRIPTION OF ROUTE	NATURE OF SURFACE	LENGTH		WIDTH		GENERAL
				Metres	(Miles)	Metres	(Feet)	
51	SE 24 NW 2045	Footpath commencing at the eastern end of Riverdale Road and proceeding in an easterly direction to Tempest Allotments.	Earth	161	0.10	1.2	4	
52	SE 24 NW 2045	Footpath commencing at North Avenue and proceeding in an easterly direction to Ramsey Terrace.	Ash	64	0.04	0.9	3	
54	SE 14 SE 1744	Footpath from the Railway and junction with Otley Footpath No. 37 at Milner Wood junction one in a northerly and one in a north westerly direction to the Ilkley Boundary.	Earth	129	0.08	0.9	3	
55	SE 14 SE 1744 SE 14 NE	Footpath commencing at the Ikley Boundary just north of Mickle Ing Beck and proceeding in a south easterly direction to the car park at Otley Golf Club.	Grassland	435	0.27	1.2	4	3 Field Gates
56	SE 24 SW 2044	Footpath commencing at its junction with Otley Footpath No. 31 adjacent to number 22 Birdcage Walk and proceeding in a generally easterly direction to its junction with Chevin Side.	Gravel	27	0.02	1.8	6	

PATH	MAP	DESCRIPTION OF ROUTE	NATURE OF SURFACE	LENGTH		WIDTH		GENERAL
				Metres	(Miles)	Metres	(Feet)	
57	SE 14 SE 1945	Footpath commencing at the Otley Bypass (A660) south of the junction with Bradford Road and proceeding in a south easterly and then southerly direction to its junction with the dismantled railway.	Tarmac Earth	56 17	0.03 0.01	2 3.2-4.8	6.5 10-14	
58	SE20 44SW	Byway open to all traffic known as Miller Lane commencing at a point on York Gate and proceeding in a north easterly direction to its junction with East Chevin Road at Danefield House.	Earth and Stone	710	0.44	9-13	30-40	
59	SE18 44NE	Footpath at Milner Bank commencing at a point adjacent to the southern footway of Milner Bank between Nos. 21 and 23 and proceeding in a generally southerly direction for a distance of 35 metres to its junction with the dismantled railway.	Tarmacadam	35	0.02	3	10	
60	SE20 45NW	Footpath commencing at a point in Boroughgate adjacent to number 10 and running in a generally northerly direction to a point on Courthouse Street adjacent to number 17.	Metalled	60	0.04	1.8	6	

Appendix 13: Glossary of Terms

Accessible Natural Green Space Standard (ANGSt)

Natural England has developed an Accessible Natural Greenspace Standard (ANGSt) which provides local authorities with a detailed guide as to what constitutes accessible green space. The Accessible Natural Greenspace Standard not only recommends the distance people should live from certain types of green spaces but also recommends the size of the green spaces in conjunction with distance to homes.

All people should have accessible natural green space:

- of at least two hectares in size, no more than 300m (five minutes' walk) from home
- at least one accessible 20 hectare site within 2km of home
- one accessible 100 hectare site within 5km of home
- one accessible 500 hectare site within 10km of home

ANGSt also recommends a minimum of one hectare of statutory Local Nature Reserves per thousand people.

Affordable Housing

Housing provided to specific eligible households whose needs are not met by the market. It is generally provided by either the council, or by a 'Registered Provider'. There are two main types:

- Social rented affordable housing – housing rented at rates which are generally affordable to households in the lower decile of earnings.
- Intermediate affordable housing – housing available at below market rents or prices which are generally affordable to households in the lower quartile of earnings. It provides homes for those who can only afford to pay for part of their homes, but allows access onto the 'first step' of the housing ladder.

There are three types of intermediate affordable housing:

- Intermediate or submarket rent – the intermediate affordable units are rented out at rents above those of social rent but below market rents.

- Shared equity/shared ownership – the occupier buys part of the house and pays a discounted rent on the remaining part, which is owned by a Registered Social Landlord (Registered Provider).

- Low cost homes for sale/discounted sale – the occupier buys the house at a fixed percentage below its cost on the open market. When the house is sold on, this same percentage discount is passed on to the next buyer.

- Affordable rented affordable housing – defined by national government. Rents can be up to 80% of local market rents. As such, affordable rent will be more or less affordable depending on the locality of where local market rent levels are measured. In some high value areas, affordable rented affordable housing will not be sufficiently affordable for either households on lower quartile or lower decile earnings
- Market housing which is low cost, for instance because it is small or is in an area where houses generally sell at cheaper prices, is not classed as affordable housing.

Air Quality Management Area (AQMA)

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

Article 4 Direction (Article 4)

Article 4 of the Town and Country Planning (General Permitted Development) Order 1995, is a direction which removes certain permitted development rights within a defined area. It should be noted that the direction does not prohibit this change, but enables the Local Planning Authority to manage this type of development.

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.

Candidate Local Wildlife Site

A site of local wildlife interest with the potential to be designated as a Local Wildlife Site (see below) in accordance with West Yorkshire wide assessment criteria as set out by West Yorkshire Ecology Service.

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.

Comparison goods

Clothing and footwear, household goods such as furnishings and electrical appliances, recreation, DIY and other non-food goods, for which the consumer expects to visit a range of shops before making a choice.

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 (CAA)

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.

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.

Convenience goods

The provision of everyday essential items, including food, drinks, newspaper/magazines and confectionary.

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

Legally defined as:- "the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land".

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.

Edge of Centre

For retail purposes, a location that is well connected to and within easy walking distances (i.e. up to 300 metres) of the Primary Shopping Area. For all other main town centre uses, this is within 300 metres of the town centre boundary taking into account local circumstances (or for offices 500 metres from a centre's public transport interchange).

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).

Employment Land Review (ELR)

Part of the evidence for the Local Development Framework which assesses likely demand for office, industrial and warehousing space in Leeds and compares this with potential supply, taking account of issues of quality, location and choice.

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 (LHN)

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.

Live/Work Accommodation

Properties that combine workplace and home.

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 Otley 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 Otley Neighbourhood Area, considered by the local community as potential extensions to or satellites of the existing Otley Conservation Area, to be considered as part of a conservation area review.

Local Nature Reserve (LNR)

Local Nature Reserve is a statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949, and amended by Schedule 11 of the Natural Environment and Rural Communities Act 2006, by principal local authorities, e.g. Leeds. To qualify for LNR status, a site must be of importance for wildlife, geology, education or public enjoyment. LNRs must be controlled by the local authority through ownership, lease or agreement with the owner. The main aim must be to care for the natural features which make the site special.

Local Wildlife Site (LWS)

A designated site of wildlife interest in accordance with West Yorkshire wide assessment criteria as set out by West Yorkshire Ecology Service. This is a new classification scheme involving Leeds and other West Yorkshire local authorities, involving the progressive re-assessment of sites subject to previous less strict assessment and designation schemes.

Main Town Centre Uses

Retail development (including warehouse clubs and factory outlet centres); entertainment facilities; intensive sport, leisure, and recreational use (including cinemas, restaurants, drive-through restaurants, bars, pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and art, culture and tourism development (including theatres, museums, galleries, concert halls, hotel and conference facilities).

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."

Major Settlement

Those free standing towns which are separated from the main urban area. These settlements are identified as having a town centre. **Mixed Use Development**

The development of a single site (or building) with two or more complementary uses.

National Planning Policy Framework (NPPF)

The government planning policy document intended to make national planning policy and guidance less complex and more accessible. It includes a presumption in favour of sustainable development. This Neighbourhood Plan is based on the version adopted in March 2012.

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 16th 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 (NA)

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

Neighbourhood Plan (NP)

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.

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.

Potential 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.

Primary Shopping Area (PSA)

A defined area where retail development is concentrated (generally comprising the primary frontages, and those secondary frontages which are adjoining and closely related to the primary ones).

Public Right of Way (PROW)

A route over which the public have a right to pass and repass, 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 Restricted Byway and Byway, 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. The current plan establishes the action plan for the Leeds rights of way network over the period 2009 to 2017 (NB Now in need of review and update).

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 city 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.

Shopping Frontages

Stretches of fronts of shops designated within the town centre where the intention is to maintain minimum concentrations of retail uses at ground floor level and control the mix of supporting uses. Frontages can be classed as primary or secondary.

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.

Site of Special Scientific Interest (SSSI)

A protected area designated as being of special interest by virtue of its flora, fauna, geological or geo-morphological features. SSSIs are designated under the Wildlife and Countryside Act 1981 by Natural England.

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.

Storey

Any level part of a building with a floor that could be used by people; so 'single storey' is a building having only one floor or level; 'two storey' is a building having two floors or levels. As a variant, the two and a half storey buildings common within Otley describe where a 'third storey' of normally lesser height has been created in the roof space, so not a truly three storey building in terms of overall height.

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 Document (SPD)

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 channeled 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.

Town Centre

Provide for weekly and day-to-day shopping and service needs close to where people live and work. They have a wide range of uses including a supermarket and a range of shops including independent traders, financial services, a council presence either in the form of a library or council offices, healthcare facilities, and community facilities.

UK Priority Habitats

The term covers a wide range of semi-natural habitat types that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP).

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.

Urban Infill Site

Infill is the urban planning term for the rededication of land in an urban environment, usually open space, to new construction. Infill also applies within an urban administrative area (like Otley) to construction on any undeveloped land that is not on the urban margin.

Veteran Trees

A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

Washland

Area of floodplain where water is stored in time of flood. The floodplain comprises all land adjacent to a watercourse over which water flows at time of flood, or would flow but for the presence of flood defences where they exist. The limits of floodplain are defined by the peak water level of an appropriate return period event on the watercourse. On non-tidal rivers, this will normally be the greater of the 1 in 100 year return period flood or the highest known water level.



Appendix 14: List of Abbreviations

ANGSt – Accessible Natural Green Space Standard
AQMA – Air Quality Management Area
CAA – Conservation Area Appraisal
CIL – Community Infrastructure Levy
DPD – Development Plan Document
ELR – Employment Land Review
GI – Green Infrastructure
Ha – Hectare
HNA – Housing Needs Assessment
LDF – Local Development Framework
LGI – Local Green Infrastructure
LGS – Local Green Space
LHA – Local Heritage Area
LHN – Leeds Habitat Network
LNR – Local Nature Reserve
LWS – Local Wildlife Site
NA – Neighbourhood Area
NDHA – Non-Designated Heritage Asset
NP – Neighbourhood Plan
NPPF – National Planning Policy Framework
NRWLP – Natural Resources and Waste Local Plan
PROW – Public Right of Way
PSA – Primary Shopping Area
ROWIP – Rights of Way Improvement Plan
SA – Sustainability Appraisal
SAP – Site Allocations Plan
SGI – Strategic Green Infrastructure
SLA – Special Landscape Area
SPD – Supplementary Planning Document
SSSI – Site of Special Scientific Interest
SUDS – Sustainable Urban Drainage System
UDP – Unitary Development Plan

Appendix 15: The Neighbourhood Plan Map - Detailed Local Green Space Maps









i Myers Croft/Station Road Allotments (G824/G1648)



