

**Horsforth Town Council**  
**Horsforth Neighbourhood Plan**  
**2019 — 2028**



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## Foreword

Horsforth is a very special place, with a long history. The settlement is referred to in the 1086 Domesday Book as *Horse Forde*. It's frequently listed as one of the best places to live in Yorkshire and indeed the country. Those of us who live and work here, and those who visit friends and family or nearby residents, all value what Horsforth has to offer. The Horsforth Neighbourhood Plan sets a vision and objectives to protect and enhance these fine attributes of the town for the enjoyment of future generations.

The Neighbourhood Plan sets out to enable 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 Local Authority Development Plan and will sit alongside Leeds City Council's Local Plan.

The Neighbourhood Plan 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 Working Group and our town's vision for the future.



Cllr. John Garvani; Chairman, Horsforth Town Council



Martin Hughes; Lead, Horsforth Neighbourhood Plan Working Group

November 2019

# 1. Introduction

## Background to the Horsforth Neighbourhood Plan

The Horsforth 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 its Local Authority on matters such as the allocation of sites, the review of conservation areas and the control of houses in multiple occupation.

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 Horsforth was taken by Horsforth Town Council on 19th June 2012. The Neighbourhood Plan Working Group, reporting to Horsforth Town Council Planning Committee, first met on 12<sup>th</sup> July 2012. The Town Council, in conjunction with Horsforth residents, wanted to create a Neighbourhood Plan which would: -

- clarify the boundaries of Horsforth, in terms of its built environment and greenspaces;
- identify key issues for housing and development;
- recognise the importance of green spaces and green infrastructure;
- benefit from a greater input to the Town Council from the Leeds Community Infrastructure Levy (CIL)\* and
- set out a community action plan.

\*Leeds Parish and Town Councils without a Neighbourhood plan receive 15% of CIL income from Leeds City Council. Parish and town councils with a Neighbourhood Plan receive 25% of the contribution.

## 2. The Neighbourhood Plan Preparation Process

The Horsforth Neighbourhood Plan has been prepared by members of Horsforth Town Council, together with local residents, working as part of the Horsforth Neighbourhood Plan Working Group. The work has been supported at various times by independent consultants, Leeds City Council (LCC) and Leeds Trinity University. The process has involved a number of key steps.

### The Horsforth 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 1<sup>st</sup> February 2013. The Neighbourhood Area was approved by the Leeds City Council on 16<sup>th</sup> July 2013. In civil parishes such as Horsforth, it is normal to propose the whole of the parish as the Neighbourhood Area. However, in the case of Horsforth, the Town Council determined that a larger area, bounded by the physical barrier of the Leeds-Harrogate railway line to the east be defined, as this provides a more sensible boundary for planning purposes. The designated Neighbourhood Area is illustrated on Map 1 below and on the Policy Proposals Map – see [here](#). The Neighbourhood Plan and its policies can only apply to this area, not beyond.

### Map 1 – Horsforth Neighbourhood Plan Area



## **Consultation, Evidence Gathering and Draft Plan**

The Town Council established the Neighbourhood Plan (NP) Working Group in July 2012 to guide the production of a NP for Horsforth.

As a first step to scope out the potential content of a NP and to gauge public opinion on local planning issues, the Town Council undertook consultation on Leeds City Council's Issues and Options for Site Allocations in Spring 2013. This was carried out through a distributed questionnaire to 9,000 Horsforth households. There were 1,234 responses and a summary of these was produced in May 2013. The response from this resulted in the emergence of nine topics that needed further consideration. These were design, education, leisure, conservation, young people and the retired, retail, infrastructure and the environment.

In June 2014, a topic specific (as indicated above) NP questionnaire was issued to the same householders along with, a little later, the same questionnaire plus other business-related questions to 1,210 local businesses. The further household questionnaire generated 950 responses, while the business response was 104. The responses to these questionnaires informed the drafting of a Policy Intentions Document setting out the planning and land use policy content that the Town Council was minded for inclusion in the NP.

In January 2015, Leeds City Council announced additional site allocation proposals that would potentially double Horsforth's housing proposals as part of the allocation within the North Leeds housing market assessment area. Because of this, the Town Council determined that it should consult further, specifically about the additional proposed sites. This took place during September 2015 as a delivered questionnaire to all households in the LS18 postcode area. There were 1,018 responses, with there being very strong support to retain Green Belt sites undeveloped, but to allow development on Green Belt land that was already built upon. This response was used to better define the green environment policies of the Policy Intentions Document.

During January 2016, the Town Council published its draft Vision, Objectives and Policy Intentions Document, accompanied by explanatory notes and a response questionnaire. In view of the 14 pages formed by this document, it was not possible to distribute it to all households. However, guidance notes and a questionnaire were delivered to all LS18 postcodes and residents were asked to look at the full document online or visit the library or Town Council office to view hard copies of it.

There were 200 detailed responses to the questionnaire with overall approval of the Vision, Objectives and Policy Intentions set out. 382 free form comments were made to clarify responses.

### **Draft Plan, Submission and Examination**

The responses to the consultation on the draft Vision, Objectives and Policy Intentions Document were used during 2017 and 2018 to develop a Pre-Submission Draft Horsforth Neighbourhood Plan. The draft plan was the subject of a statutory six-week Regulation 14 consultation period from October to December 2018. This attracted 152 separate detailed representations from a range of statutory consultees, organisations and individuals, via Survey Monkey, e-mail and written submissions. A public drop-in event held on Saturday 10th November, attracted 5 people.

The Pre-Submission Draft Plan was amended, following detailed analysis of the statutory consultation results. The amended plan was submitted to Leeds City Council on June 4<sup>th</sup>, 2019 for a six-week Regulation 16 publicity period, accompanied by a Basic Conditions Statement and Consultation Statement. Following the Regulation 16 period, the plan was subject to Examination, taking account of comments received at Regulation 16 stage.

The Examiner published the Examiner’s Report on 2<sup>nd</sup> October 2019 and the Town Council has fully agreed to the report’s main and optional modifications.

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 can be seen [here](#). *Consultation Statement Appendices* can be seen [here](#).

## **The Structure of the Plan**

The core of the Neighbourhood Plan that follows comprises 4 main chapters and a set of appendices: -

### **Chapter 3:**

The Vision and Objectives for Horsforth – sets out an overall ‘vision statement’ of how the community would wish Horsforth to be by the year 2028, together with a set of objectives framed to achieve that vision.

### **Chapter 4:**

The Plan Policies and Proposals – sets out the detailed planning policies, under six key themes, which have been developed to meet the plan’s objectives and to deliver on its overall vision.

### **Chapter 5:**

Community Actions - these non-planning actions accompany the plan policies and proposals, together constituting a holistic statement for each theme of what needs to be done in the Neighbourhood Area over the next 10 years to meet community needs and aspirations.

### **Chapter 6:**

Monitoring, Review and Implementation – recognises that the Neighbourhood Plan, once ‘adopted’, is a living document which needs to stay in the 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:**

These provide detailed site-based and other information underpinning many of the planning policies and community actions set out in Chapters 4 and 5.

In addition, a ‘Policy Proposals Map’ shows where each of the policies are likely to have an effect within Horsforth, together with some of the other designations (e.g. conservation areas, local and town centres etc.) which already apply to the area.

There is also a detailed evidence base, held by the Town Council and to be found online at [www.horsforthtowncouncil.gov.uk](http://www.horsforthtowncouncil.gov.uk), which contains the detailed references and links to other documents which have been drawn on in order to produce this plan.

### 3. The Vision and Objectives for Horsforth

#### Introduction

In the 2016 Policy Intentions Document consultation, the core and essence of the following vision statement and detailed objectives for this Neighbourhood Plan were strongly endorsed by over 84% of respondents. They have since been subject to minor amendment to reflect consultation responses and the development of Neighbourhood Plan policies. The endorsement level for the vision in the 2018 Regulation 14 consultation was over 90%. As such, with minor amendments, it remains 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 Horsforth. The 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 4) will work to deliver the objectives and, through them, the vision itself.

#### Vision

By 2028, housing growth in Horsforth will have taken place in line with the Leeds Core Strategy, but in the knowledge that complementary and essential infrastructure, facilities and services have kept pace with that housing growth and with an emphasis on providing the right sort of homes and services for local people.

Education and health facilities will have sufficient capacity to cope with the new demands. Today's community assets – library, Hall Park, playing fields, meeting and activity centres – will have survived and been supplemented by new assets, catering particularly for young and elderly people and their recreational / leisure needs.

Horsforth is proud of hosting Leeds Trinity University and the part it plays in putting Horsforth 'on the map'. By 2028 development at the university will have further benefitted the local economy without introducing additional burdens on the road network or housing stock. New local businesses and jobs will have been welcomed, particularly in the retail sector.

A more integrated and improved road, rail and bus network will have developed to serve this larger Horsforth, with a greater emphasis on walking, cycling and equestrian provision, improved car parking provision and more public transport, with less reliance on cars.

Above all else, Horsforth's identity will be intact, despite the influx of development, as the shopping centres will continue to thrive with local independent businesses. Its built heritage will be preserved. Its essential green spaces and wildlife habitats will be protected and enhanced. The design of new development will complement the existing built fabric and will have brought new green spaces with it, integrating the rural with the urban. All efforts will have been made to deliver a more sustainable, eco-friendly, if larger Horsforth.

## Objectives

- To ensure the delivery of a more sustainable, environment-friendly Horsforth.
- To ensure that development of infrastructure, facilities and services, such as education, health and shops is proportionate to Horsforth's housing growth and community needs.
- To ensure that development of transport system infrastructure is generally proportionate to Horsforth's housing growth and community needs, but able also to meet strategic needs which emanate from outside the Neighbourhood Area.
- To ensure that Horsforth's growth in housing meets local needs and is integrated into the town, both on individual sites and on a wider basis.
- To protect existing community assets and to encourage and support the provision of new community assets, particularly for the elderly, young people and the disabled.
- To encourage and support improved walking, equestrian and cycling provision, particularly Public Rights of Way, and public car parking to help deliver a better transport infrastructure and encourage less car use.
- To preserve Horsforth's character and appearance and to conserve Horsforth's built heritage assets.
- To protect, preserve, enhance and add to Horsforth's natural heritage, including its landscape, green infrastructure, local green spaces and wildlife sites.
- To ensure that new built development complements and enhances the character of the existing built environment.
- To encourage and support the growth and development of local businesses.

## 4. The Plan Policies and Proposals

### 4.1 Green Environment

#### Introduction

This section of the plan responds to the vision statement's assertion that green spaces and wildlife habitats will be protected and enhanced and to the aspiration that a more sustainable, eco-friendly Horsforth can be delivered.

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

- To ensure the delivery of a more sustainable, environment-friendly Horsforth.
- To protect, preserve, enhance and add to Horsforth's natural heritage, including its landscape, green infrastructure, local green spaces and wildlife sites.

#### Woodhall/Calverley/Cragg Wood/Hunger Hills Special Landscape Area

Horsforth is mostly encircled by green open space and water courses, whether it is the open countryside to the north and west, the Aire Valley to the south, or Oil Mill Beck (and the associated Hawksworth and Daffy Woods) along its eastern and north-eastern edges. It is also blessed with green spaces and pockets of greenery within its built-up areas. The importance of each of these green facets is reflected in the policies of this 'Green Environment' sub-section.

The importance of this green environment to local people is clear with significant numbers (between 600 and 800) of those consulted in 2014 wishing to protect the countryside, saying Green Belt and green spaces are important to them, or calling for green spaces to be designated or protected. Some 86% of respondents to the 2016 Policy Intentions Document consultation supported the policy intention to identify and protect the character and appearance of Horsforth's Special Landscape Area. In the 2018 Regulation 14 consultation on the Neighbourhood Plan, some 92% of respondents supported the proposed policy on the Special Landscape Area.

The importance of this landscape has been recognised by Leeds City Council (LCC) with land in the west and south-west of the Neighbourhood Area designated as 'Special Landscape Area' (SLA) (see Map 2, page 12 and the Policy Proposals Map - [here](#)) through the saved policies of the Unitary Development Plan (Policy N37), as a result of which it's character and appearance both enjoy general protection against unsympathetic development. Much of this land is also designated as Green Belt and Strategic Green Infrastructure (see Map 3, page 14 and the Policy Proposals Map - [here](#)) in LCC's Core Strategy, again affording general protection which this plan cannot strengthen.

The Leeds UDP (Review 2006) Appendix 26 states that *"the whole of this (SLA) area is characterised by a well-maintained field pattern of walls, hedges, trees and substantial woodlands, with steep lanes following small valleys and connecting the farms, hamlets and small villages which punctuate the landscape."* More specifically, it describes the SLA within the Neighbourhood Area as follows: *"north of the flat valley bottom the land rises again to the A65 which affords spectacular views of the whole valley. Around the heavily wooded Victorian residential estate of Cragg Wood the large stone houses are largely hidden in the trees. North of the A65 the open slopes extend between Horsforth and to the high viewpoint of Hunger Hills."* 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 the more specific Neighbourhood Plan policy, set out as GE1, in respect of new development.

### **POLICY GE1: WOODHALL/CALVERLEY/CRAGG WOOD/HUNGER HILLS SPECIAL LANDSCAPE AREA (WITHIN HORSFORTH)**

In the designated Special Landscape Area, as shown on The Policy Proposals Map, development should not seriously harm the character and appearance of the landscape.

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

- Strong structure and visual unity, characterised by a pattern of fields separated by walls, hedges, tree belts and wooded stream valleys;
- North-south downward-sloping valley-side topography;
- High scenic quality;
- Attractive groups of buildings, e.g. on Calverley Lane;
- Landmarks, e.g. Hunger Hills view-point; and
- Natural and semi-natural woods, trees, hedgerows and water bodies.

**Map 2 – Special Landscape Area**



## Local Green Infrastructure

Horsforth is mostly encircled by green open space and water courses, including the Aire Valley to the south and Oil Mill Beck and the associated Hawksworth and Daffy Woods along its eastern and north-eastern edges. The community has clearly demonstrated its appreciation of these open space resources and the desire to protect them in successive 2014 and 2016 Neighbourhood Plan consultations. This includes significant endorsement of a specific intention to frame policy covering Horsforth's local green infrastructure network. The protection of wildlife habitats, including avoiding the development of wooded areas, also came through strongly in the NP consultation process. In the 2018 Pre-Submission Plan consultation some 97% of respondents supported the proposed policy on Local Green Infrastructure.

The importance of this encircling open space has been recognised by Leeds City Council (LCC) with significant areas to the west and south, including most of the Gill Beck and Oil Mill Beck corridors, identified as part of 'The Aire Valley' and designated as Strategic Green Infrastructure (SGI) in the LCC Core Strategy (see Map 3, page 14 and the Policy Proposals Map - [here](#)). This designation is based on a 2010 study by Natural England which looked at green infrastructure corridors for Yorkshire and the Humber. LCC Core Strategy Spatial Policy 13 states that these corridors will be maintained and enhanced. This Neighbourhood Plan cannot strengthen the protection afforded by this policy. Parts of this SGI are also designated as Green Belt and fall within a Special Landscape Area (see above).

Other linear features within Horsforth, such as Old Mill Beck and Scotland Beck along the eastern boundary, as well as further stretches of Oil Mill Beck and Gill Beck, also perform important functions as amenity space, wildlife corridors (NB all within the Leeds Habitat Network) and recreational access routes, connecting the community with the SGI and other open space areas to the north and east. These watercourses, which partly define the extent of the designated Neighbourhood Area, have a variety of significance to the community due to the contribution they have made by providing water power, ecological habitats and opportunities for recreation and leisure. The Town Council considers that the role of the watercourses should be enhanced for the benefit of the community, given the value that water, and its visual amenity has on health and wellbeing. Local Green Infrastructure is detailed at Appendix 1, page 53.

The above linear features are largely identified and safeguarded as 'Urban Green Corridors' in the saved policies of the UDP (Policies N8 and N9) which protects their corridor functions of bringing green spaces into the urban area. This Neighbourhood Plan updates and builds on those now 12-year old policy provisions, bringing them into line with and complementing the city council's Strategic Green Infrastructure policy, while at the same time giving expression to local appreciation of their value. Accordingly, Policy GE2 below identifies a number of 'Local Green Infrastructure' corridors, affords them protection and highlights scope for both enhancement and extension.

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

Local Green Infrastructure, as listed below and shown on the Policy Proposals Map, will be maintained: -

- Scotland Beck / Old Mill Beck / Oil Mill Beck
- Gill Beck

Development should allow its continued operation as part of a multifunctional wildlife, amenity and recreational network, by maintaining continuity of infrastructure and of the functions that infrastructure currently provides.

Any development within or adjacent to Local Green Infrastructure should include measures to enhance or extend it as appropriate, with particular attention to the maintenance and improvement of public access.



## **Protection and Enhancement of Local Green Space**

As stated above, Horsforth is blessed with green spaces and pockets of greenery within its built-up areas – something greatly valued by Horsforth people. A policy intention to protect and enhance Local Green Space was supported by some 86% of Neighbourhood Plan consultation respondents in 2016. Over 96% of respondents subsequently supported the proposed ‘Protection of Local Green Space’ policy in the 2018 draft plan consultation, with over 97% supporting the accompanying proposed ‘Green Space Enhancement’ policy.

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.

Horsforth Town Council has assessed a candidate list, derived from consultation, of Local Green Space sites against the relevant NPPF criteria. The assessments can be found at Appendix 2, indicating which candidate sites were considered eligible for LGS designation and which are covered, as a result, by Policy GE3 below. As a basis for this process, consideration has been given to the green space protection afforded to Horsforth sites by the adopted Leeds Development Plan (Unitary Development Plan), Core Strategy Policy G6 and the Leeds Site Allocations Plan. As a result, GE3 sites are in addition to those protected via LCC policies.

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

The areas listed below and shown on the Policy Proposals Map are designated as Local Green Space. Inappropriate development on these areas will not be permitted other than in very special circumstances: -

- Old Ball Garden (1)
- Woodbine Green (2)
- Regent Road / Featherbank Lane Corner (3)
- Church Road Burial Ground (4)
- Salmon Crescent Green (5)
- Newlay Green (6)
- Church Lane / Church Road Green (7)
- Horsforth Town Council Jubilee Garden and Library Garden (8)
- Broadway (East) Green Road Strips (9)
- Peace Garden, The Green (10)
- Victoria Gardens (South) Green (11)
- The Jumps, Newlay Grove (12)
- Newlay Grove “D”, opposite 7 Newlay Grove (13)
- Stanhope Drive/Broadway Green Triangle (14)

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

Development which would result in the enhancement of any designated Local Green Space or other protected green space in need of such enhancement will be encouraged.

## 4.2 The Built Environment

### Introduction

This section of the plan picks up on the importance which the vision statement attaches to Horsforth's identity and the preservation of its built heritage. In particular, it responds to the view that the design of new development will complement the existing built fabric, bring new green spaces with it and integrate the rural with the urban.

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

- To ensure that Horsforth's growth in housing meets local needs and is integrated into the town, both on individual sites and on a wider basis.
- To preserve Horsforth's character and appearance and to conserve Horsforth's built heritage assets.
- To ensure that new built development complements and enhances the character of the existing built environment.

### Development and Design

Horsforth has a rich historic built legacy, including its four conservation areas, which the community is anxious to preserve. In the 2014 Neighbourhood Plan consultation, in the region of a thousand respondents said 'strengthen conservation areas', many hundreds referred to the importance of heritage buildings and features (see below), while some 370 people raised detailed concerns regarding such things as shop frontages and signage and the public realm (street furniture such as bins, bollards, planters, benches, street lighting, paving etc.). In 2016, 91% of respondents to the Policy Intentions Document consultation supported specific policy intentions in respect of 'design in character', 'shop frontages and signage' and 'Horsforth's public realm'. In informal Neighbourhood Plan consultations undertaken in 2018, the Westway Residents' Group made strong representations, backed up by good evidence, in respect of the special architectural and historic character of the Upper West End Lane / Southway Estate built in an 'Arts and Crafts' style between the late 1930s and early 1950s. They requested that the estate be specifically identified within the Neighbourhood Plan with a view to its preservation and enhancement. In addition, Horsforth Civic Society made a specific representation in respect of the need for shop lighting to be compatible with building character, citing a list of effects to be avoided (e.g. flashing/moving, excessive spillage, over intensity) or considered (e.g. light direction).

Nearly 98% of respondents supported the proposed policy controlling design and development in Horsforth's character areas in the 2018 Regulation 14 consultation, with some 85% supporting the proposed policy on 'Shop Lighting'. Over 75% of respondents supported a proposed policy controlling design and development in the Upper West End Lane / Southway Estate.

Horsforth was described as having the largest population of any village in the United Kingdom in the latter part of the C19th (source: Wikipedia) with a strong local identity and unique character, attributable to the distinctively varied characteristics of the different neighbourhoods and development clusters within its boundaries. This character survives to this day and is well documented in the Horsforth Design Statement

(HDS) adopted as a Supplementary Planning Document (SPD) by LCC in November 2010. The HDS sub-divides Horsforth into nine built 'character areas' and details the key distinguishing features of each. Due to the designated Neighbourhood Area extending east to the Leeds-Horsforth railway line, beyond the Horsforth ward boundary, this plan adds a tenth character area, identified as 'Old Mill Beck' (see Map 4, Character Areas, page 22 and the Policy Proposals Map - [here](#)). It also amends the boundary of character area 7 to take account of the proposed Brownberries Local Heritage Area boundary in the plan. Appendix 3 (page 70) summarises the ten character areas, with the full HDS included as part of the Neighbourhood Plan's online evidence base.

Approximately one third of the built-up area of Horsforth (see Map 5, page 23 and the Policy Proposals Map - [here](#)) enjoys conservation area status in accordance with four approved Conservation Area Appraisal and Management Plans (CAAMP) dating back to November 2008, as follows: -

- Horsforth (Town Street) Conservation Area – approved November 2008;
- Newlay Conservation Area – approved November 2008;
- Horsforth Cragg Hill and Woodside Conservation Area – approved August 2011;
- Rawdon Cragg Wood Conservation Area – approved October 2012 (NB only partly within Horsforth Neighbourhood Plan Area).

This affords these areas substantial statutory protection against adverse development and change. Horsforth's conservation areas are the Neighbourhood Area's major distinctive assets in terms of its special architectural and historic character. Any development within or impinging upon them must maintain and enhance the qualities for which they were designated. The four CAAMPs detail the key features that are essential to fully appreciate the special character and historical context of the conservation areas and add vital information and weight to the HDS character area assessments.

Core Strategy Policy P11 (Conservation), together with the general conservation area provisions of UDP saved policies (N18A-20) set the strategic policy context for the conservation and enhancement of the historic environment in Leeds, which includes conservation areas. Core Strategy Policy P10 (Design) in turn sets the context and key principles for the delivery of good high-quality design of buildings and spaces throughout the city. The provisions of the four CAAMPs, together with the adopted HDS, set out further non-statutory guidance in respect of development, design and other non-planning matters. More specifically, regarding shop fronts, signs and blinds, UDP saved policies BD7 (Shop Fronts) and BD8-11 (Signs, Advertisements and Blinds) set out requirements for good design, relative to building architecture, and controls with regard to conservation areas and other circumstances. The planning context for lighting and light pollution is set out in Government Planning Practice Guidance. Detailed independent guidance is produced by Environmental Protection UK, including on the framing of planning policy, where planning permission is required.

Through Policy BE1 below, the Neighbourhood Plan amplifies strategic policy and pulls together and updates the various strands of the CAAMPs and HDS, to set out a comprehensive and detailed set of criteria which proposals for new development should seek to meet in order to bring about successful new development within the area's character areas and conservation areas. Additionally, based on the evidence provided, (see Appendix 5), provisions for Area 7 identify the key design and layout features of the Upper West End Lane/Southway Estate which should be considered in the framing of proposals for new development in that area. All of this adds to the provisions of Core Strategy Policy P11 in respect of undesignated heritage assets.

In respect of shop front design matters, and in line with adopted Site Allocations Plan policy on Shopfronts (RTC4), BE1 also includes a clause designed to protect historical shop fronts in all regards and to encourage new shop fronts in character with existing historical and architectural settings.

In the framing of Policy BE1, it is recognised that while future development in Horsforth's four conservation areas needs to be mindful of their character, it should also be distinctly of its time and open to appropriate innovation. Poorly designed and detailed pastiche development can be as eroding to special character as development which totally disregards its surroundings.

Through Policy BE2, the plan sets out a series of considerations to which retail developers should have regard in the design of external lighting and illuminated internal signs.