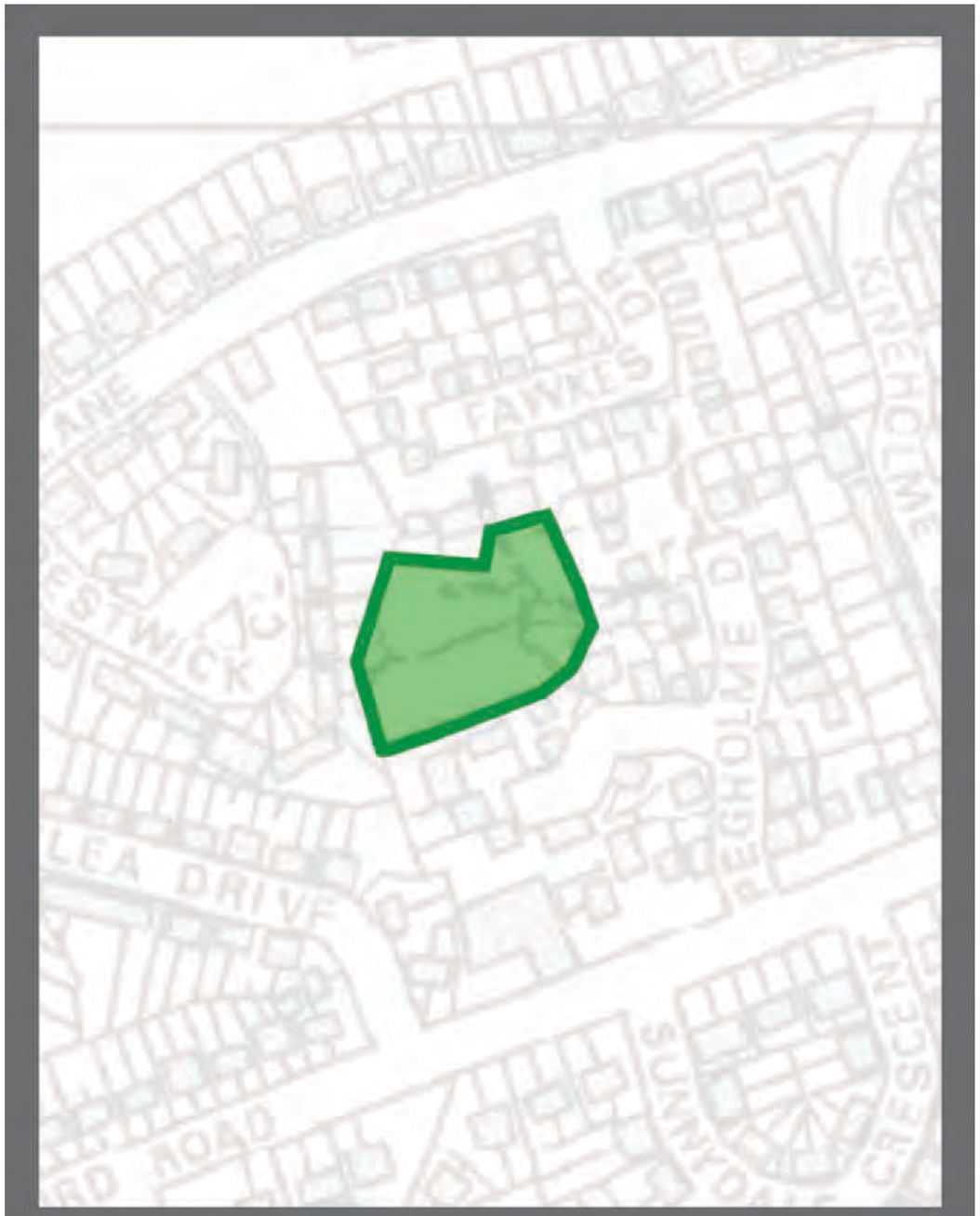
ii Former Tennis Courts, Station Road (G826)



iii Ings Lane Allotments (G1088)



iv Todds Allotments (G1094)



v Pegholme Drive POS (G775)



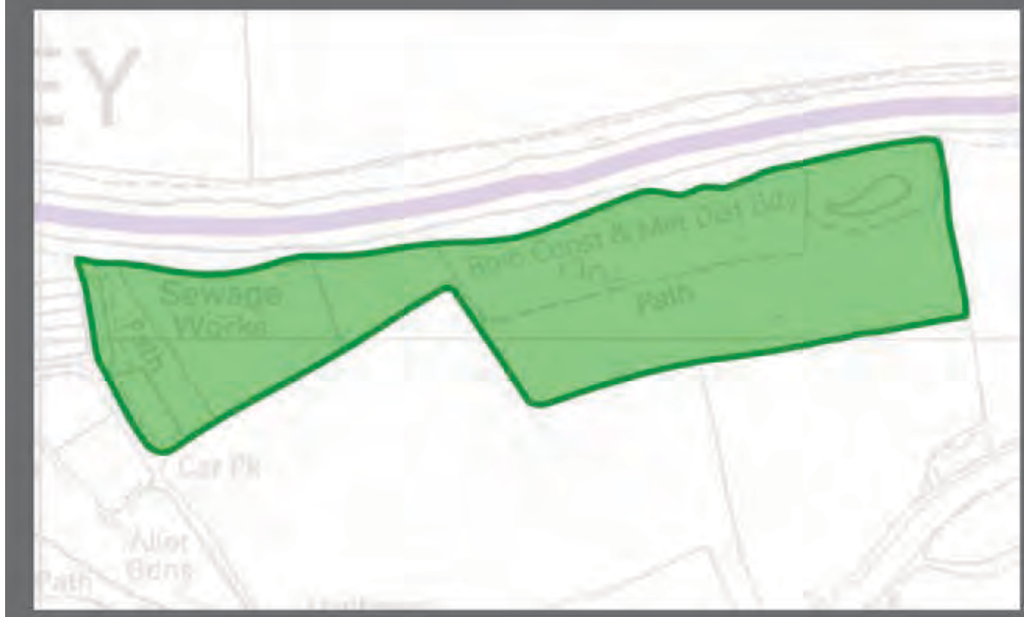
vi Stephencroft Park (G1093)



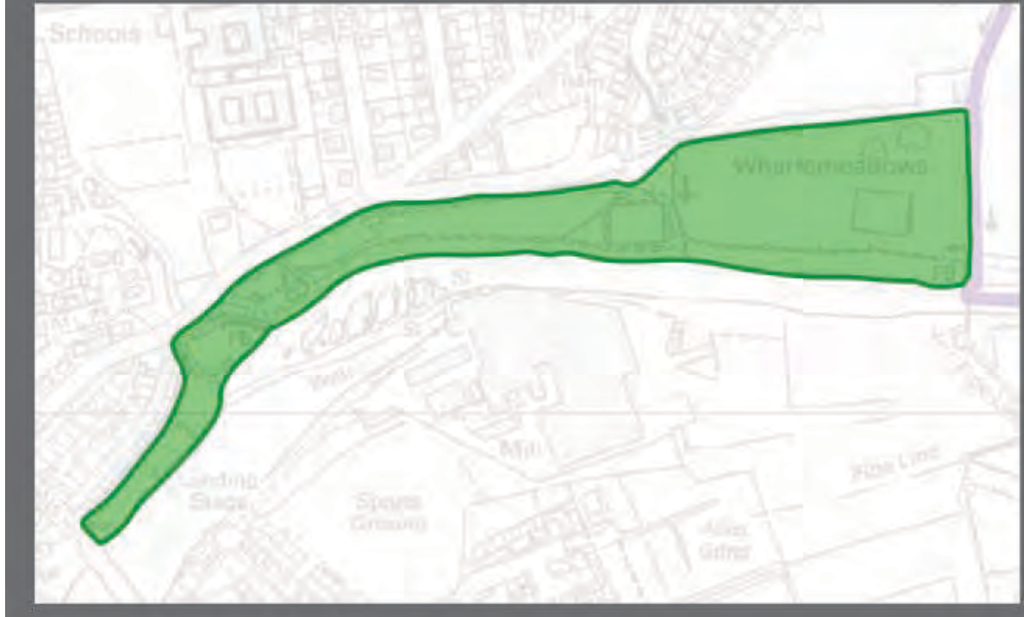
vii Otley Cemetery (G82)



viii Wellcroft POS (G104)



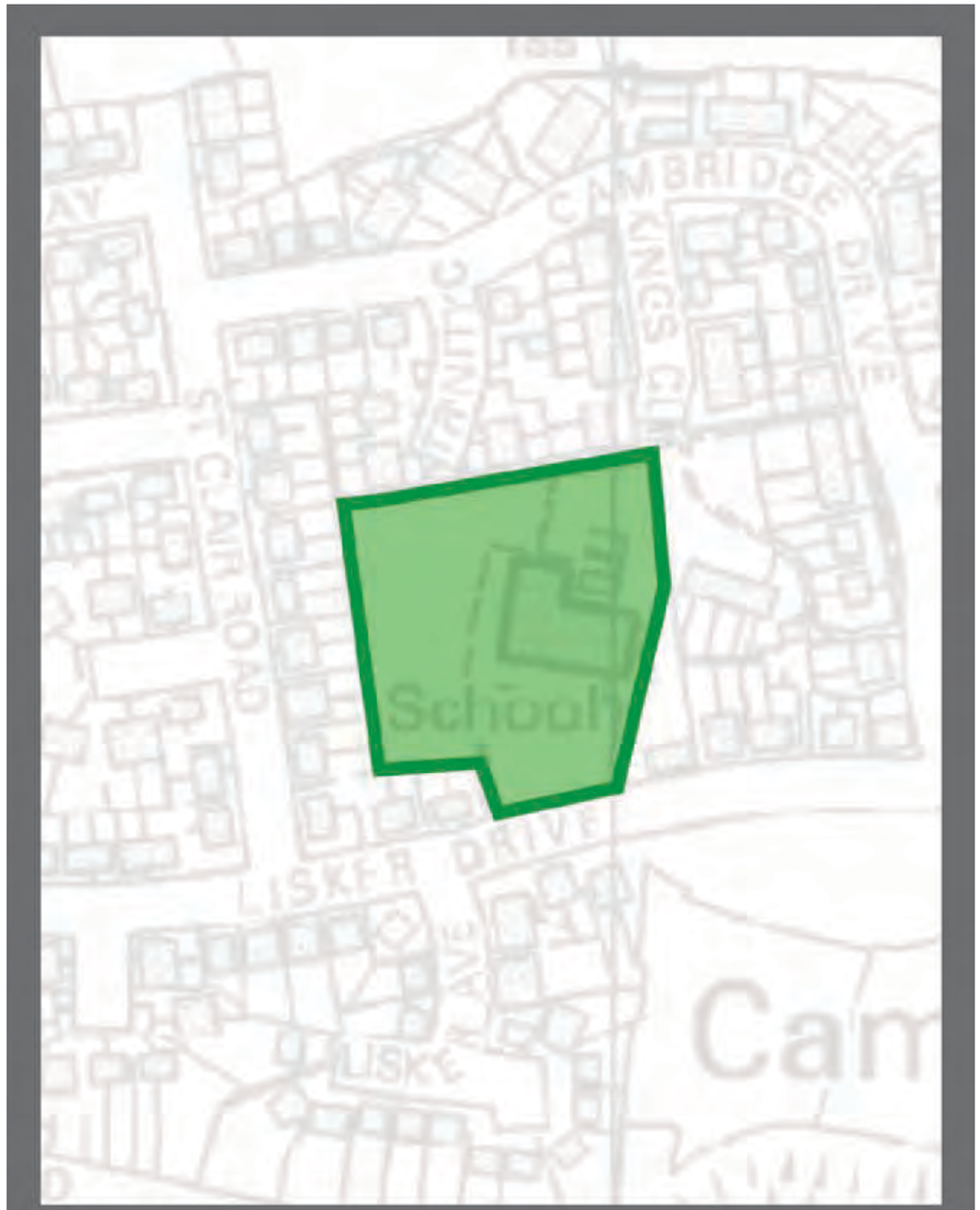
ix Gallows Hill Nature Reserve (G851)



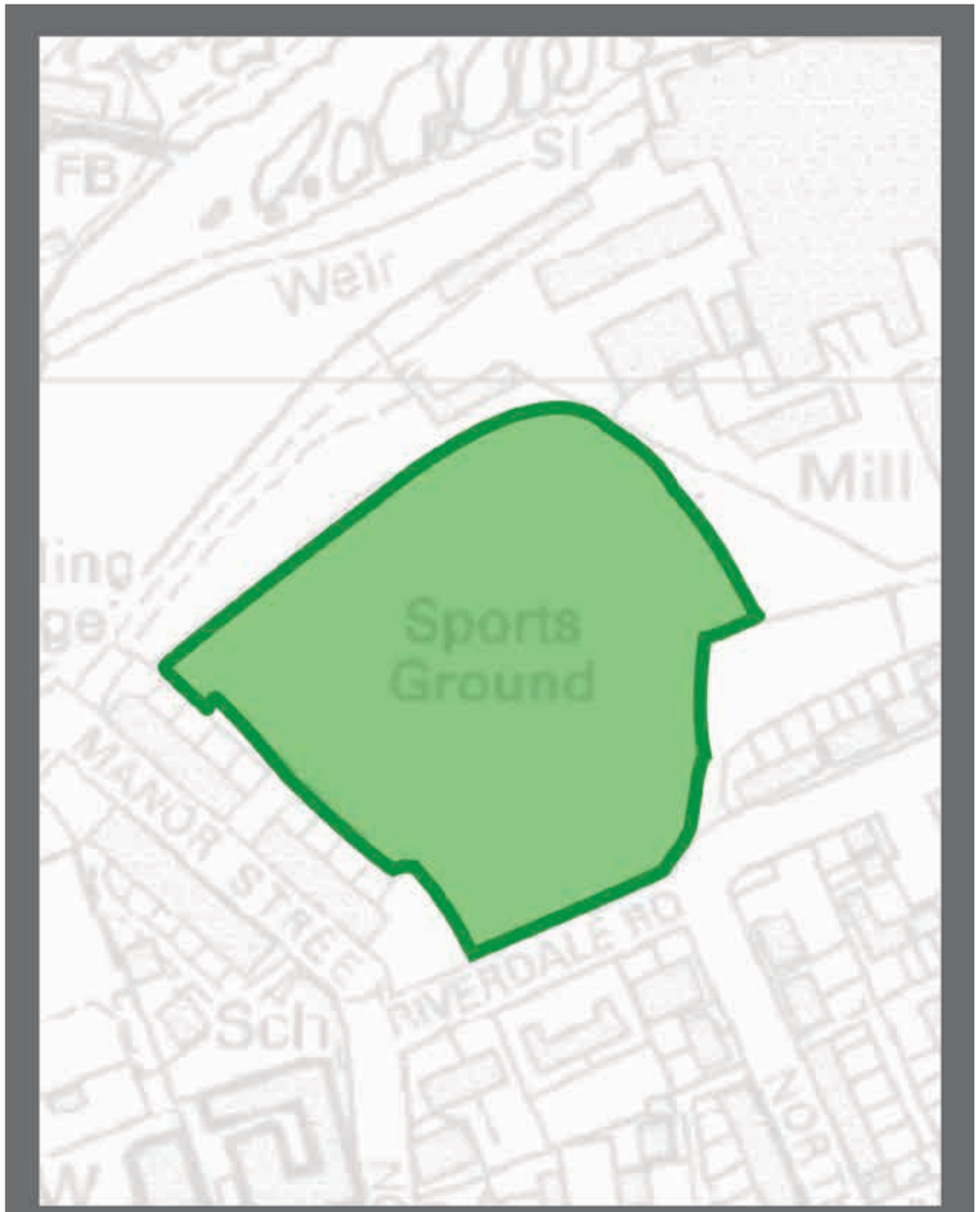
x Wharfemeadows Park (G109)