### **POLICY BE1: HORSFORTH CHARACTER AREAS – DEVELOPMENT AND DESIGN**

Development within Horsforth's character areas, as defined on the Policy Proposals Map and described in Appendix 3, should for: -

#### **Area 1: Town Street, (including Horsforth (Town Street) Conservation Area (part)**

- Retain the distinctive, coherent design of the St Margaret's Road / Avenue area, with its predominantly open front gardens, low boundary walls and grass verges.
- Within Horsforth (Town Street) Conservation Area: -
  - a) Reflect the existing historic streetscape of Town Street in terms of its scale, quality, materials (i.e. predominantly sandstone walling) and frontage (i.e. predominantly back of pavement) treatment.
  - b) Result in sympathetic infill on vacant plot sites.
  - c) Reinststate missing architectural features when possible.

#### **Area 2: Low Lane and Troy, (including Horsforth (Town Street) Conservation Area (part)**

- Retain historic and other positive boundary treatments. Any new boundary treatments should seek to include walls and new planting and to be consistent with any historic / positive boundary treatments already present.
- Seek to improve the streetscape of the Station Road shopping area, including the screening of service yards.
- Seek to enhance pedestrian access to and along Oil Mill Beck, including improving Public Rights of Way.
- Within Horsforth (Town Street) Conservation Area: -
  - a) Employ a local vernacular of building materials and use the conservation area appraisal to inform scale of development and the treatment of boundaries and green spaces within the Troy Character Area.

#### **Area 3: Broadgate (including Horsforth Cragg Hill and Woodside Conservation Area (part)**

- Seek to retain existing green spaces, including large mature gardens, together with the area's grass verges and roadside trees.
- Seek to enhance the area through selective tree planting of verges and open grassed areas (as detailed in 5. Community Actions: Green Environment).
- Respect important long and mid-distance views, particularly eastwards towards the Oil Mill Beck corridor (as detailed in Appendix 4).
- Within Cragg Hill and Woodside Conservation Area: -
  - a) Retain a high level of accessibility to and around green areas.
  - b) Retain views toward the open green space and woodland (as detailed in Appendix 4).

- c) Retain and enhance strong and distinctive boundary treatments.
- d) In the case of new builds, take the form of simply constructed buildings with little ornamentation, to enhance the rural character and appearance of the area.

#### **Area 4: Cragg Hill and Woodside, (including Horsforth Cragg Hill and Woodside Conservation Area (part))**

- Respect important long and mid-distance views, particularly towards Bramley and the Lower Aire Valley (as detailed in Appendix 4).
- Within Cragg Hill and Woodside Conservation Area: -
  - a) Ensure that any future proposals respect the importance of green space in and around the area. Also ensure that movement through and around the conservation area is not restricted due to development.
  - b) When possible, account for the character and appearance of a whole terrace row, and not just an individual property, in any planning decisions relating to the change of appearance of a terrace row.
  - c) Ensure that the installation of micro-regeneration equipment on a property does not have a negative impact on the special character and appearance of the area.
  - d) Encourage new boundary treatments that are consistent with the traditional nature of those already in existence. Positive existing boundary treatments will be valued and retained where possible.
  - e) Have regard to the potential for archaeological finds where it involves below-ground excavation. In areas of high sensitivity archaeological surveys may be required.

#### **Area 5: Newlay and New Road Side, (including Newlay, Horsforth (Town Street) (part) and Cragg Hill and Woodside (part) Conservation Areas)**

- Respect important long and mid-distance south and east looking views, particularly towards the River Aire and local woodlands (as detailed in Appendix 4).
- Within Newlay Conservation Area: -
  - a) Ensure that boundary treatments are consistent with the sympathetic and traditional nature of those already in existence.
- Within Cragg Hill and Woodside Conservation Area: -
  - a) Use regularly coursed sandstone as the predominant walling material.
  - b) Retain variation in the built environment.
  - c) Retain slate roofs and chimneys.
  - d) Retain the informal layout of buildings, though all properties built directly onto the street should be orientated to face them.
- Within Horsforth (Town Street) Conservation Area: -
  - a) Respect key vistas south from Broadway down The Roses (as detailed in Appendix 4).
  - b) Respond to the scale, proportion, layout and materials of the terrace cottages on Rose Terrace and Rose Avenue, identified as positive structures, as well as the spaces between them.
  - c) Retain and, where opportunities arise, enhance the allotments to the west of Rose Terrace.

#### **Area 6: Hall Lane**

- Respect important long and mid-distance views, particularly southwards over the Aire Valley, north towards Hunger Hills Wood and St Margaret's Church spire and west towards extensive rolling farmland (as detailed in Appendix 4).
- Retain the well-treed feel of highways in the area.

- Retain the distinctiveness of the area's varied architectural housing styles, including 1930/40s 'Arts and Crafts' and 'Mock Tudor / Art Deco' and the inter-war detached housing on Fraser Avenue.

#### **Area 7: Brownberrie Lane**

- Respect important long and mid-distance views, from West End Lane over open fields (as detailed in Appendix 4).
- Retain stone boundary walls in the area.
  
- Development within the Upper West End Lane / Southway Estate, as defined on the Policy Proposals Map, should seek to take account of the following existing features: -
  - a) Low housing density;
  - b) Distinctive estate layout, with houses set well back from the roads in their garden plots, wide pavements and grass verges;
  - c) Underlying consistency of basic 'Arts and Crafts' housing types / styles;
  - d) Diverse palette of building materials, including render (white and off-white), local stone, clay tiles;
  - e) Diverse palette of architectural detailing, including steep pitched roofs, stone detailed pitches, window shutters, motifs, stained glass windows, solid oak doors with bottled glass;
  - f) Strong inter-relationship with the surrounding countryside landscape, characterised by 'green' views out of and into the estate and by the estate's strong green landscape framework, which is contiguous with adjacent countryside features, e.g. hedgerows and tree belts;
  - g) Open, green, spacious gardens;
  - h) Mature tree cover;
  - i) Stone wall front garden and hedge rear garden boundary treatments.

#### **Area 8: Low Hall**

- Seek to enhance industrial site boundary treatments through new/screen planting, particularly where they form the setting to the Low Hall group of listed buildings.
- Seek to enhance pedestrian and horse rider permeability through the area to improve links with the West Leeds Country Park and Green Gateways.

#### **Area 9: Green Belt (including Rawdon Cragg Wood Conservation Area (part))**

- Respect important mid-distance views north from the River Aire at Rodley Nature Reserve towards the edge of the Horsforth built-up area (as detailed in Appendix 4).
- Within the Rawdon Cragg Wood Conservation Area: -
  - a) Have full regard to the distinctive character of the formal designed memorial gardens laid out at Rawdon Crematorium;
  - b) Respect the important view north from Rawdon Crematorium across open countryside (as detailed in Appendix 4).

#### **General**

- Respond to the scale, proportion, layout and materials of positive buildings within conservation areas, as well as the spaces between them and the effect this may have on the amenity of adjacent properties.
- Respond sensitively and creatively to the historic environment.
- Retain surviving historic features and where necessary sympathetically repair them.

- Retain historic shop fronts, signage and lighting, particularly within Horsforth's conservation areas. New shop fronts, signage, lighting and security measures should preserve or enhance the special character of conservation areas or of the building to which they relate.
- Respect identified long and mid-distance views / vistas towards, away from and within the four designated conservation areas (as detailed in Appendix 4).
- Seek to create new views and juxtapositions adding to the variety and texture of conservation area settings.
- Consider its impact on the character and appearance of Horsforth's conservation areas, even if it is outside the areas - this will ensure the character and setting of the conservation areas is not compromised.
- Promote public realm enhancements, particularly within Horsforth's conservation areas, as opportunities arise, ensuring that works respect the special character of those conservation areas.

The sympathetic enhancement of all character areas will be encouraged and supported.

## **POLICY BE2: SHOP LIGHTING**

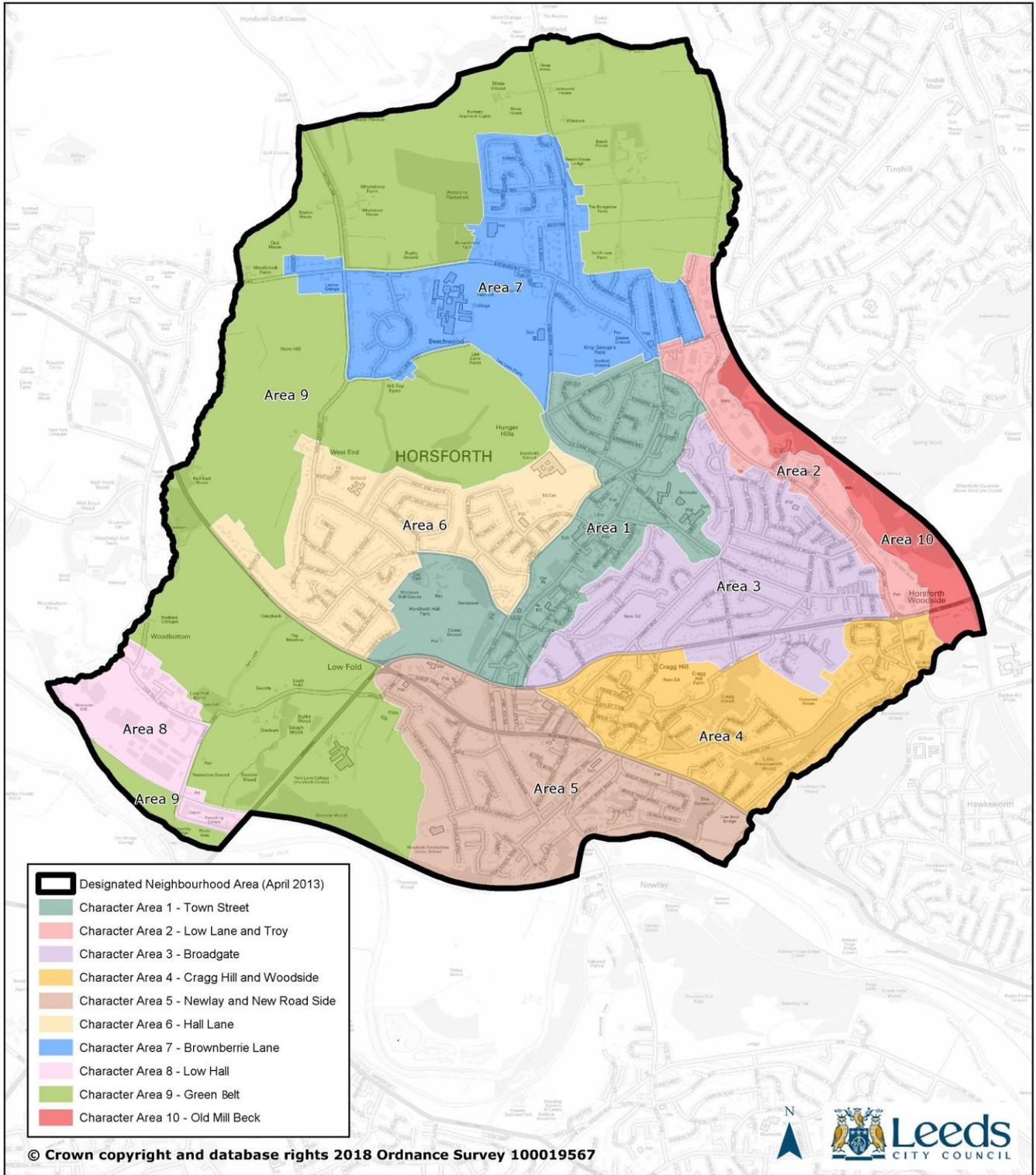
Retail development involving external or illuminated internal signs should have regard to the following: -

- The brightness of shop fascia lighting should be in keeping with that of neighbouring shops, avoiding sharp lighting contrasts;
- Shop front and fascia lighting should not contribute to light pollution;
- Care must be taken to ensure that lighting is not positioned where it may affect the clarity of traffic signs or disturb those living close by; and
- In commercial areas generally, advertisements and lighting should not be used simply or primarily to create a presence at night.

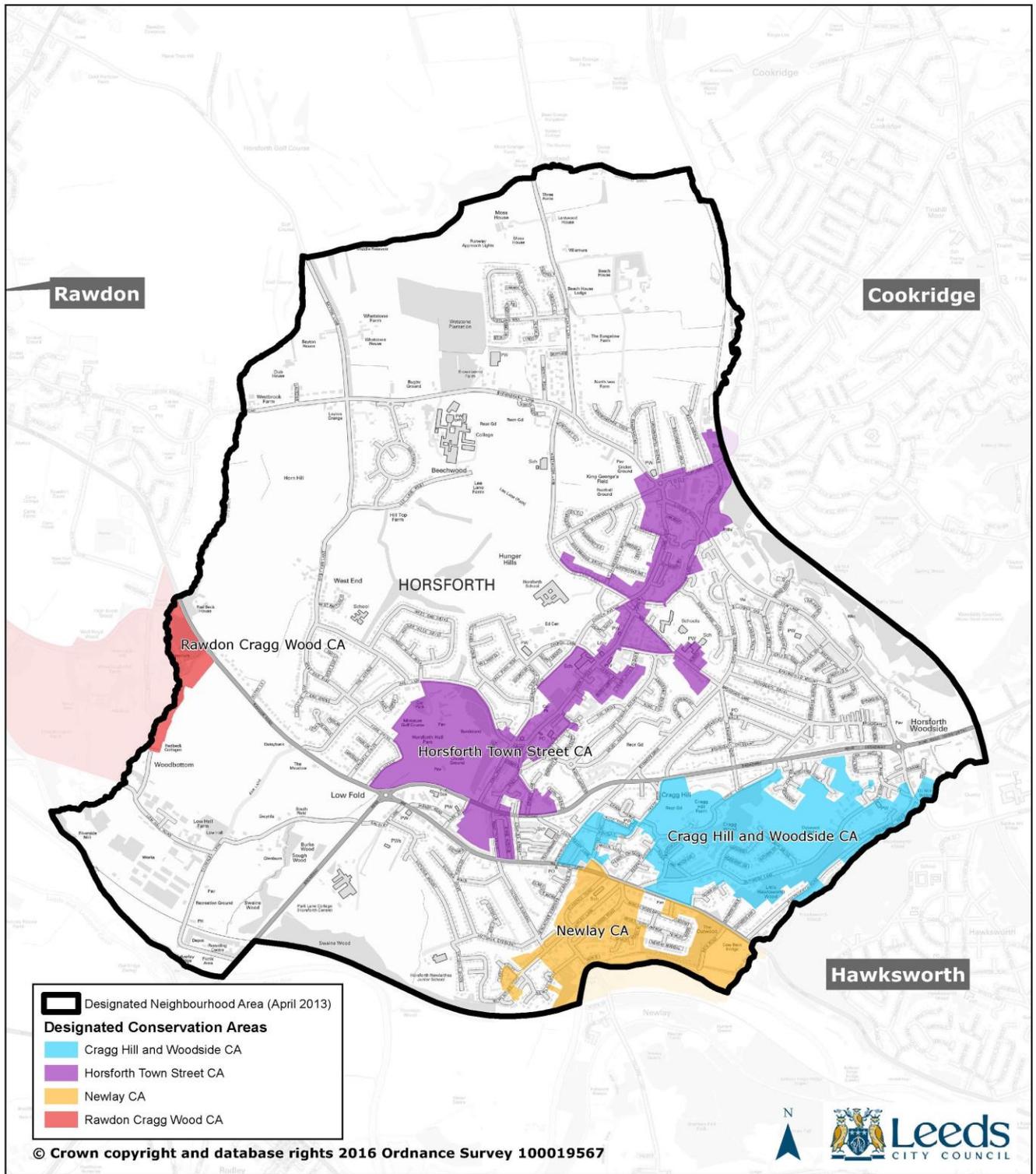


**Horsforth Town Street**

# Map 4 – Character Areas



**Map 5 - Conservation Areas**



## Local Heritage Areas

The community's solid support for conservation in Horsforth has already been made clear. In the 2016 Neighbourhood Plan consultation, the protection and enhancement of the area's local built heritage assets stood at over 90%.

As set out above, significant parts of Horsforth already enjoy conservation area status. The current designations however, exclude two areas – North Road / Scotland Lane and The Brownberries - considered, with good evidential justification, to be worthy of local protection as non-designated heritage assets. 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. Map 6 below illustrates these areas. Appendix 6, page 90, sets out the detailed evidence and assessments.

### Map 6: Local Heritage Areas



Map 6: North Road / Scotland Lane (Area 1) and Brownberrie (Area 2) Local Heritage Areas

Conservation area extensions / satellites to cover these areas will be pursued with LCC by the town council under the Neighbourhood Plan umbrella. In the meantime this plan will put in place 'Local Heritage Area' policies to provide some at least interim guidance regarding development and design for the two areas in question.

#### **POLICY BE3: LOCAL HERITAGE AREAS**

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

- North Road / Scotland Lane
- The Brownberries

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

#### **POLICY BE4: NORTH ROAD / SCOTLAND LANE LOCAL HERITAGE AREA**

Within or within the setting of the defined Local Heritage Area, development will be encouraged which: -

- Reflects the general, traditional pattern of buildings and spaces in the heritage area, especially in scale and proportion, although there is some scope for modern architectural innovation provided that it reflects the existing character;
- Uses materials reflective of those used presently in that particular part of the heritage area, with particular preference for traditionally used materials, in order to strengthen the textural grain of the heritage area;
- Retains and reflects surviving historic buildings and historic architectural building features, particularly roof and chimney features, pattern and style of fenestration and porches;
- Retains and reflects surviving stone walls, gate posts and piers; and
- Retains and enhances the area's green open landscape, together with its mature trees.

#### **POLICY BE5: THE BROWNBERRIES LOCAL HERITAGE AREA**

Within or within the setting of the defined Local Heritage Area, development will be encouraged which: -

- Reflects the general, traditional pattern of buildings in the heritage area, especially in scale and proportion, although there is some scope for modern architectural innovation provided that it reflects the existing character;
- Uses materials reflective of those used presently in that particular part of the heritage area, with particular preference for traditionally used materials, in order to strengthen the textural grain of the heritage area;
- Retains and reflects surviving historic buildings and historic architectural building features (particularly roof lines, chimney stacks and the pattern and style of fenestration) and other features including stone walls; and
- Retains and enhances the area's green open landscape, together with its well-wooded aspect.

#### **Non-Designated Heritage Assets**

Horsforth's individual heritage assets are greatly valued by the community as evidenced by responses to both the initial Neighbourhood Plan questionnaire and the policy intentions consultation. In 2014, nearly 800 respondents said 'retain unprotected heritage buildings', with some 650 saying 'retain / conserve distinctive and historic buildings and features'. In 2016, over 91% of respondents supported a policy intention in respect of protecting and enhancing Horsforth's local built heritage assets. This was confirmed by over 91% of respondents to the 2018 draft plan consultation supporting the proposed policy on the protection and enhancement of 'Non-Designated Heritage Assets'.

Horsforth is particularly rich in terms of its individual heritage buildings and structures. Many of these have been recognised by Historic England, with the area boasting 45 listed buildings, including the grade II\* Pollard Iron Bridge at Newlay Lane, as well as Grove House, Low Hall Farm and Springfield Farmhouse, together with the cup-marked gritstone pillar Scheduled Monument embedded in paving adjacent to the A65. Many other buildings within Horsforth's four conservation areas are identified as 'positive buildings'

within their respective conservation area appraisals. These all already enjoy legal protection. Details of all are to be found in the Neighbourhood Plan Evidence Base.

A handful of other heritage assets however, such as The Old Vicarage, Horsforth, remain relatively unprotected against unsympathetic development. These and others have previously been identified through the preparation of the Horsforth Design Statement, adopted by LCC in November 2010. Based on discussions with local conservation groups (Horsforth Civic Society, Newlay Conservation Society, Cragg Hill and Woodside Residents Group) and on assessments in line with Historic England (HE) Local Heritage Listing guidance, a number of assets were adjudged to meet HE criteria. This plan identifies them as 'Non-Designated Heritage Assets'. A full detailed list and all assessments are provided at Appendix 6 (P91) and Appendix 7 (P98).

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

### **POLICY BE6: PROTECTION AND ENHANCEMENT OF NON-DESIGNATED HERITAGE ASSETS**

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

- St Margaret's Parish Centre (1)
- The Old Vicarage (2)
- Stanhope Drive Lime Tree Avenue (3)
- Hunger Hill Woods Quarry and Bell Mines (4)
- Local Heritage Areas (Policy BE3)



Stanhope Drive



St. Margaret's Parish Centre



The Old Vicarage



Hunger Hills wood

## 4.3 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.

It specifically addresses the following plan objectives: -

To ensure that Horsforth's growth in housing meets local needs and is integrated into the town, both on individual sites and on a wider basis.

### Housing Sites – Development Requirements and Aspirations

North Leeds, including Horsforth, is earmarked by LCC to accommodate between some 4,600 and more than 6,000 new homes up to 2028, dependent on the finally confirmed figure. As such, housing is understandably a key area of concern for Horsforth residents, and those that study or work in Horsforth, as the area may receive between 1,000 and 2,000 of this total.

In March 2013, the Town Council undertook a Horsforth-wide consultation in order to gain an understanding of community views towards potential housing sites identified by LCC in order to deliver Horsforth's then share of a 6,000 requirement. Over 1,200 people responded, providing a clear steer regarding the spreading rather than concentration of development, as well as preferences for individual sites. These views were fed back to the City Council. People also took this opportunity to register strong views such as 'no further development in Horsforth' and 'development only if supported by local infrastructure'. In 2015 the Town Council undertook a similar consultation, in order to inform its response to LCC's consultation on its draft Site Allocations Plan.

The situation regarding the above is that the level and specified location of planned future housing development in Horsforth up to 2028 is determined by the LCC Local Plan via a combination of the adopted Core Strategy and the adopted Site Allocations Plan (SAP). This latter document identifies and allocates Horsforth's new housing sites (including below), which the Neighbourhood Plan must then take on board. Site references are in brackets: -

- Brownberrie Lane (HG2-37)
- Broadway and Calverley Lane (HG2-42)
- Horsforth (Park Lane) Campus (HG1-43)
- Horsforth (Former Waste Water Treatment Works) (HG2-46)
- Low Lane – Woodside Mill (HG1-69)

The Neighbourhood Plan represents an important opportunity to set out detailed parameters, requirements and aspirations in respect of the way these five sites will be developed, via 'concept statements cum outline briefs'. These are set out in Policies H1-H5 below.

### Brownberrie Lane (HG2-37)

The site lies to the north of Horsforth along Brownberrie Lane, opposite Leeds Trinity University sports fields. The site is bordered by housing to the north and east, and farmland/greenfield to the west. The site is vacant and available immediately for development. The landowner has confirmed that the site remains available for residential development.

Proximity to Leeds Bradford Airport and the presence of 'Non-Designated Heritage Assets' to the east (NB as identified by LCC – encompassed within the North Road / Scotland Lane Local Heritage Area in this plan -see Policy BE4) and further heritage assets to the west (NB The Brownberries Local Heritage Area - see Policy BE5) are all factors to be addressed in order to achieve a successful development. The presence of a culvert / canalised watercourse on-site offers an opportunity to create an amenity and biodiversity feature.

#### **POLICY H1: BROWNBERRIE LANE**

Housing development at Brownberrie Lane, as identified on The Policy Proposals Map, should be undertaken in accordance with the following requirements: -

- Consideration regarding aircraft noise mitigation;
- Consideration regarding the re-opening or restoration of the on-site culvert / canalised watercourse;
- Consideration regarding the retention of the stone walls fronting Brownberrie Lane.

### Broadway and Calverley Lane (HG2-42)

The site is a small piece of agricultural / small holding land on the junction of the ring road and the A65. Its location adjacent to existing dwellings and in a high to medium market area make this attractive to the market. The site is available for development.

The site's location alongside busy major roads, with the prospect of strategic highway improvements in the foreseeable future, require careful planning of highway access arrangements and site layout in the north of the site. The Strategic Green Infrastructure status of part of the site, together with the Special Landscape Area to the west and Horsforth Conservation Area to the north demand a layout and design in keeping with the natural and historic / architectural character of the site's context.

#### **POLICY H2: BROADWAY AND CALVERLEY LANE**

Housing development at Broadway and Calverley Lane, as identified on The Policy Proposals Map, should be undertaken in accordance with the following requirements: -

- Highway access from Calverley Lane, with no direct access onto A6120 Broadway;
- Possible reservation of a portion of the development site for the proposed improvements to capacity at Horsforth roundabout;
- Preservation or enhancement of the character or appearance of the Horsforth (Town Street) Conservation Area within the setting of which the site is located;
- Consideration regarding the retention of the stone walls fronting Broadway;
- Consideration regarding the retention of mature trees on the site;

- Regard to the landscape character and special features of the Special Landscape Area immediately to the west of the site (across Broadway), as set out in Policy GE1 of this plan;
- Regard to maintenance of the Strategic Green Infrastructure within which much of the site north of Calverley Lane sits.