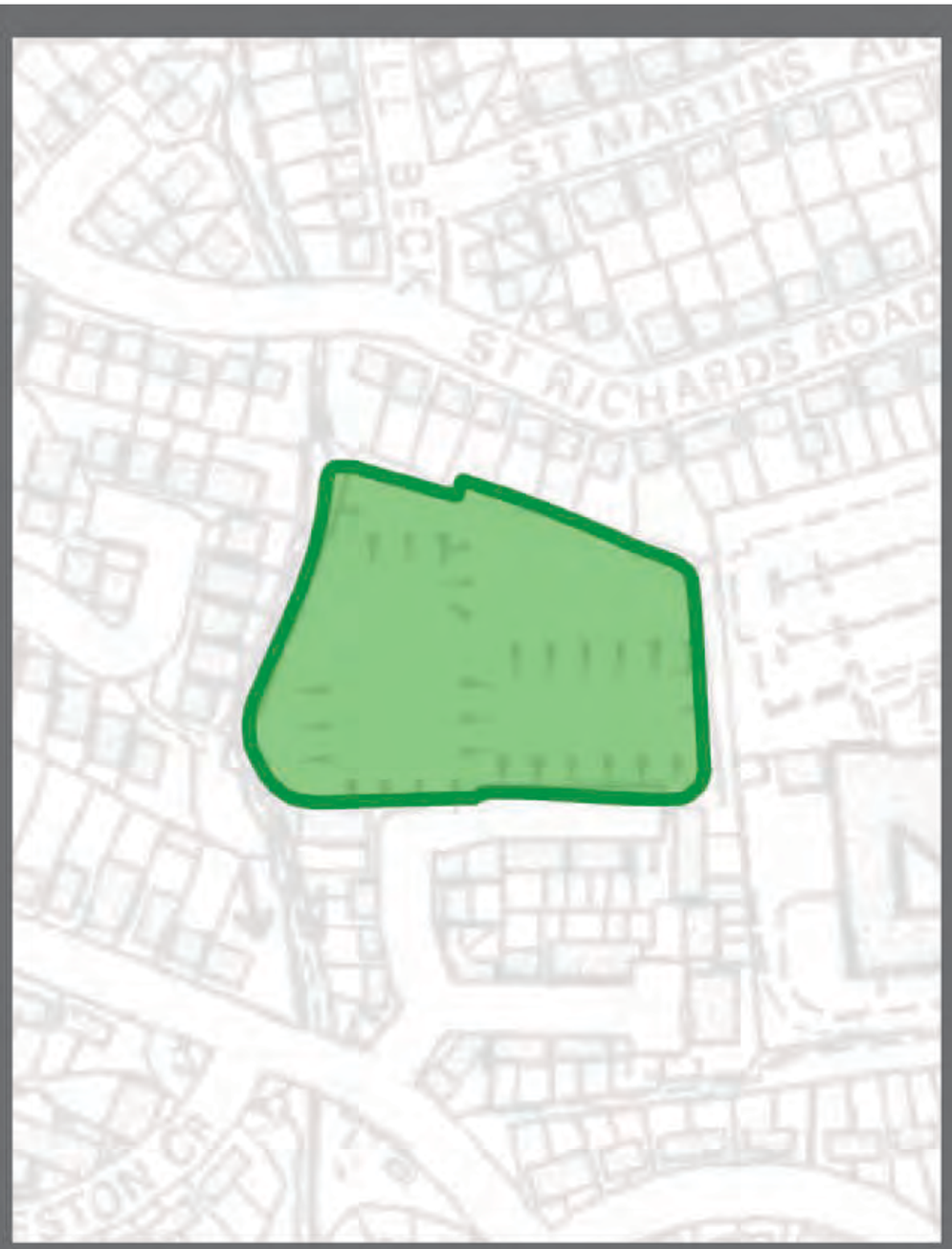
xi All Saints Churchyard (G1031)



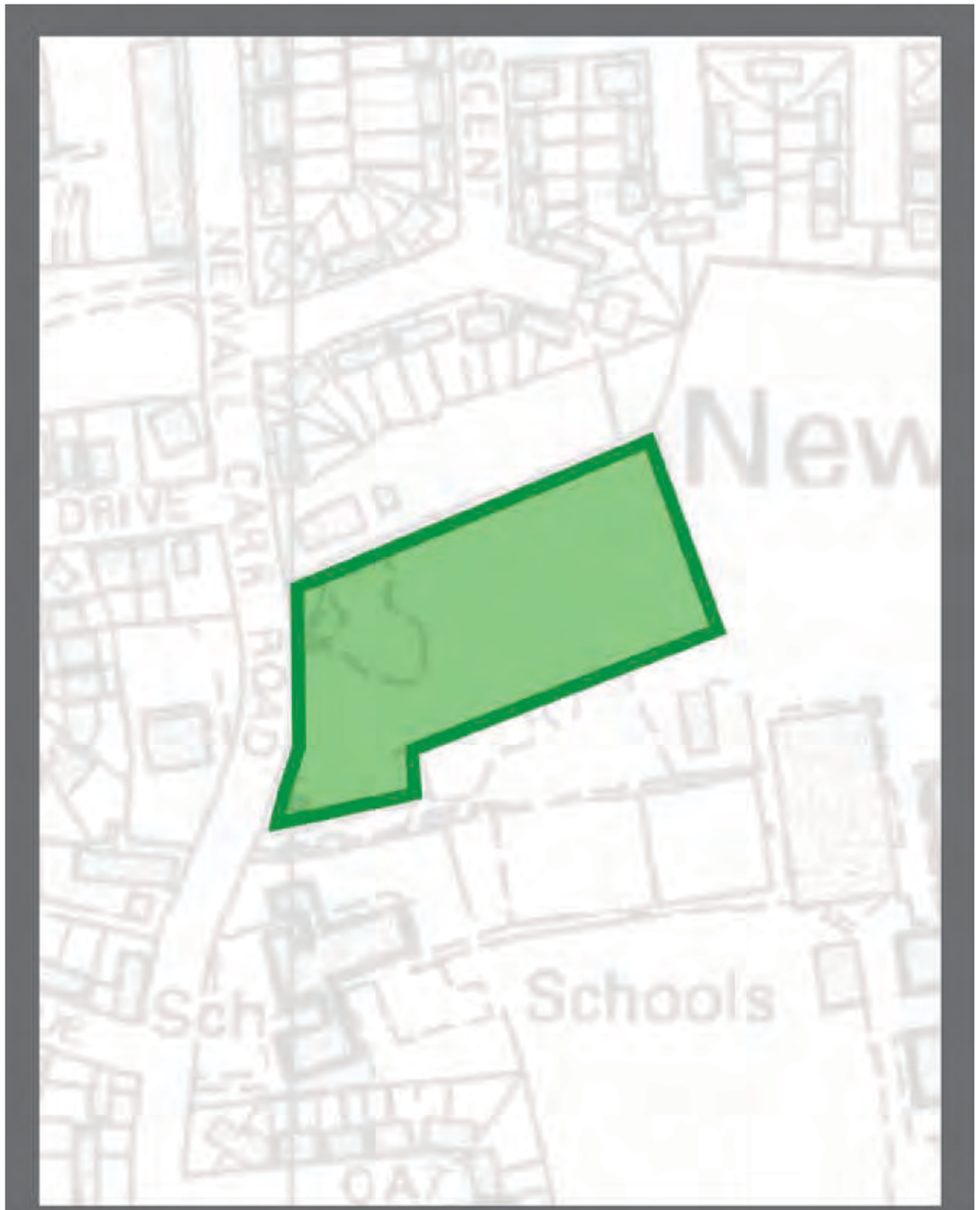
xii All Saints Primary School Grounds (G1604)



xiii Garnett's Field (G773)



xiv Former Thomas Chippendale School Fields (G1770)



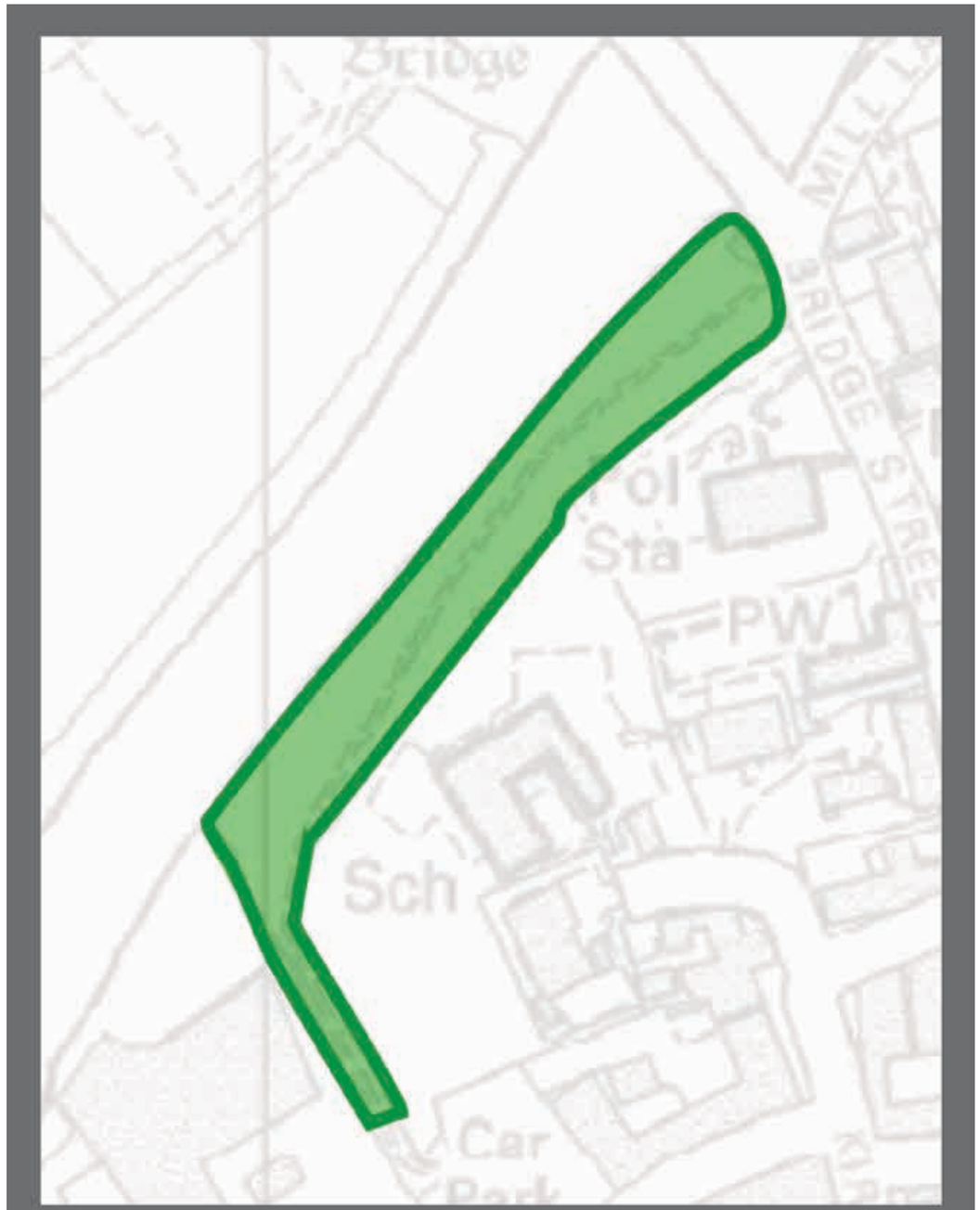
xv Newall Carr Road POS (G772)



xvi Old Farnley Lane Amenity Space (G706)