#### Horsforth (Park Lane) Campus (HG2-43)

The site forms the 'greenfield' element of the former Horsforth Campus. The brownfield element has recently obtained planning permission for residential use and lies outside this site boundary (SAP: HG1-515). The site is located to the southern edge of Horsforth and the A6120 lies to the west of the site boundary.

The site's location alongside busy major roads, with the prospect of strategic highway improvements in the foreseeable future, require careful planning of highway access arrangements. The Strategic Green Infrastructure status of the site and its inherent ecological interest, together with the Special Landscape Area to the west, demand a layout and design in keeping with its undoubted natural attributes.

### **POLICY H3: HORSFORTH (PARK LANE) CAMPUS**

Housing development at Horsforth (Park Lane) Campus, as identified on The Policy Proposals Map, should be undertaken in accordance with following requirements: -

- Provision of at least two points of vehicular access, with the primary access from either the A65, A6120 or a modified Horsforth Roundabout, complementary to the proposals for transport improvements such as the Airport Link Road and to Horsforth Roundabout, and able to accommodate development traffic. Further access points should foster linkages to surrounding communities and facilities for all types of movement and provide for emergency access to the site;
- Provision of contributions towards mitigating highways measures at the Horsforth and Rodley A6120 junctions;
- The carrying out of an ecological assessment and agreement as to appropriate resultant action, including mitigation measures, prior to the commencement of any works on site;
- Consideration regarding the retention of mature trees on the site;
- Regard to the landscape character and special features of the Special Landscape Area immediately to the west of the site (across Broadway), as set out in Policy GE1 of this plan;
- Regard to maintenance of the Strategic Green Infrastructure within which the site sits.

#### Horsforth (Former Waste Water Treatment Works) (HG2-46)

This is a regenerated Green Belt and Urban Green Corridor Site (NB UDP designation) with extensive tree cover. The vegetation has regenerated and forms a critical link in the Green Belt. Representations received by LCC during the most recent SAP consultation and 2018 SHLAA consultation confirmed a willing landowner and that as at August 2018 the site remains available for residential development.

The Strategic Green Infrastructure (and historic urban green corridor) status of the site and its inherent ecological interest, together with its conservation area location, demand a layout and design in keeping with its undoubted natural attributes, and its architectural / historical context. Its location also provides

a key opportunity to provide sustainable transport links between the development and the new railway station at Kirkstall Forge.

#### **POLICY H4: HORSFORTH (FORMER WASTE WATER TREATMENT WORKS)**

Housing development at Horsforth (Former Waste Water Treatment Works), as identified on The Policy Proposals Map, should be undertaken in accordance with following requirements: -

- Provision of public transport, pedestrian and cycle links to Kirkstall Forge Rail Station;
- The carrying out of an ecological assessment and agreement as to appropriate resultant action, including mitigation measures, prior to the commencement of any works on site;
- Preservation or enhancement of the character or appearance of the Newlay Conservation Area within which the site is located;
- Regard to maintenance of the Strategic Green Infrastructure within which the site sits.

#### Low Lane – Woodside Mill (HG1-69)

The site comprises largely vacant mill buildings, which are no longer in active use. It is located behind housing fronting Low Lane, with woodland behind up to the railway line. Many structures were demolished in early 2007 after vandalism.

The site previously obtained planning approval under 11/02795/EXT but the permission expired on 16/03/2015. Pre-application discussions under PREAPP/17/00561 have been undertaken for apartments with associated landscaping and car parking. A new application (18/04952/FU) for 149 dwellings was submitted in August 2018 and is as yet to be determined.

The proposed Local Green Infrastructure (LGI) status (NB historic urban green corridor under UDP policy) of the site's north-western corner (NB wooded), plus the adjacent LGI corridor to the east requires a development which includes measures to enhance or extend the corridor, with particular attention to maintaining or improving public access.

#### **POLICY H5: LOW LANE – WOODSIDE MILL**

Housing development at Low Lane – Woodside Mill, as identified on The Policy Proposals Map, should be undertaken in accordance with following requirement: -

- Consideration regarding the retention of mature trees on the site.

#### **Housing Mix**

The type and range of new housing available is very much a concern for local people. The repeated messages received from the community through consultations in 2013 and 2014 is that there is a particular perceived need in respect of 'affordable retirement' housing and 'sheltered retirement accommodation' (NB a third of respondents in each case), and also for 'social housing and family homes'. In the 2016 'Policy Intentions Document' consultation, some 75% of respondents supported a policy intention in respect of 'housing type and mix'. In the 2018 consultation on a Pre-Submission Draft Plan, some 87% and 90%

respectively of respondents supported proposed policies on housing mix and housing for independent living.

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, accounting for the character of the location. It further states that for developments over 250 units, in or adjoining the Main Urban Area (NB which includes Horsforth), developers must 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, although none of these are currently confirmed within the Neighbourhood Area. On smaller sites, however, of which there are likely to be many in Horsforth over the plan period, there is no such HNA requirement and therefore no guarantee that locally expressed needs would be met. Policy H7 below will address this situation.

Core Strategy Policy H8 addresses 'Housing for Independent Living' and states that developments of over 50 dwellings (NB of which several are likely in Horsforth over the plan period) are expected to contribute to supporting needs for independent living. Policy goes on to set more detailed locational requirements such as easy walking distances to town or local centres or access to community facilities. Given this 50-dwelling threshold, coupled with the Horsforth community's expressed wishes in respect of elderly accommodation, it is considered necessary for NP policy to specifically address aspirations in respect of housing for independent living on development schemes providing a mix of housing. This is reflected in the final clause of Policy H6.

#### **POLICY H6: HOUSING TYPE AND MIX**

Development which provides a housing mix, with a particular emphasis on the following will be encouraged: -

- Accommodation specifically designed for the elderly and providing a mix of tenures;
- Small starter and family homes; and
- Housing for independent living.



**Rosemary Thompson House (left) and Flower Court (right)**

## 4.4 Employment and Shopping

### Introduction

This section responds to the vision statement's overall aspiration to see new local businesses and jobs in Horsforth, particularly in retail, and to its specific assertion that shopping centres will continue to thrive and development at Leeds Trinity University will benefit the local economy without detriment to traffic or housing.

It specifically addresses the following plan objectives: -

- To ensure the delivery of a more sustainable, environment-friendly Horsforth.
- To ensure that development of infrastructure, facilities and services, such as education, health and shops is proportionate to Horsforth's housing growth and community needs.
- To encourage and support the growth and development of local businesses.

### Horsforth's Shopping Centres

Encouragement of local business / job creation is generally supported by the community (NB over 900 respondents in the 2014 consultation), with new opportunities for offices and retail (NB some 450, 2014 respondents) particularly favoured. In 2016, over 81% of consultation respondents supported policy intentions in respect of criteria to govern changes of use away from retail in the area's shopping centres. In the 2018 Pre-Submission Plan consultation some 90% of respondents supported the proposed policy on the control of A5 hot food takeaway uses in Town Street and New Road Side centres.

The general support for retail sector growth was qualified by specific community concerns regarding the volume of fast food takeaways, hairdressers, charity and betting shops and calls to restrict these particular uses (NB some 450 in support in 2014). A complementary questionnaire survey of local businesses in 2014, while eliciting general support for developing retail, was however divided on the issue of there being enough shopping provision, with no need for more.

A survey of 291 shop units across the Neighbourhood Area, including the three designated centres, undertaken by the town council in July 2016 concluded that: -

- Non-A1 retail uses accounted for some 49% of all ground floor level shop units surveyed;  
*Town Street 48%*  
*Horsforth New Road Side 55%*  
*Horsforth Station Road 36%*
- A2 (Professional and Financial Service) and A3 (Restaurant and Café) uses together accounted for almost 20% of all ground floor level shop units surveyed;  
*Town Street 22%*  
*Horsforth New Road Side 24%*  
*Horsforth Station Road 12%*
- A5 hot food takeaway uses accounted for 13% of all ground floor units (NB 38 units) surveyed.  
*Town Street 11%*  
*Horsforth New Road Side 15%*  
*Horsforth Station Road 19%*

The survey data and full results are included in the plan's online evidence base.

The Leeds Core Strategy identifies three 'shopping centres' within Horsforth, with 'Horsforth Town Street' designated a 'Town Centre' (Policy P2 applies) and 'Horsforth New Road Side' and 'Horsforth Station Road' as 'Local Centres' – 'Higher Order' and 'Lower Order' respectively (Policy P3 applies). The boundaries of these centres are defined within the Site Allocations Plan under Policy RTC1, with frontages defined by RTC3. Changes of use within protected frontages are managed by Policy RTC4.

The 'Town Centre' policy, as applied to 'Horsforth Town Street', identifies a range of acceptable in principle shopping and service uses, allowable within centre boundaries and shopping frontages (primary and secondary). Such uses include non-retail services and hot food takeaways. 'Local Centre' policy in respect of the 'Higher Order' 'Horsforth New Road Side' centre is very much akin to 'Town Centre' policy in its effect.

Given expressed community concerns regarding the proliferation of hot food takeaways and the findings of the 2016 shop unit survey regarding the existing levels of non-retail use across the area and the percentage of A5 takeaways within that, Policy ES1 below sets out detailed parameters for the specific control of A5 uses in the 'Horsforth Town Street' and 'Horsforth New Road Side' centres, within the context of wider non-retail use control. In assessing concentrations of A5 uses, regard will be had to the guidance on clustering provided in Leeds City Council's Supplementary Planning Document on Hot Food Takeaways (April 2019).

'Local Centre' policy for the 'Lower Order' 'Horsforth Station Road' centre already protects this centre's retail provision against the undesirable changes of use to which the community is opposed. Similarly, Core Strategy Policy P4 ('Shopping Parades and Small Scale Stand Alone Food Stores Serving Local Neighbourhoods and Communities') protects shop units outside the three designated centres. As such, NP policy need say no more on these matters.

#### **POLICY ES1: CONTROL OF A5 HOT FOOD TAKEAWAYS IN HORSFORTH TOWN STREET TOWN CENTRE AND HORSFORTH NEW ROAD SIDE HIGHER ORDER LOCAL CENTRE**

Proposals for the change of use to A5 hot food takeaway should demonstrate that they will not: -

- Undermine the vitality and viability of existing retail uses to meet day to day local needs;
- Increase the need to travel; and
- Lead to a concentration of A5 uses which will detrimentally impact on the community, including consideration of: -

a) cumulative impact, particularly upon the amenity of the area and traffic generation, especially where concentrations of A5 uses already exist; and

b) the impact of any proposal involving evening opening in relation to the proximity of the premises (and associated parking requirements) to residential accommodation, the nature and character of the neighbourhood and existing noise levels.

NOTE: A1 Shops; A2 Financial and Professional Services; A3 Restaurants and Cafes; A4 Drinking Establishments; AA Drinking establishment with Expanded Food Provision.

## Leeds Trinity University

The 2014 Neighbourhood Plan consultation revealed clear views regarding any continuing expansion of Leeds Trinity University, namely that any such expansion must involve increased campus accommodation (600 respondents), increased campus parking (over 400 respondents) and better transport links. Over 81% of respondents to the 2016 Policy Intentions Document consultation supported a policy intention in respect of development criteria governing future university expansion. In the 2018 Pre-Submission Plan consultation some 82% of respondents supported the proposed policy on Leeds Trinity University development criteria.

Leeds Trinity University is a higher education institution with approximately 3,250 students, based on a single site campus, Brownberrie Lane, Horsforth. The university contributes more than £54 million and over 600 jobs to the local economy every year. Having recently been awarded full university status and celebrated 50 years since its foundation in 1966, the university plans to grow student numbers to approximately 4,000 students by 2020, approximately 800 of which will live on campus. It wishes to maintain its reputation as a single site campus university where staff and students know each other's name. Growing student numbers will create more local jobs and local financial activity.

The university has indicated that their current plans will eventually result in an increase of overall student numbers, but that any growth in numbers is unlikely to be on campus, due to the increase in popularity of distance-learning programmes, continuous professional development courses and apprenticeships. Also, the university includes work placements as part of their degree courses. At the same time the university is looking to make more efficient use of existing buildings on campus for teaching purposes, given the increase in those on short courses and courses that do not involve time on campus, which will see further loss of existing residential accommodation. The university does not, however, believe this will lead to more pressures on Horsforth housing stock, due to less demand for on-campus residence.