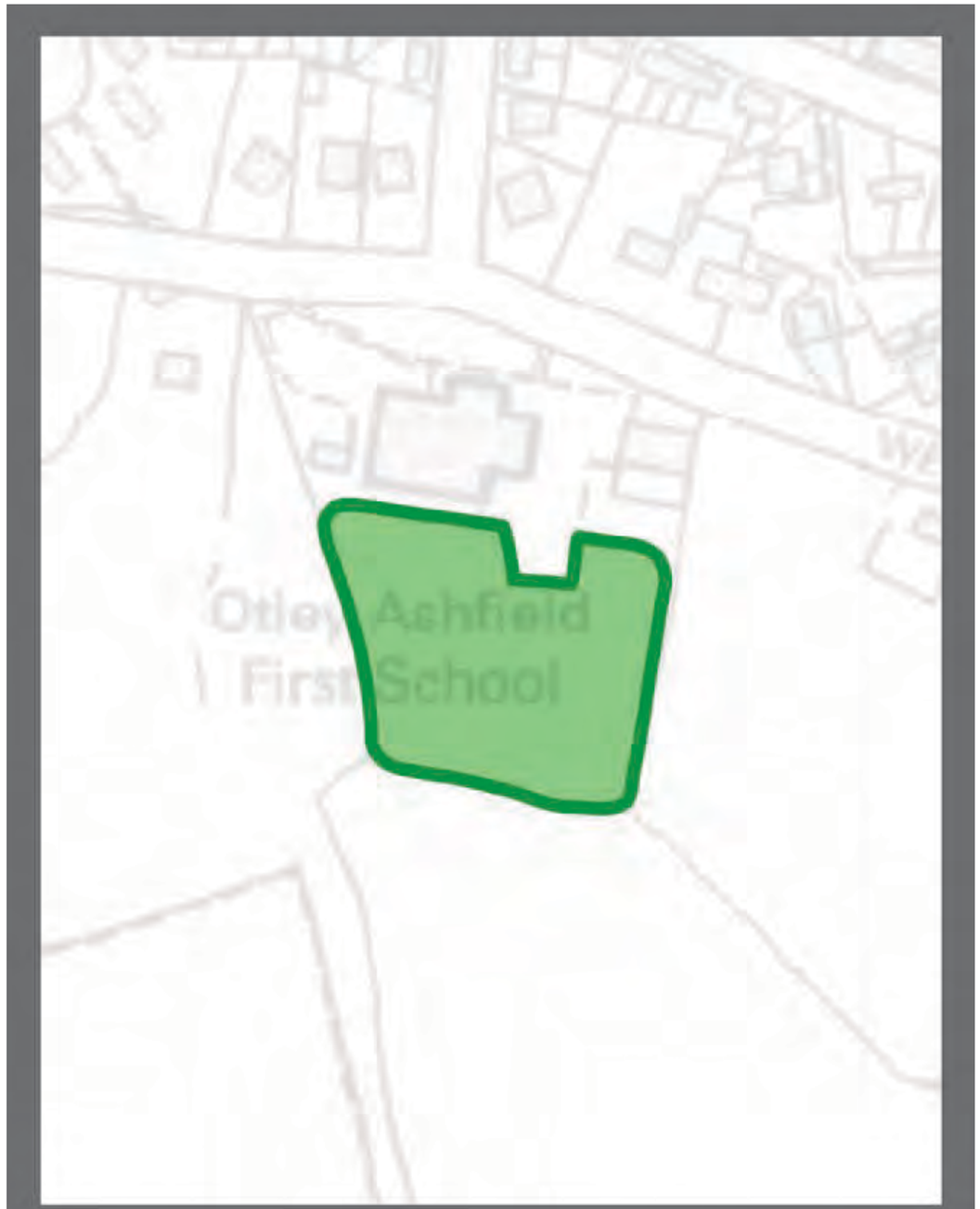
xvii Weston Drive Sports Field & Playground (G770/G1897)



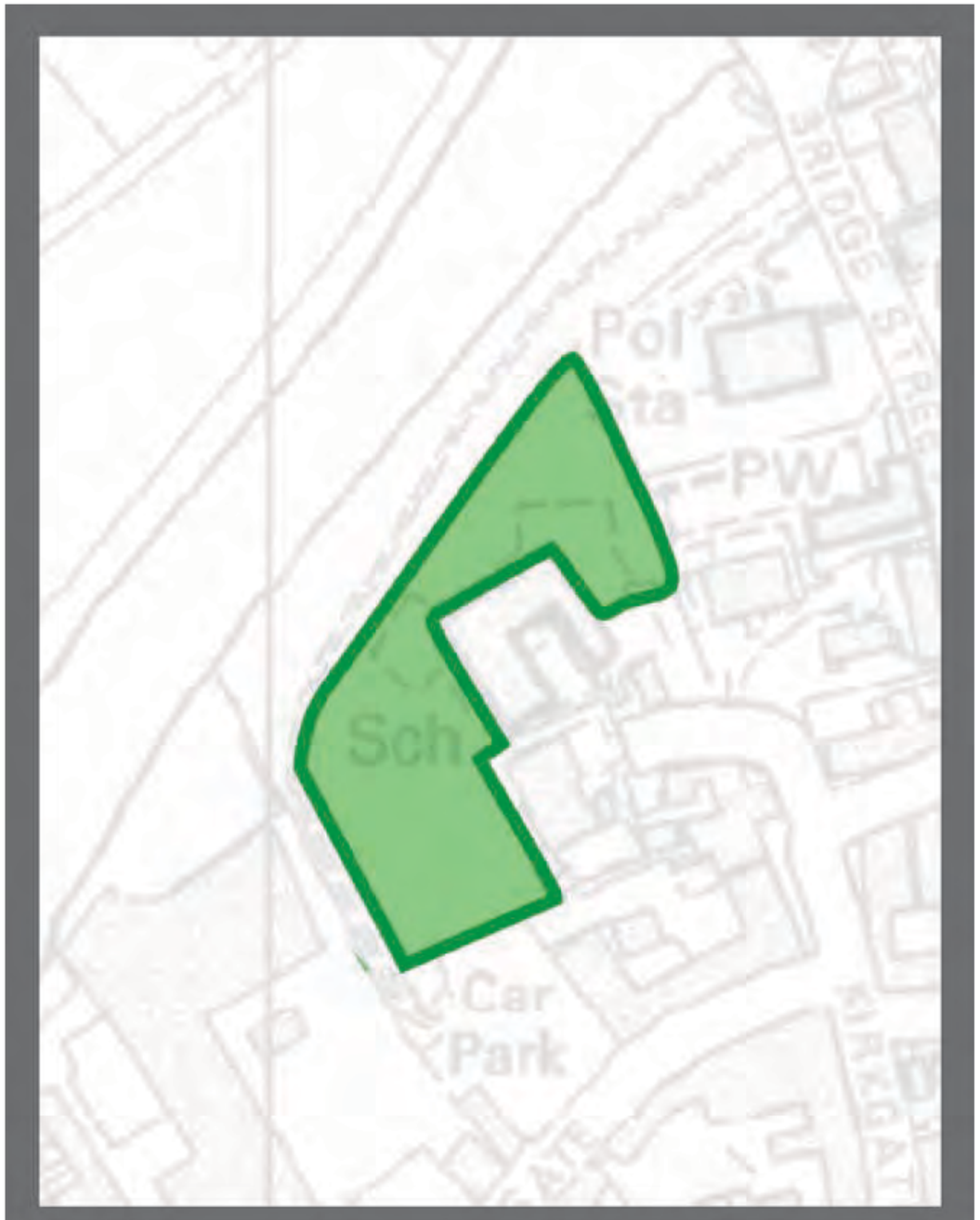
xviii Manor Garth (G677)



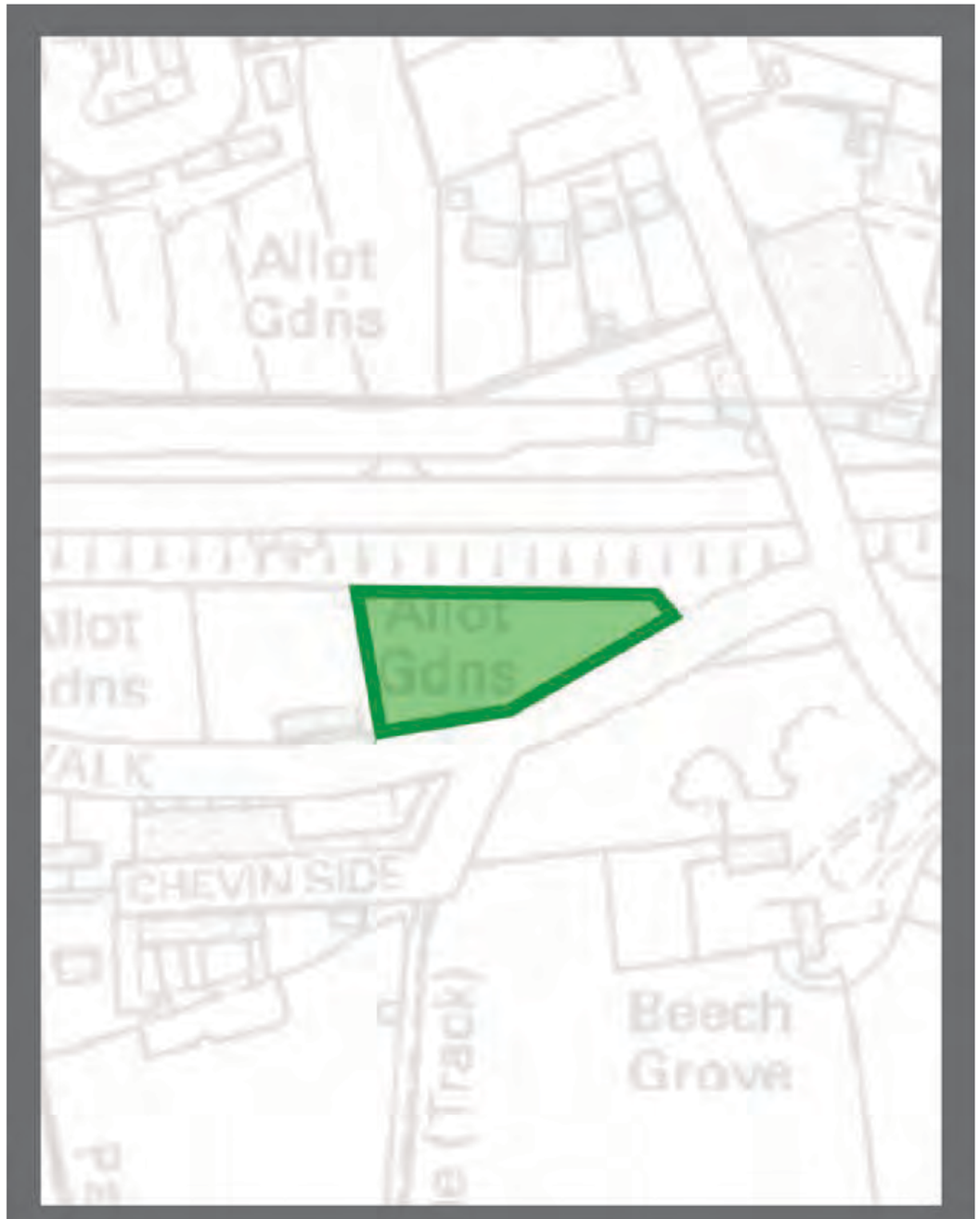
xix Weston Ridge Amenity Space (G850)



xx Ashfield Primary School Grounds (G1602)



xxi St Joseph's Primary School Grounds (G1607)



xxii Birdcage Walk Allotments East (G1105)



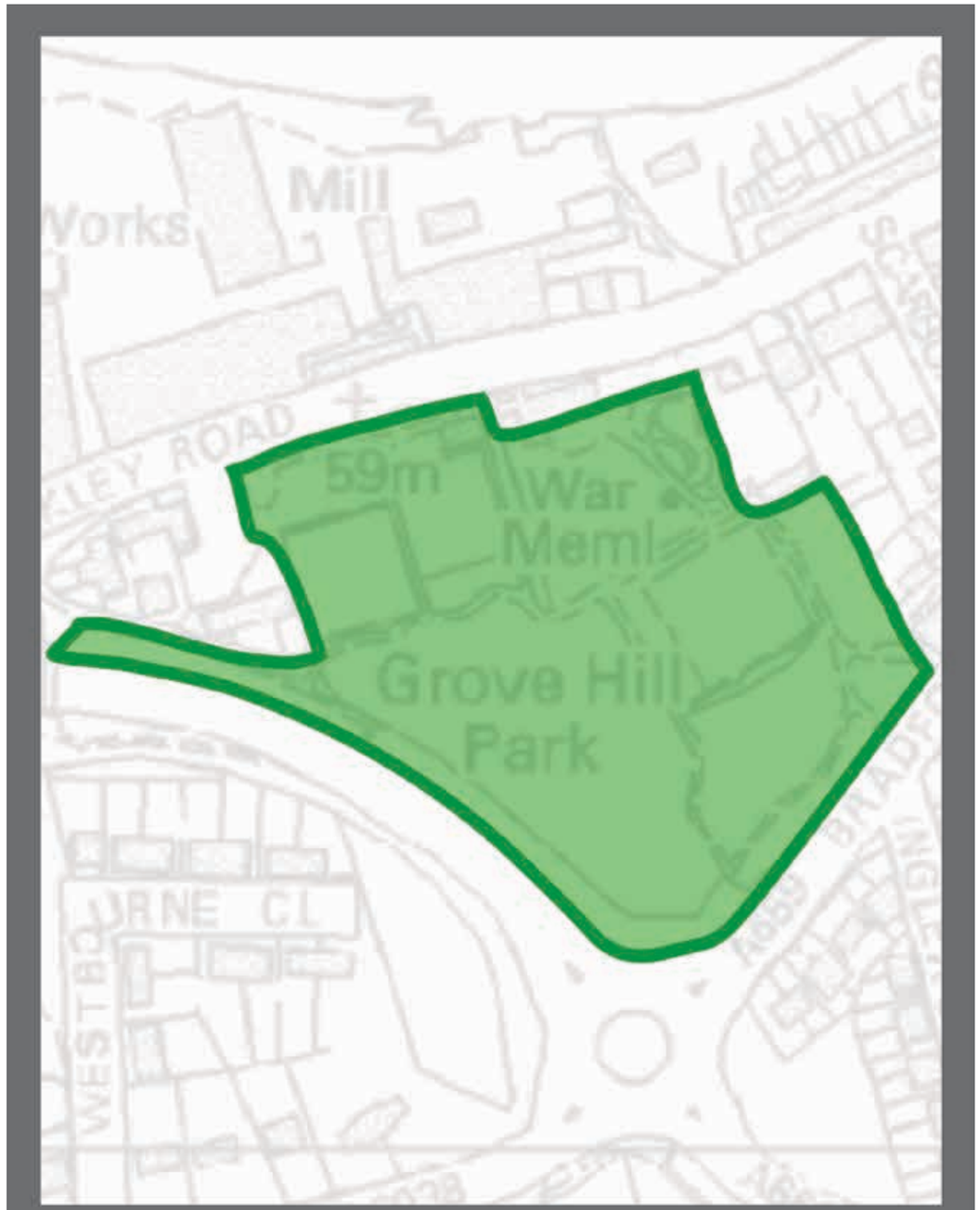
xxiii Birdcage Walk Allotments West (G424)



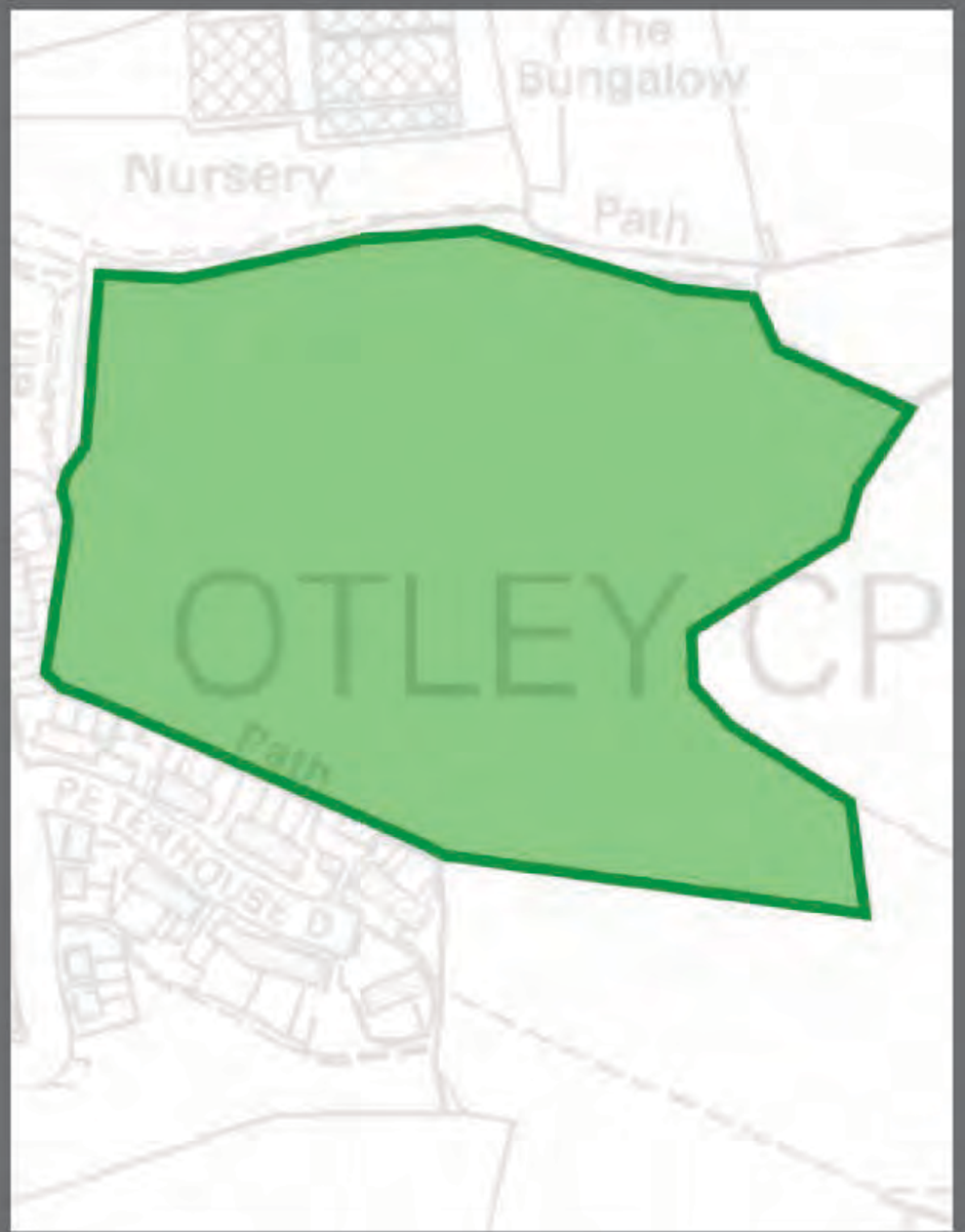
xxiv Gallows Hill Allotments (G1516)



xxv Tempest and Cross Green Allotments (G683)



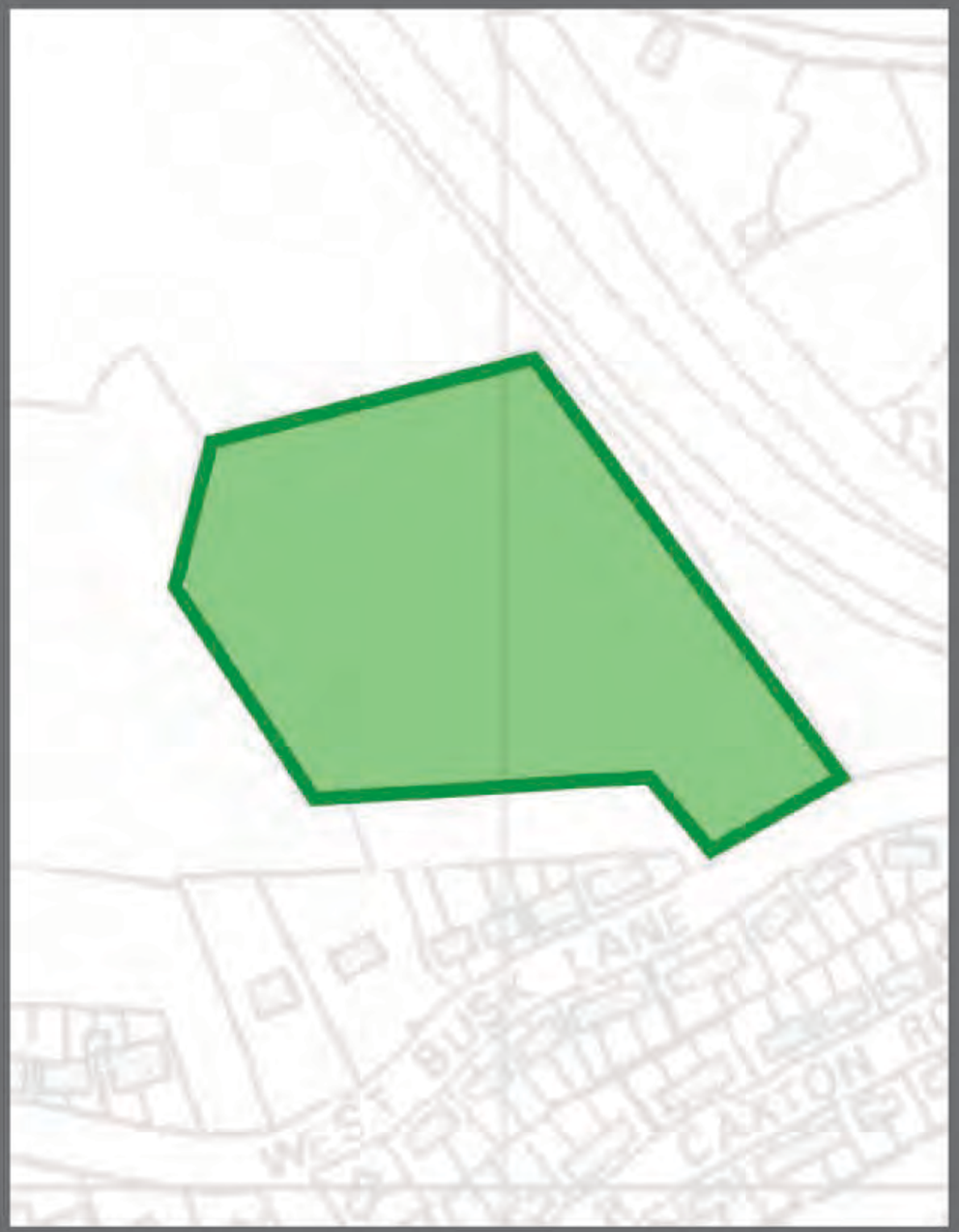
xxvi Grove Hill Park (G123)



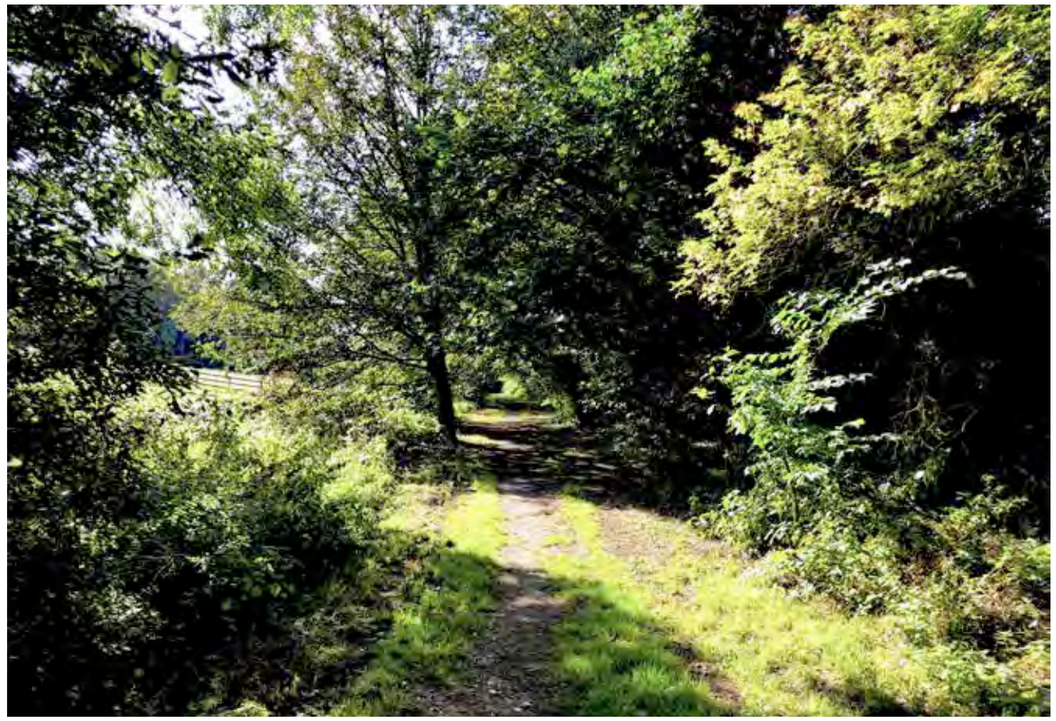
xxvii Cambridge Drive POS (G1089)