The university is working on an ongoing basis to increase patronage of the 82 bus service (between campus and railway station) and other non-car modes of transport, due to requirements from Leeds City Council to reduce the number of car trips to the campus and promote the university's travel plan. It already has good cycle parking facilities. Over the last five years there has been a slight reduction in the number of car journeys, while the number of students walking has more than doubled. Encouraging trips to the university other than by car is in the interests of the university given the pressures on the limited size of the campus to provide teaching facilities.

The Horsforth Design Statement Supplementary Planning Document (SPD), adopted by LCC in November 2010, identifies the university as the dominant feature off Brownberrie Lane. It describes *"accommodation blocks up to 3 to 4 storeys of brick around a main college building with concrete panels to the elevations and a low-rise chapel. Later additions from the 1980s include more dominant buildings including an enlarged sports hall and a cluster of student flats fronting onto Westbrook Lane."* It goes on to refer to its *"rather out-of-scale blocks of brick and concrete panels"*. The 5 storey All Saints Court residential building was originally proposed as 6 storey but lowered at planning application stage due to its elevated site and the particular visual prominence which would have resulted. It is considered that this pragmatic approach, based on building heights being in keeping with local topography, as well as with existing built character should be adopted in relation to any future development.

Indications are that current trends and the university's plans largely negate the community's calls for increased on-campus student accommodation and parking, while already addressing calls for better transport links. Nonetheless, it is still considered that the NP should adopt a precautionary approach, particularly in respect of traffic and transport issues, as well as responding to the university's impact on built character in the Brownberrie Lane area.

## **POLICY ES2: LEEDS TRINITY UNIVERSITY DEVELOPMENT CRITERIA**

Development at Leeds Trinity University, as identified on the Policy Proposals Map, should take account of the following considerations: -

- The desirability of a continued reduction in car-borne journeys and increase in other modal journeys through the operation and appropriate amendment of the university travel plan;
- The desirability of maintaining existing car parking capacity;
- The benefits for the surrounding area of reducing parking pressure on local roads;
- Provision of further cycle parking;
- Provision of public transport infrastructure to promote the use of local bus and train services; and
- Building heights and skyline in tune with the existing university environment and subject to justification by detailed design analysis.



**Leeds Trinity University (from the south)**

**Image: Google Maps**

## 4.5 Community Facilities and Services

### Introduction

This section addresses the vision of a town where complementary and essential infrastructure, facilities and services have kept pace with new housing growth; where today's community assets have survived and been supplemented; and where educational and health facilities in particular have sufficient capacity to cope with new demand. It responds to the statement's simple hope that Horsforth although larger will be more sustainable.

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

- To ensure the delivery of a more sustainable, environment-friendly Horsforth.
- To ensure that development of infrastructure, facilities and services, such as education, health and shops is proportionate to Horsforth's housing growth and community needs.
- To protect existing community assets and to encourage and support the provision of new community assets, particularly for the elderly, young people and the disabled.

### Protection and Enhancement of Community Facilities

The community's concern to protect existing community assets such as the library and meeting and activity centres is clearly apparent from initial NP consultation questionnaire responses in 2014. In 2016, over 85% of consultation respondents supported policy intentions to protect and improve community facilities. The Town Council is minded to extend this further to include other meeting places, church halls, churches and chapels. Over 96% of respondents to the 2018 draft plan consultation supported a subsequent policy seeking to protect and enhance nineteen 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 CFS1 will add to Policy P9 by specifying the facilities to which policy will apply. The Town Council has identified a list of facilities, of demonstrable value to the community, including the student community, which it considers should be retained within the town and the loss of which should be guarded against. These are listed at Appendix 8, page 105, together with supporting information. Policy also goes on to set out the particular local circumstances which should govern loss or alternative provision. 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.

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

Development which would result in the loss of any of the following community facilities, as shown on the Policy Proposals Map and detailed in Appendix 8, should involve the provision of alternative equivalent facilities elsewhere within the Neighbourhood Area, wherever a sufficient level of continuing community need is identified.

- Mechanics Institute including Horsforth Library and Community Hub (1)
- Brownlee Stone Building (2)

- Horsforth Village Museum (3)
- The Willows (4)
- Central Methodist Church (5)
- Cragg Hill Baptist Church (6)
- Emmanuel Baptist Church (7)
- Lister Hill Baptist Church (8)
- St James Woodside Anglican Church and Parish Centre (9)
- St Margaret's Anglican Church and Parish Centre (10)
- St Mary's Catholic Church (11)
- The Grove Methodist Church and the Grove Centre (12)
- Woodside Methodist Church and the Woodside Centre (13)
- Hall Park Cricket Club Clubhouse (14)
- Horsforth Community Sports Association (15)
- Yarnbury Rugby Club Clubhouse (16)
- Horsforth Tennis Club Pavilion (17)
- Horsforth Golf Club Clubhouse (18)
- Leeds Trinity University Sports Centre (19)

Development which would improve the facilities listed above, for the benefit of the Horsforth community, will be encouraged.

### **Provision of New Community Facilities**

Consultation responses also identified a need for new provision. The policy intention regarding such provision was substantially supported in the 2016 Neighbourhood Plan consultation. Nearly 96% of respondents to the 2018 draft plan consultation supported a subsequent policy encouraging the provision of new community facilities, particularly health facilities.

Greater provision of doctors and dentists have been major areas of concern raised through the consultation process, doubtless fuelled by the prospect of the new housing population growth to come. The identification of sites for the development of new health facilities is a planning function and is covered generally by Leeds Core Strategy Policy P9. However, the Site Allocations Plan does not propose any sites for new facilities within Horsforth. Notwithstanding this decision, the NP will specifically highlight the aspiration regarding such new facilities within the context of a more general welcoming of new community facilities, and as a reflection of expressed community concerns.

### **POLICY CFS2: PROVISION OF NEW COMMUNITY FACILITIES**

Proposals for the provision of new community facilities within Horsforth, which meet demonstrable community need, will be encouraged, in particular the provision of new health facilities.

### **Development of New Schools**

Local education is of enduring importance for the community with concern expressed (NB by over 350 consultation respondents in 2014) over schools' provision and expansion and meeting local children's school-place needs. Over 85% of respondents to the follow-on 2016 consultation supported a policy

intention in respect of the setting of school development criteria. Over 90% of respondents were in favour of the 2018 draft plan policy setting out key guiding principles for future schools development.

The Town Council's understanding of future plans is that there is potential to expand existing local education provision, subject to full public consultation on any proposal brought forward. The proposed expansion of Horsforth Academy by 450 places, consulted on in early 2019, is indicative of this potential.

The Government has produced nationally applicable guidance on baseline designs for schools and such things as space standards. There is scope, however, for the NP to influence how any school in Horsforth relates to its local setting in order to try and ensure that its design promotes health and safety. This is addressed in Policy CFS3 below.

In whatever way provision and expansion are eventually addressed, the community is clear on the need to anticipate and mitigate against the inevitable traffic and parking issues generated at school sites by staff / visitor numbers, but above all by drop-off and pick-up time congestion. Leeds City Council has adopted Supplementary Planning Guidance on Parking (January 2016). This addresses issues such as parent drop off and pick up points, car parking standards (for staff and others) and cycle storage, setting them as appropriate within the context of the preparation of site-specific travel plans. In respect of the key local concern regarding drop off / pick up points however, the guidance states only that "school sites will need to consider" such provision, rather than specifically requiring it. Given the level of interest in this matter within the community, it is considered that it is appropriate for the NP to strengthen the adopted policy approach. This is addressed in Policy CFS4 below.

#### **POLICY CFS3: SCHOOLS DEVELOPMENT – KEY GUIDING PRINCIPLES**

Development of new and at existing schools in the Horsforth Neighbourhood Area should have regard to the following: -

- Operational school buildings to be located away from any road junctions to reduce the influence of noise on the school;
- The orientation of operational school buildings away from the road network to reduce exposure to traffic pollution; and
- Playground and playing fields to be set away from roads to reduce exposure to traffic pollution.

#### **POLICY CFS4: SCHOOLS DEVELOPMENT – DROP OFF AND PICK UP POINTS**

The development of new or the expansion of existing schools in the Horsforth Neighbourhood Area should consider the provision of parent and school bus drop off and pick up points within school grounds.

## 4.6 Traffic and Transport

### Introduction

This section of the plan responds to the vision statement's belief that a more integrated and improved transport network will have evolved to serve a larger Horsforth, with a greater emphasis on walking, cycling and equestrian provision and improved car parking provision, together with less reliance on cars.

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

- To ensure the delivery of a more sustainable, environment-friendly Horsforth.
- To ensure that development of transport system infrastructure is generally proportionate to Horsforth's housing growth and community needs, but able also to meet strategic needs which emanate from outside the Neighbourhood Area.
- To encourage and support improved walking, equestrian and cycling provision, particularly Public Rights of Way, and public car parking to help deliver a better transport infrastructure and encourage less car use.

### Car Parking

The consultation process on the NP has raised several car parking-related issues, including general perceived lack of parking availability, insufficient rail station parking and on-road resident parking. Well over 400 respondents cited the issue in 2014, while some 76% of respondents in the 2016 consultation supported policy intentions in respect of both increased public car parking and the allocation of sites for new public car parking. Nearly 86% of respondents to the 2018 draft plan consultation supported a policy to maintain parking capacity at current levels in Horsforth's centres while encouraging additional provision.

Consultants i-Transport were instructed, by the Town Council in May 2017, to undertake a car parking study to understand demand for car parking across the Horsforth shopping centres. The study found that: -

- demand varies for parking spaces at different times of the day and for a variety of reasons, including business, education and shopping;
- certain car parks are more popular than others, but the study clearly identified a number that are important to support the business and shopping functions of the Neighbourhood Area;
- There is a shortage of parking in peak periods in specific areas, with Fink Hill, Black Bull and Crabtree car parks specifically highlighted (ref study P10).

The full study is included as part of the Neighbourhood Plan's online evidence base, held by the Town Council.

Policies TT1 and TT2 below, covering public and private car parks respectively, are based on the findings of the study and aim to retain certain car parks in support of the business and shopping activities across the town, while also encouraging new provision to meet need. The need to make clear the significance of the car parks is due to the pressures of development on the town and to emphasise how parking has an important function within the economy of the NP area. Recommended parking standards for Horsforth are provided in Leeds City Council's Supplementary Planning Document on Parking (2016).

### **POLICY TT1: PUBLIC CAR PARKING IN HORSFORTH'S CENTRES**

Development of existing public car parking areas, as listed below and shown on the Policy Proposals Map, should not result in the loss of car parking capacity. Where development is permitted, which results in the loss of existing car parking capacity, provision of compensatory car parking of equal capacity should be provided within the nearest Town or Local Centre, as defined on the Policy Proposals Map.

- Fink Hill Car Park (1)
- Former Adult Care Services Car Park (off Church Lane) (2).

Development within or adjacent to Town or Local Centres, which would provide for additional centre or railway station public car parking capacity, will be supported.

Development of Fink Hill Car Park to provide additional parking capacity will be supported.

### **POLICY TT2: PRIVATE CAR PARKING IN HORSFORTH'S CENTRES**

Development proposals that result in the loss of, or adversely affect, private car parking provision in Town or Local Centres on the sites listed below and identified on the Policy Proposals Map should demonstrate: -

- That the loss of parking will not have an adverse impact on existing parking issues in the nearby area; or
- Adequate and convenient replacement car parking spaces will be provided on site or nearby.

- a) 'Crabtree' Site, Town Street (1)
- b) Rear of the Black Bull Public House (facing New Street) (2)

Development within or adjacent to existing centres, which would provide for additional centre or railway station private car parking capacity, will be supported.

Development of the 'Crabtree' Site car park to provide additional parking capacity will be supported.

### **Improved Cycling, Walking and Equestrian Provision**

Neighbourhood Plan engagement has indicated good support for improved cycle routes, footpaths and equestrian provision around Horsforth, culminating in some 76% of respondents to the 2016 Policy Intentions Document consultation supporting a specific intention in respect of such improvements. In the 2018 Neighbourhood Plan consultation, over 90% of respondents supported the proposed policy on improved cycling and footpath provision.

Horsforth's cycleway, footpath and bridleway network is shown on Map 7, page 42 and on the Policy Proposals Map – [here](#).

Core Strategy Policies T1 and T2 both encourage sustainable transport solutions and the use of developer contributions to achieve such solutions. Policy TT3 adds to and complements the Core Strategy's strategic approach by specifically addressing Horsforth's aspirations.