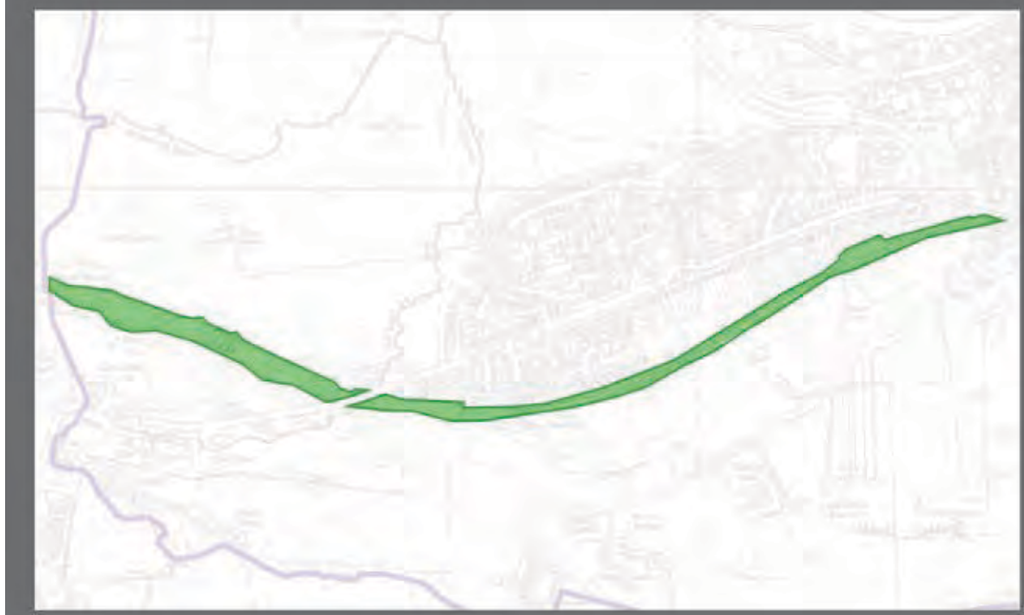


xxviii Caxton Road Playing Fields (G776)



xxix Grove Hill Former Cricket Ground (G777)

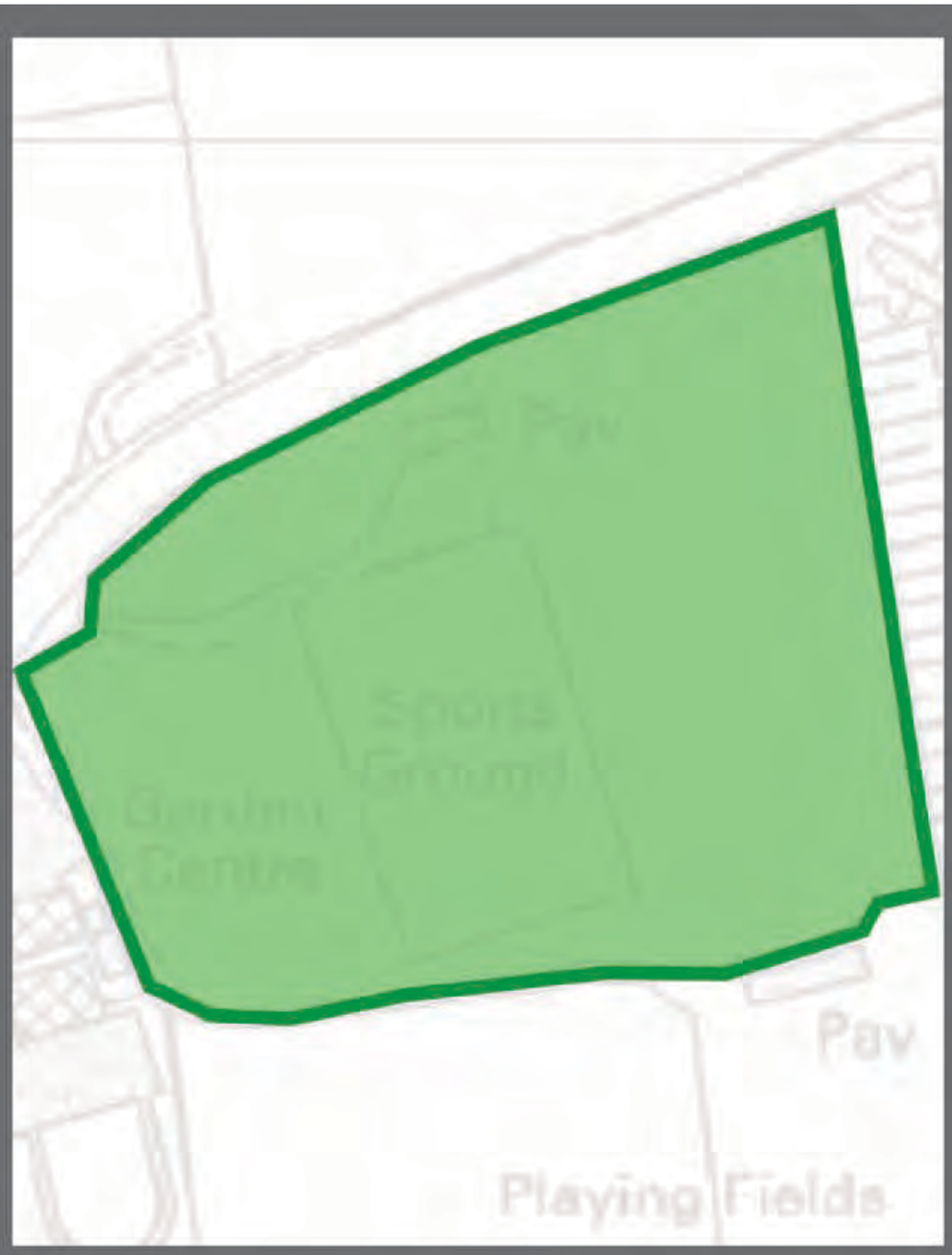




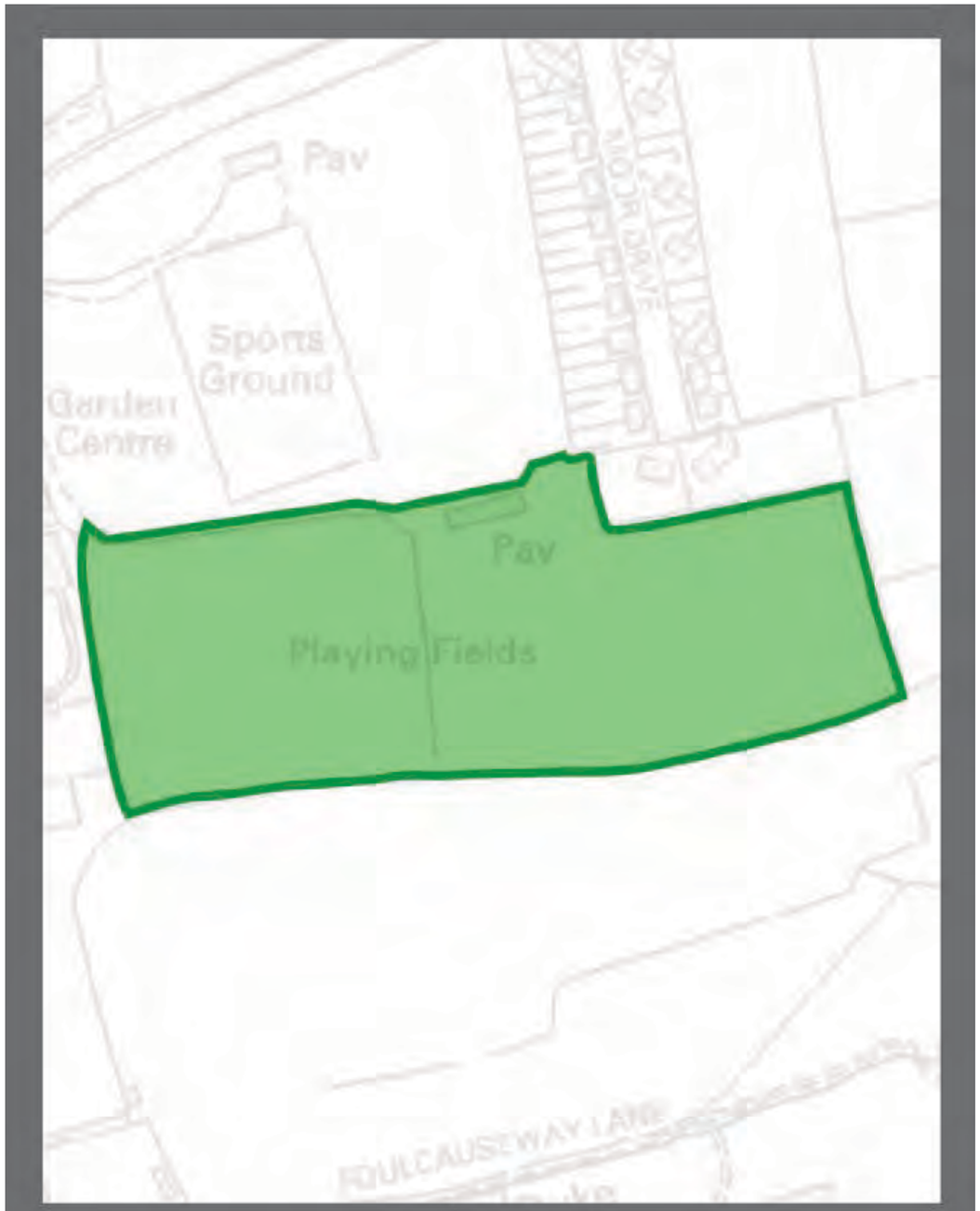
xxx Old Railway Line (Otley West) (G1027/1028)



xxxi Union Court Grounds (G1776)



xxxii Otley Town FC Ground (G1091)



xxxiii Old Otliensians RUFC Ground (G1092)



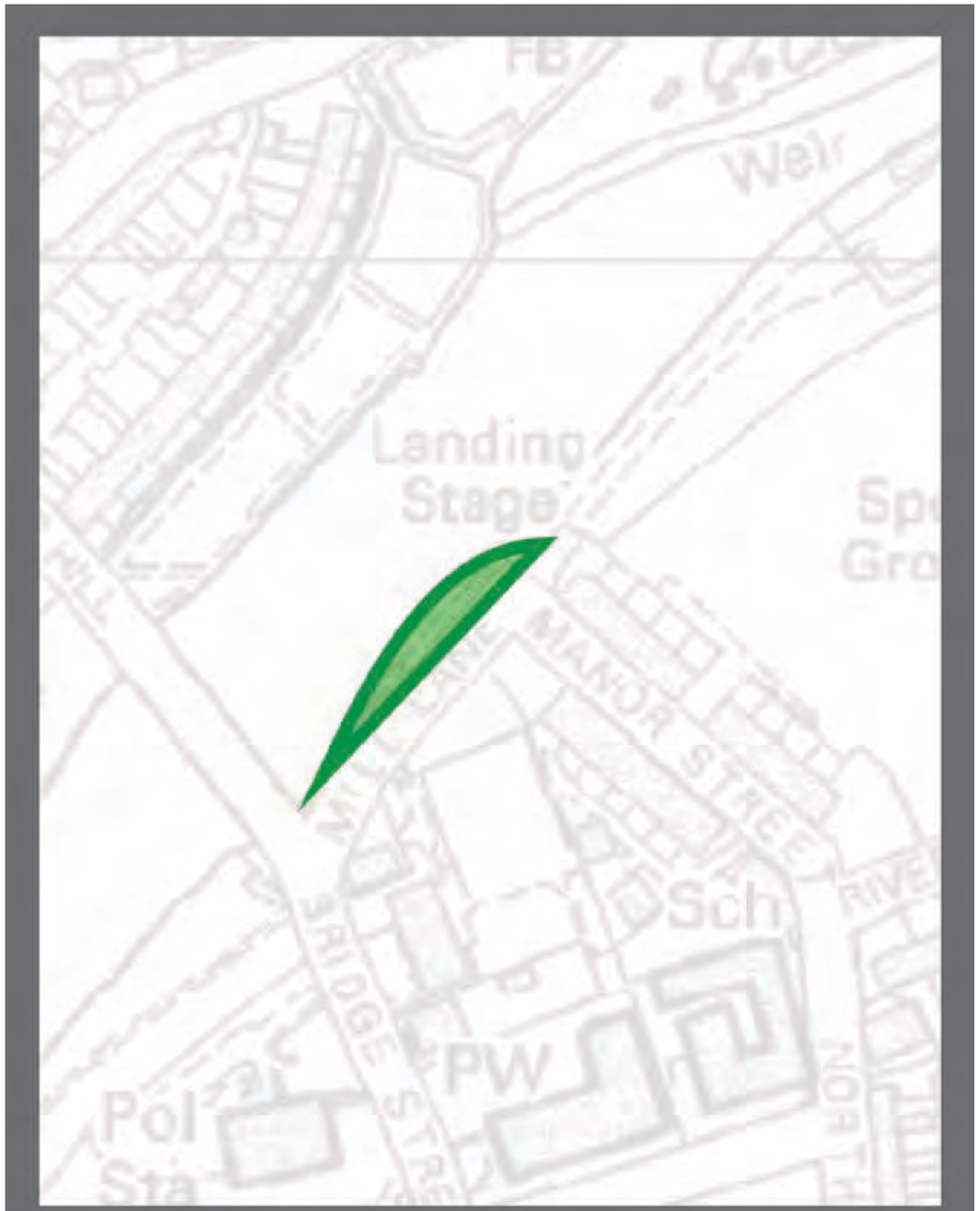
xxxiv Prince Henry's Grammar School Grounds (G1606)



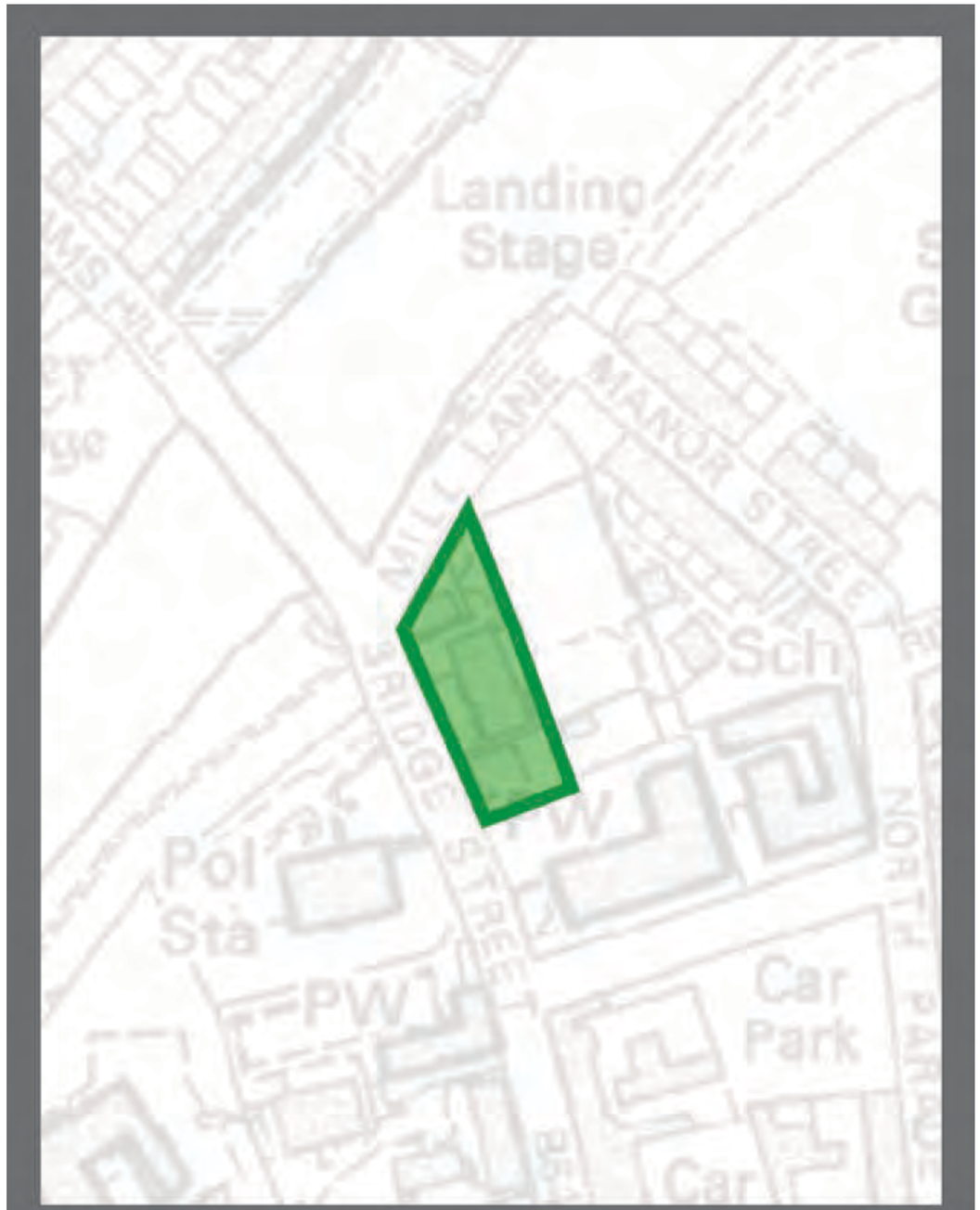
xxxv War Memorial Gardens (ONP1)



xxxvi Bridge United Reform Churchyard (ONP2)



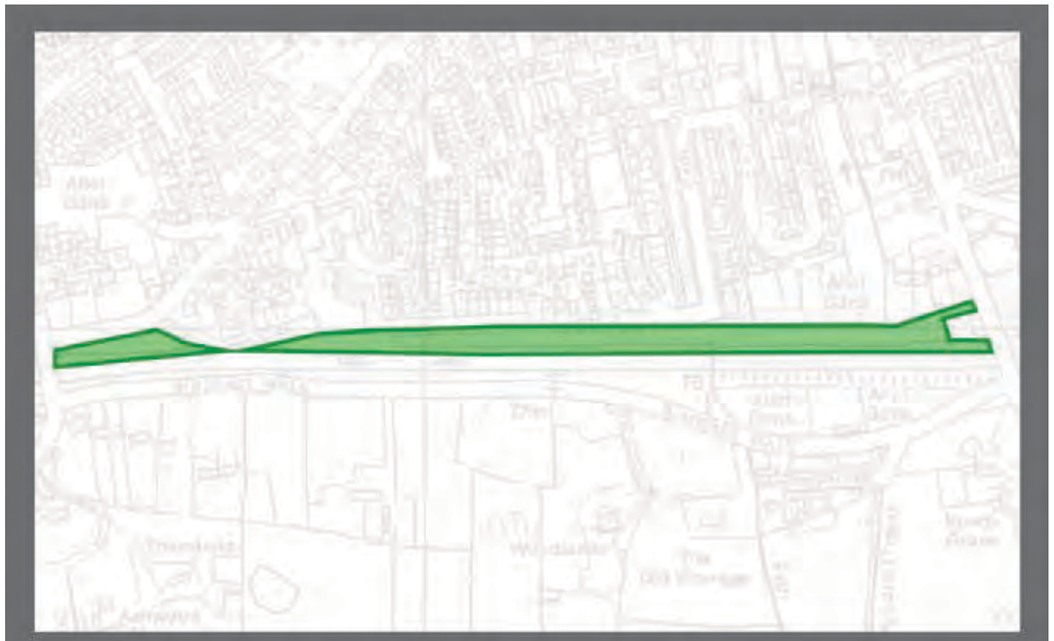
xxxvii Tittybottle Park (ONP4)



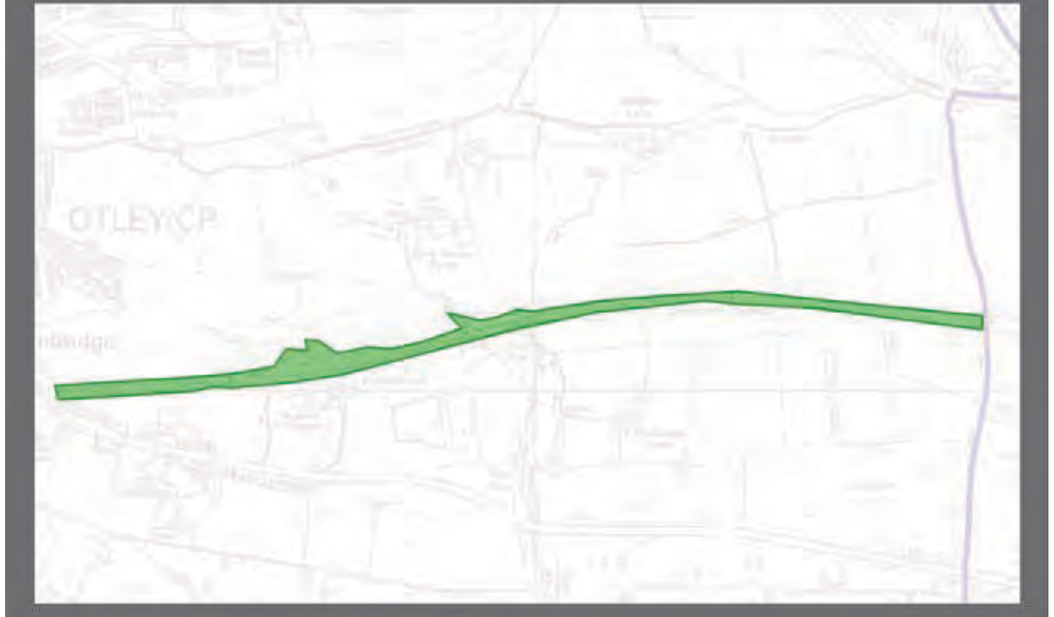
xxxviii Adlington House Gardens (ONP5)



xxxix Fairground Field (ONP8)



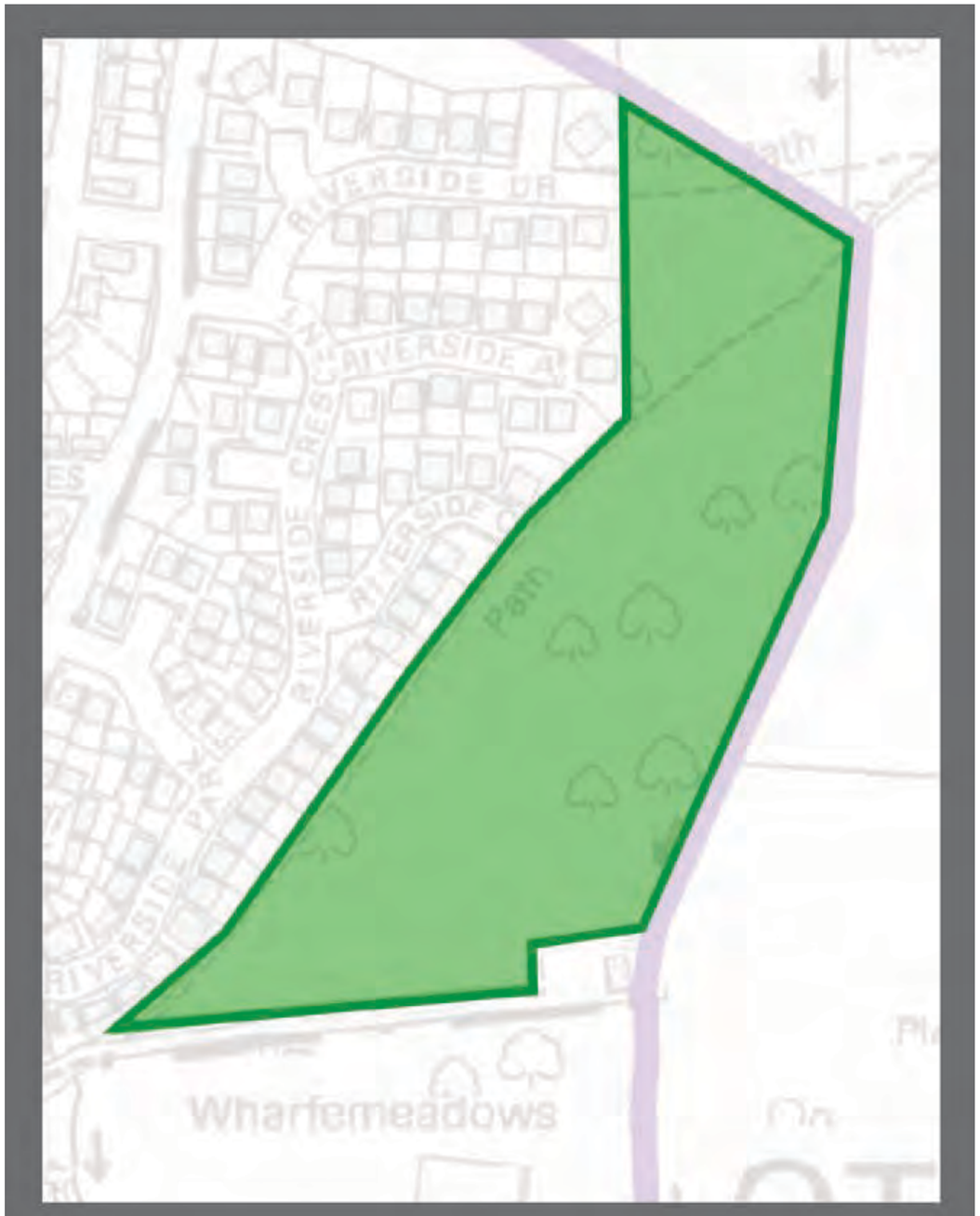
xl Old Railway Line (Station Top/Otley Bypass Northern Embankment) (ONP9/G774)



xli Old Railway Line (Otley East) (ONP10)