### **POLICY TT3: IMPROVED CYCLING, WALKING AND EQUESTRIAN PROVISION**

Development directly affecting the Horsforth cycleway, walking and equestrian network will be expected to be compatible with and to contribute to it, with particular priority in respect of dedicated Public Rights of Way.

Development likely to significantly increase pedestrian footfall, cycle and / or equestrian usage within the network will be expected to contribute to new provision, including dedicated Public Rights of Way, in its immediate vicinity and to provide connections to the network.

Development proposals which would add to and/or improve the network, particularly in respect of dedicated Public Rights of Way, will be encouraged.

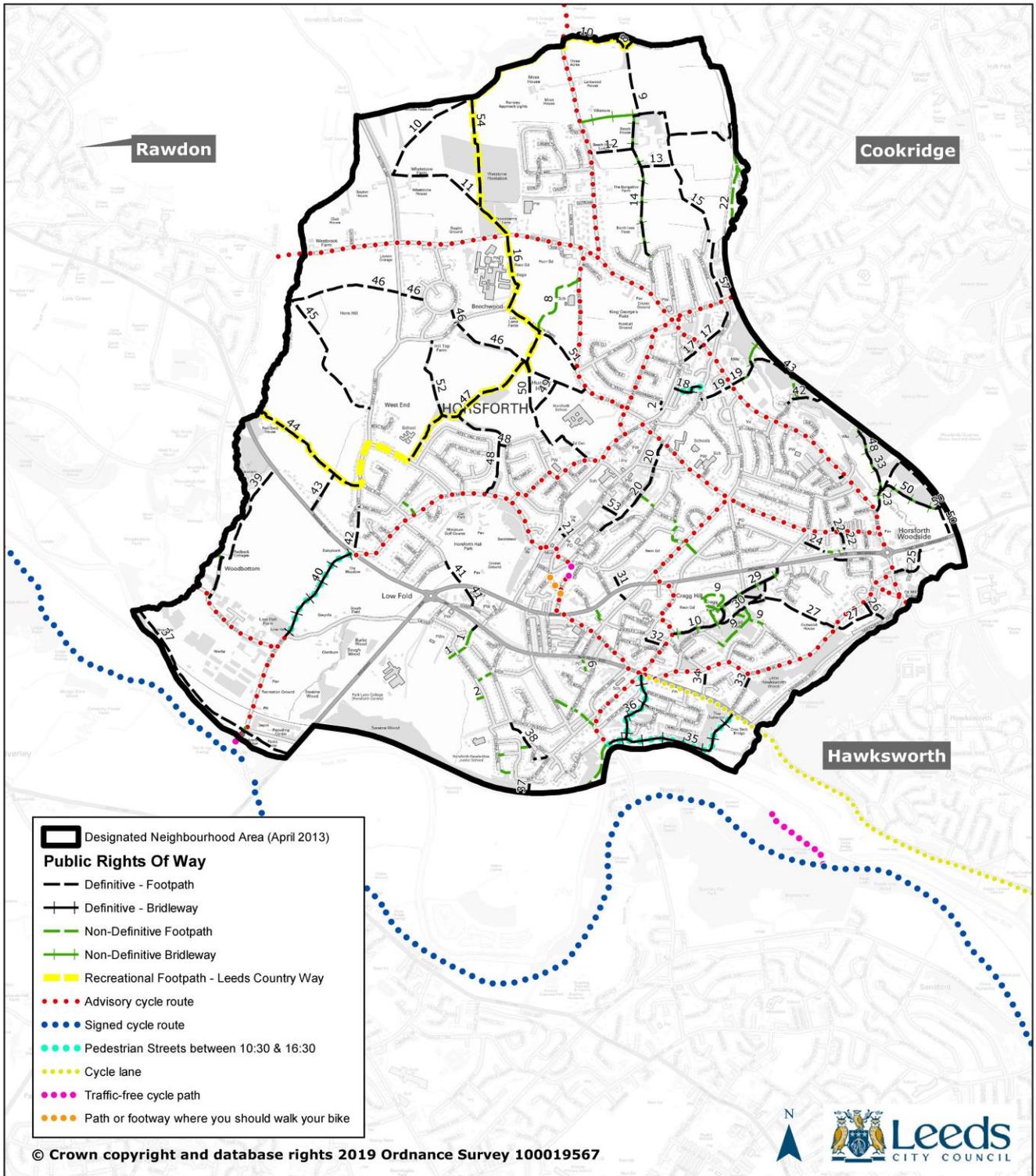
Where development of the network results in users sharing an existing or new route, the design should ensure the safety of all users. Traffic-free cycle ways will be particularly encouraged.

Development proposals which improve network connectivity to public transport, i.e. the railway station, bus stops, and to community facilities such as schools and shops, will be encouraged.



**Improving cycling, walking and equestrian provision**

Map 7 – Cycleway, Footpath and Bridleway Network



## 5. Community Actions

### Introduction

In addition to the plan's core planning provisions, the following complementary actions and aspirations have been identified, to be pursued either locally or via outside agencies.

These originate variously from several rounds of community consultation and the Horsforth Design Statement SPD, as reviewed and added to by the Neighbourhood Plan Working Group.

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

These 'community actions' do not form part of the statutory 'made' (i.e. adopted) Neighbourhood Plan.

### Green Environment

- Local Green Infrastructure – enhance features in co-operation with interested parties and utilising local volunteers;
- Hall Park – formal programme of tree planting and general hard (e.g. paths) and soft landscape maintenance, including war memorial, cricket pavilion, park gates and more litter bins (e.g. Lee Lane West near tennis courts);
- Broadway (Fink Hill to Wood Lane) and other grass-verged streets in Broadgate area – additional tree planting to create attractive 'boulevard' appearance existing elsewhere in this area;
- Broadgate area – enhance large areas of grass with appropriate tree planting, subject to consultation with local residents (NB see Figure 1 below for suggested locations);



Figure 1: Broadgate Area – Suggested sites for tree planting

- Cragg Hill / Woodside – improve management of woodlands and green spaces;
- Cragg Wood entrance – tackle litter and fly tipping;
- Stanhope Drive garage block (NB at ring road end) – improve / screen in keeping with the stone wall fronting Broadway;
- King George Playing Fields – introduce children’s play facilities;
- Whetstone Plantation – manage overgrown woodland;
- Encourage more recycling, including the idea of a new local recycling facility (e.g. bottle bank).

### **Built Environment**

- Conservation Areas - seek reviews and monitor the situation along with Horsforth Civic Society, Newlay Conservation Society, Cragg Hill and Woodside Residents Group and Rawdon Cragg Wood Conservation Group;
- Town Street – carry out a street sign audit and develop an overall streetscape design scheme, including a coherent palette of materials for surface treatments, street furniture, planters, shop frontages and essential signage;
- Low Lane car sales premises – encourage sympathetic signage and displays, together with planting to soften the impact on the street scene;
- Low Lane – improve boundary treatment of commercial premises, including walls, shrub and tree planting and permeable hard surfacing materials;
- Railway Station Bridge – clearly define as a ‘gateway’ to Horsforth;
- Station Road shopping centre – improve streetscape, including screening of service yards;
- Broadgate Lane shopping parade – enhance forecourt with planters and hanging baskets;
- Horsforth Allotment Society Building, Featherbank Lane – upgrade poor condition building and / or improve area with new planting;
- New Road Side – carry out a street sign audit to inform de-cluttering (i.e. street furniture, signs etc.). Introduce a coherent approach to street furniture and surface materials. Carry out tree planting of the wide pavements;
- Shop Front Design Guidance - when it is possible to do so, the production of shop front design guidance specific to conservation areas would help to ensure that shop fronts will be more in keeping with the area. This will help avoid many of the inappropriate designs and signs (such as internally illuminated signs and uPVC signs);
- Stanhope Drive Lime Tree Avenue – tree maintenance, including replacement work as required.
- Museum / Former Housing Offices – pursue listing with Historic England following proposed conversion works.

- New Conservation Areas – lobby LCC regarding potential new conservation areas at North Road / Scotland Lane and The Brownberries.

## **Housing**

- Houses in Multiple Occupation (HMOs) - the Town Council intends to request Leeds City Council (LCC) to review the current extent of the existing Article 4 Direction boundary, with a view to extending it across further areas of Horsforth. HMOs are a characteristic of areas around universities, but too many can cause imbalances in the local population, which can have a negative effect on communities. For this reason, LCC has already introduced an Article 4 Direction to require planning permission for the conversion of Class C3 dwelling houses into Class C4 houses in multiple occupation in certain areas, including parts of Horsforth. Core Strategy Policy H6 sets out how HMO proposals in these areas will be determined. The area covered by the Article 4 Direction does not extend as far as is desirable to prevent harm to the current profile of the community. NPs do not have the powers to extend Article 4 Directions - only local planning authorities can do this.

## **Employment and Shopping**

- Investigate possible non-planning actions to restrict the volume of charity shops, betting shops and hairdressers - the general support for retail sector growth was qualified by specific community concerns regarding the volume of fast food takeaways, hairdressers, charity and betting shops and calls to restrict these particular uses;
- Work to encourage new local businesses and jobs, notably in the office, retail and light industrial sectors, including supporting increased activity at Leeds Bradford International Airport (beyond the Horsforth boundary).

## **Community Facilities and Services**

- Lobby relevant authorities regarding meeting local children's school-place needs;
- Seek provision of new assets catering particularly for young and elderly people and their recreational / leisure needs.

## **Traffic/Transport**

- Town Street / New Street Car Parks – significant enhancements, including erection of stone wall fronting Town Street;
- Broadway / Fink Hill – improve pedestrian crossing facilities to / from Hall Park;
- Station Road area – review on-street parking and on-pavement parking problems;
- Wood Lane / Regent Avenue Car Park (adjacent to Cragg Wood Recreation Ground) – resurface and mark out parking bays, to encourage proper use and reduce on-road car parking;
- New Road Side – review traffic management controls to improve shopping area car parking;
- Hall Lane (adjacent Park Gate Close and Emmanuel Baptist Church) and West End Lane – review parking controls currently used for on-street residential and visitor parking to improve traffic flow;
- Green Belt areas – maintain paths and tracks, particularly to facilitate disabled access;

- Scotland Beck / Old Mill Beck / Oil Mill Beck – footpath extensions to create greater route continuity;
- Public Rights of Way – update route / waymark signage. Waymark a ‘Horsforth Circular Walk’, links joining the Leeds Country Way to Kirkstall along the River Aire and links with the West Leeds Country Park and green gateways;
- Investigate possible actions to address traffic volumes throughout the Neighbourhood Area - consultation with local businesses indicated that the majority are concerned with the current adequacy of road and transport links. Monitor particular bottlenecks at Brownberrie Lane / Station Road / Old Ball at peak times;
- Investigate possible actions to address on-road resident and non-resident parking.



## 6. Monitoring, Review, Implementation

### Monitoring, Review and Strategic Delivery

The Horsforth Neighbourhood Plan will be delivered and implemented over the plan period 2019 - 2028. It seeks to provide the focus for change within Horsforth but is not a rigid 'blue-print'. Rather, it is a framework for change. The plan will be subject to annual monitoring by the Town Council and to periodic review, again by the Town 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), as the determining body for those applications (or by the Secretary of State in the case of appeals) and by the actions of developers, in accordance with planning permissions granted by LCC and associated planning conditions. Section 106 Agreements should work to mitigate site development impacts in line with plan policies where required.

Community Infrastructure Levy (CIL) is a relatively new levy or 'tax' on development introduced by Government in 2008 and implemented in Leeds by the city council in late 2014. CIL should help to pay for any infrastructure needed as a result of growth within Horsforth, including schools, green space and transport improvements. Based on consultation responses received, the Town Council has considered various areas where this money could be used to benefit Horsforth, both in terms of essential infrastructure, which is the responsibility of Leeds City Council, and measures to help integrate development, which could be undertaken by Horsforth Town Council (see below).

The Town Council has identified several infrastructure requirements which are considered necessary to mitigate or compensate for development that are reasonable given the impacts of development on Horsforth. These include additional car parking to be provided within walking distance to existing shopping centres and Horsforth railway station.

### Community Infrastructure Levy at Town Council 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.

Ideas put forward through consultation, for spending any developer contributions that could accrue to Horsforth are as follows. They are not in any order of preference: -

- Tackling litter, fly-tipping and graffiti.
- Encouraging recycling.
- Provision of street furniture and signage.
- Refurbishment of Hall Park public toilets.
- Support to Horsforth Museum existing location.
- Grant scheme for property improvements for shops and small businesses.
- Improving and providing new services / facilities for young people.
- Improving and providing new services / facilities for elderly people.
- Public Rights of Way (PROW) network improvements.