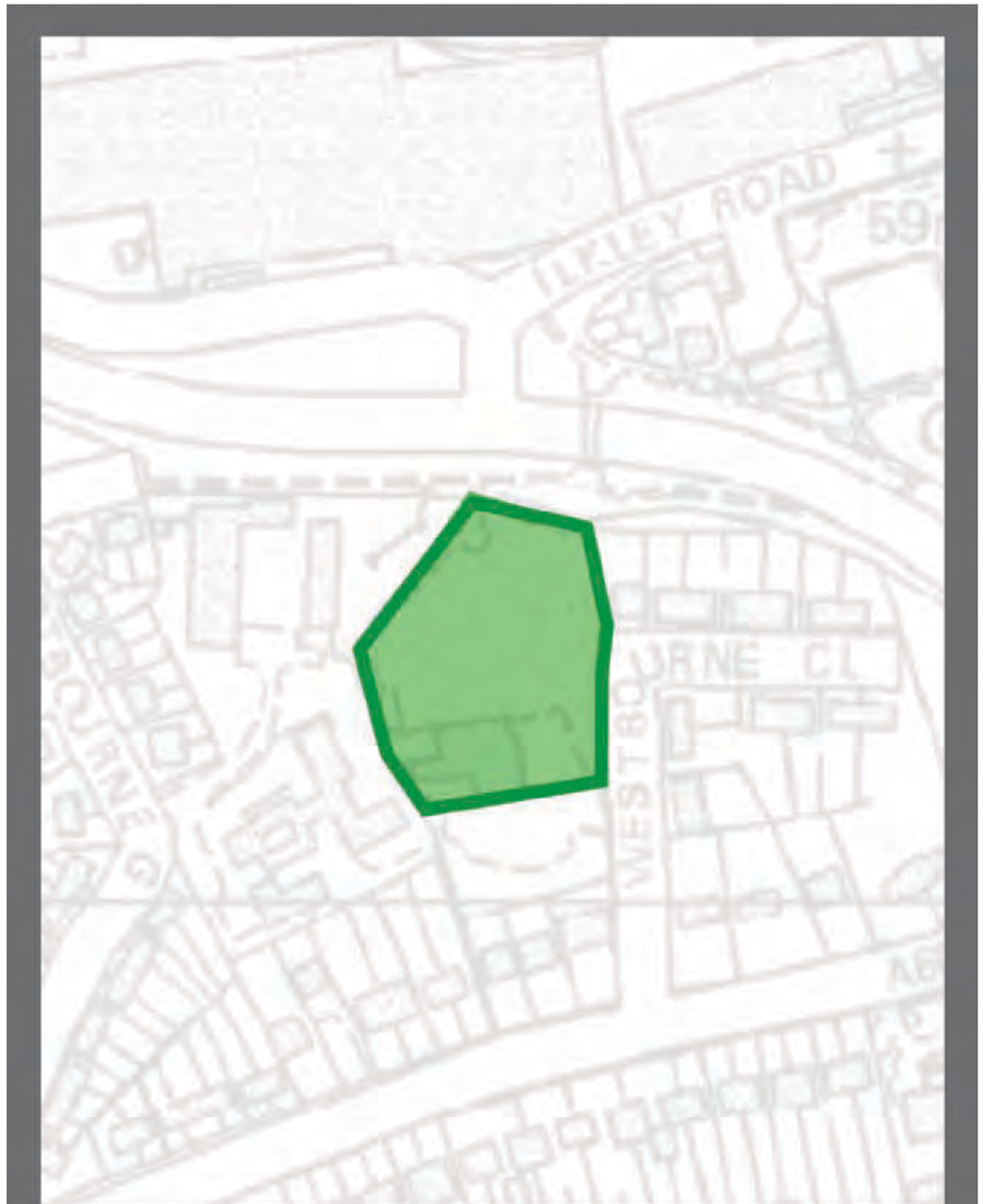
xlii Crossways Allotments (ONP12)



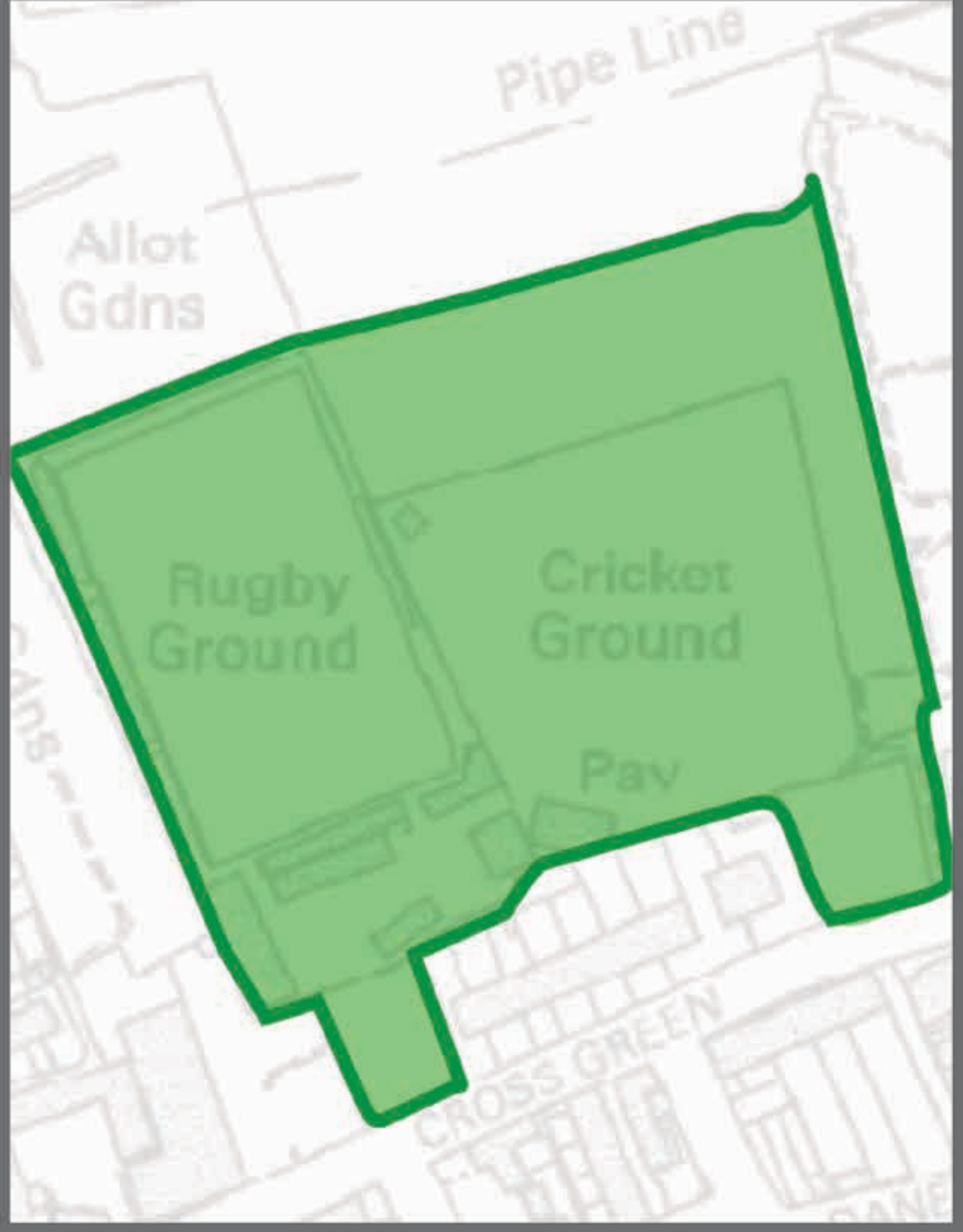
xliii Otley Plantation (Part) (ONP15)



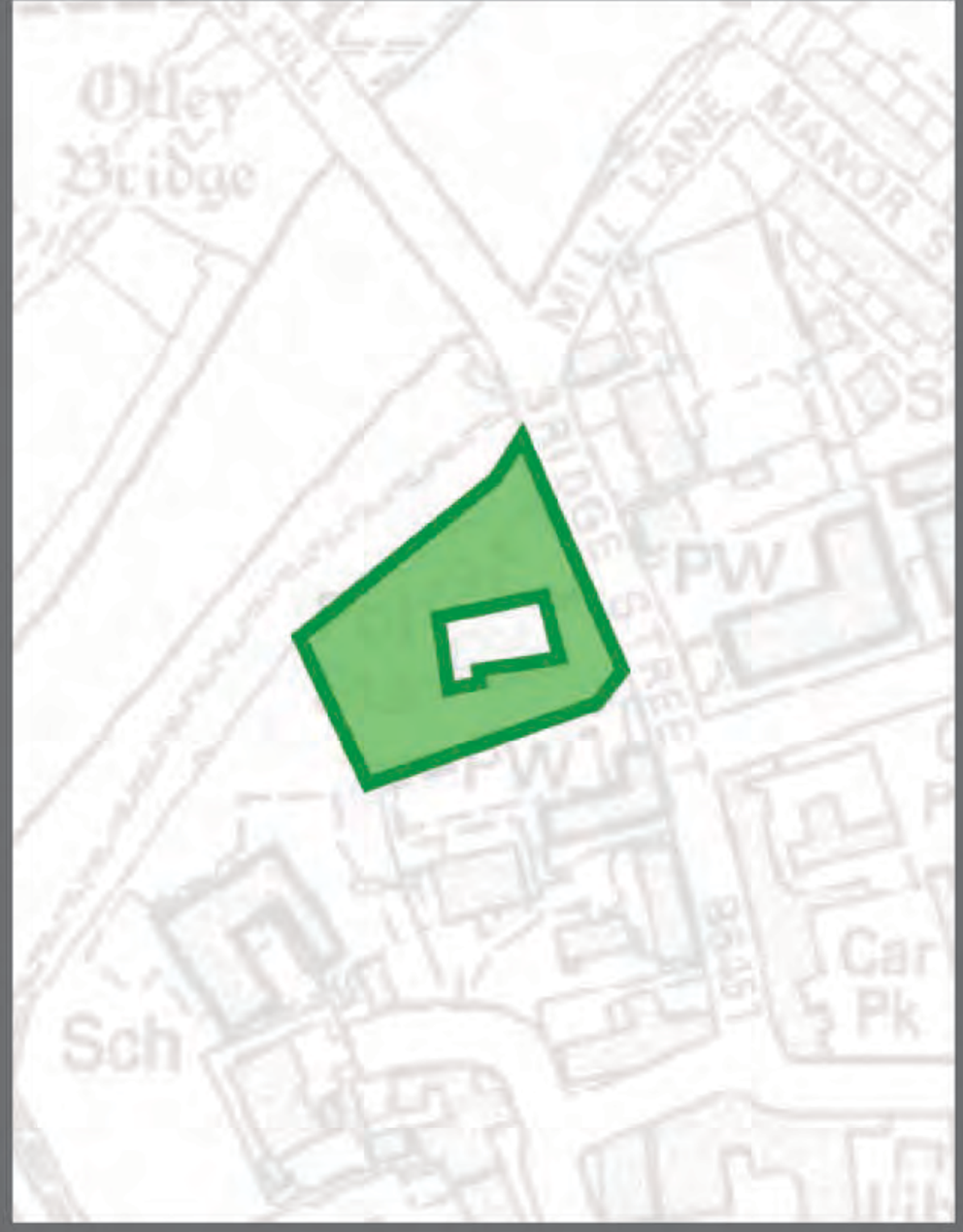
xliv Ilkley Road Verge (G849)



xlv Westbourne House Woodland (G1779)



xlvi Otley RUFC Ground and Otley Cricket Club Ground (G1767)



xlvii Otley Police Station Grounds (ONP11)



xlviii Transco Corner,
Cambridge Street/Tealbeck Approach (ONP16)



xlix Grass Arc, Newall Avenue (ONP13)



l The Green, Oval Estate (ONP14)



li Wharfeside: Gallows Hill to Knotford Nook (ONP18)





lii Grange View Verge (ONP19)



liii Wharfeside: Ilkley Road (ONP20)



liv Bondgate/Gay Lane Amenity Space (ONP21)



lv Manchester Square and Maypole (ONP22)



lvi White Bridge Allotments (G1512)



lvii Burras House Allotments (G814)


OTLEY