- PROW maintenance.
- Updating of PROW route signage.
- Waymarking of Horsforth Circular Walks link.

### 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 community actions 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.

A number of buildings are identified in the plan (see Policy CFS1 and Appendix 8) 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 under the terms of the 2011 Localism Act. 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 from Chapter 5 of the plan, together with ideas for CIL expenditure, 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	Local Green Infrastructure	Feature enhancement	HTC-CIL /HTC/LCC/ Private Owners	HTC/LCC/Private Owners/HIB/LWR
GE-Green Environment	Green Space	Hall Park – tree planting & landscape	HTC-CIL /HTC/LCC	HTC/LCC/cricket club

		maintenance		
GE-Green Environment	Green Space	Broadway/Broadgate grass verges – tree planting	HTC-CIL/HTC/LCC	HTC/LCC
GE-Green Environment	Green Space	Broadgate area – tree planting of large grassed areas	HTC-CIL/HTC/LCC	HTC/LCC
GE-Green Environment	Green Space	Cragg Hill/Woodside – woodland & green space management	HTC-CIL/HTC/LCC	HTC/LCC/CHWRG
GE-Green Environment	Green Space	Cragg Hill Wood – tackle litter/fly-tipping at entrance	HTC-CIL/HTC/LCC	HTC/LCC/CHWRG
GE-Green Environment	Green Space	Stanhope Drive – screen/improve garage block	HTC-CIL/HTC	HTC
GE-Green Environment	Green Space	King George Playing Fields – children’s play facilities	HTC-CIL/HTC/LCC	HTC/cricket club
GE-Green Environment	Green Space	Whetstone Plantation – woodland management	HTC-CIL/HTC/private owner	HTC/private owner
GE-Green Environment	Recycling	Encourage & promote new local facility		HTC
BE-Built Environment	Conservation Areas	Lobby LCC re review of areas		HTC/HCS/NCS/CHWRG/RCWCG
BE-Built Environment	Conservation Areas	Horsforth (Town Street) CA – street sign audit leading to streetscape design scheme	HTC-CIL/HTC	HTC/HCS/LCC
BE-Built Environment	Conservation Areas	Horsforth (Town Street) CA – Low Lane car sales outlets – encourage sympathetic signage, displays, planting		HTC/HCS/private owners
BE-Built Environment	Conservation Areas	Horsforth (Town Street) CA – Low Lane commercial premises – improved boundary treatments	HTC-CIL/HTC/LCC/private owners	HTC/HCS/private owners

BE-Built Environment	Conservation Areas	Horsforth (Town Street) CA – Station Road – define ‘Horsforth Gateway’ at railway bridge	HTC-CIL /HTC/LCC/ Network Rail	HTC/HCS/LCC/ Network Rail
BE-Built Environment	Conservation Areas	Horsforth (Town Street) CA – Station Road Local Centre – improve streetscape	HTC-CIL /HTC/LCC/ private owners	HTC/HCS/LCC/private owners
BE-Built Environment	General Area	Broadgate Lane shopping parade – planters & hanging baskets	HTC-CIL / HTC/shop owners/LCC	HTC/shop owners/LCC
BE-Built Environment	General Area	Horsforth Allotment Society Building – upgrade and plant surrounds	HTC-CIL / HTC/ allotment group	HTC/allotment group
BE-Built Environment	General Area	New Road Side – street sign audit & strategy, including surfacing materials; pavement tree planting	HTC-CIL /HTC/LCC/ shop owners	HTC/HCS/ LCC/ shop owners
BE-Built Environment	Conservation Areas	Shop Front Design Guidance	HTC-CIL /HTC/LCC	HTC/HCS/LCC
BE-Built Environment	Non-Designated Heritage Assets	Stanhope Drive Lime Tree Avenue – tree maintenance & replacement	HTC/LCC	HTC/LCC
BE-Built Environment	Listed Buildings	Pursue listing of museum/former housing offices		HTC/HE
BE-Built Environment	Local Heritage Areas	Lobby LCC re assessment of possible new conservation areas at North Road / Scotland Lane & The Brownberries		HTC/HCS
H - Housing	Houses in Multiple Occupation	Lobby LCC re Article 4 Direction extension		HTC/HCS
ES – Employment	Shopping	Investigate possible restrictions on charity		HTC

& Shopping	Centres	shops, betting shops & hairdressers.		
ES – Employment & Shopping	Promotion & facilitation	Encourage new local businesses & jobs into Horsforth		HTC
CF – Community Facilities & Services	School Places	Lobby LCC re meeting children’s school-place needs locally		HTC
CF – Community Facilities & Services	Facilities for younger people	Provision of more activities & facilities	HTC-CIL /HTC/LCC	HTC/LCC
CF – Community Facilities & Services	Facilities for older people	Provision of more activities & facilities	HTC-CIL /HTC/LCC	HTC/LCC
TT – Traffic & Transport	Car Parking	Town Street & New Street Car Parks - enhancement	HTC-CIL /HTC/LCC/ private owners	HTC/LCC/private owners
TT – Traffic & Transport	Car Parking	Station Road area – review on-street & on-pavement parking problems		HTC/Police/LCC
TT – Traffic & Transport	Car Parking	Wood Lane / Regent Avenue Car Park – resurface & mark out	HTC-CIL /HTC/LCC	HTC/LCC
TT – Traffic & Transport	Car Parking	Hall End/West End Lane – review parking controls		HTC/LCC
TT – Traffic & Transport	Car Parking	Investigate actions to address on-road resident parking		HTC/LCC/Police
TT – Traffic & Transport	Walking Provision	Green Belt – PROW maintenance	HTC-CIL /HTC/LCC/ private owners	HTC/LCC/private owners/LWR
TT – Traffic & Transport	Walking Provision	PROW – update route signage; waymark ‘Horsforth Circular Walk’	HTC-CIL /HTC/LCC/ private	HTC/LCC/private owners/LWR

		& other links	owners	
TT – Traffic & Transport	Walking Provision	Scotland Beck / Old Mill Beck / Oil Mill Beck – footpath extensions	HTC-CIL /HTC/LCC/ private owners	HTC/LCC/private owners/LWR
TT – Traffic & Transport	Traffic Management	Consider 20mph speed limits / other traffic calming measures – various locations		HTC/LCC/residents
TT – Traffic & Transport	Traffic Management	New Road Side – review traffic management controls		HTC/LCC/local businesses
TT – Traffic & Transport	Traffic Management	Investigate actions to address traffic volumes		HTC/LCC

Key to Project Delivery Plan table abbreviations: -

*CHWRG – Cragg Hill & Woodside Residents Group*

*CIL – Community Infrastructure Levy*

*HCS – Horsforth Civic Society*

*HTC – Horsforth Town Council*

*HE – Historic England*

*LCC – Leeds City Council*

*LWR – Lower Wharfedale Ramblers*

*NCS – Newlay Conservation Society*

*RCWCG – Rawdon Cragg Wood Conservation Group*

# Horsforth Town Council

## Neighbourhood Plan



### APPENDICES – Horsforth Neighbourhood Plan

#### Appendix 1: Local Green Infrastructure

##### SCOTLAND BECK / OLD MILL BECK / OIL MILL BECK

The Scotland Beck / Old Mill Beck / Oil Mill Beck corridor follows the eastern boundary of the Neighbourhood Area / parish and the parallel Harrogate-Leeds railway line, from Moseley Bottom (just upstream of the confluence of Moseley Beck and Scotland Beck), south-eastwards, between Horsforth to the west and Cookridge / Tinshill to the east, to the junction of Butcher Hill / Hawksworth Road, just south of the A6120 Horsforth Ring Road. Along its length, the watercourse at its heart, which begins life as Moseley Beck, quickly becomes Scotland Beck, is reborn as Old Mill Beck just south of Horsforth Station, before briefly assuming its new identity as Oil Mill Beck where it turns south-westwards, south of the ring road.

The corridor is publicly accessible for much of its length via a combination of definitive and non-definitive footpaths, although it would benefit from footpath extensions in order to create greater route continuity.

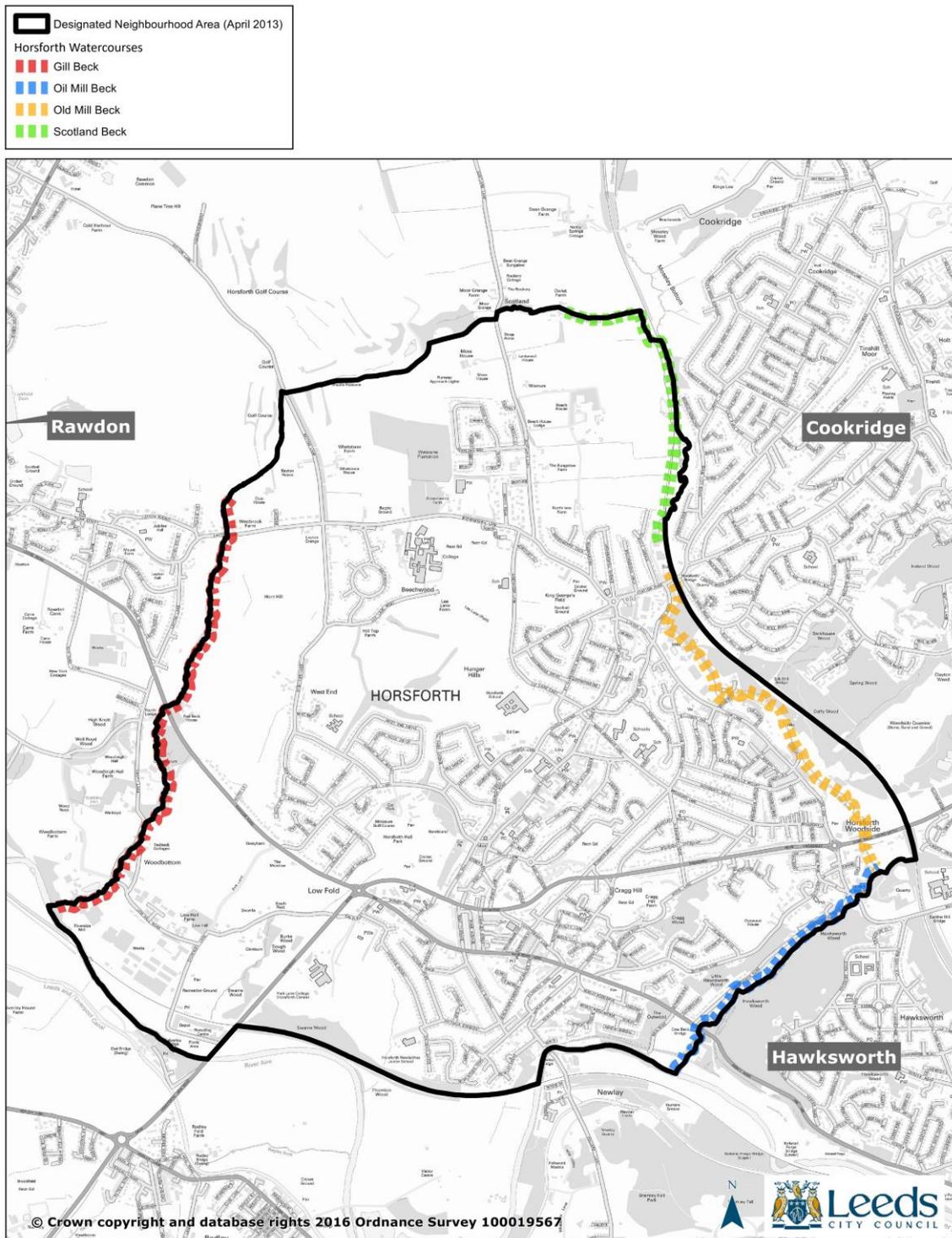
The corridor performs a particularly important wildlife function offering continuous woodland, grassland and wetland habitats along its entire length. It falls, almost in its entirety, within the Leeds Habitat Network, with Leeds Wildlife Sites identified at Sims Pond (at the corridor's northern extremity) and Clayton and Daffy Woods across Old Mill Beck, encircling Woodside Quarries.

The corridor links with Strategic Green Infrastructure at its southern extremity, where the Oil Mill Beck continues its course south-westwards towards the River Aire and extends northwards along Moseley Beck as both a wildlife habitat corridor and a link into the Leeds Country Way, heading north-east.

## GILL BECK

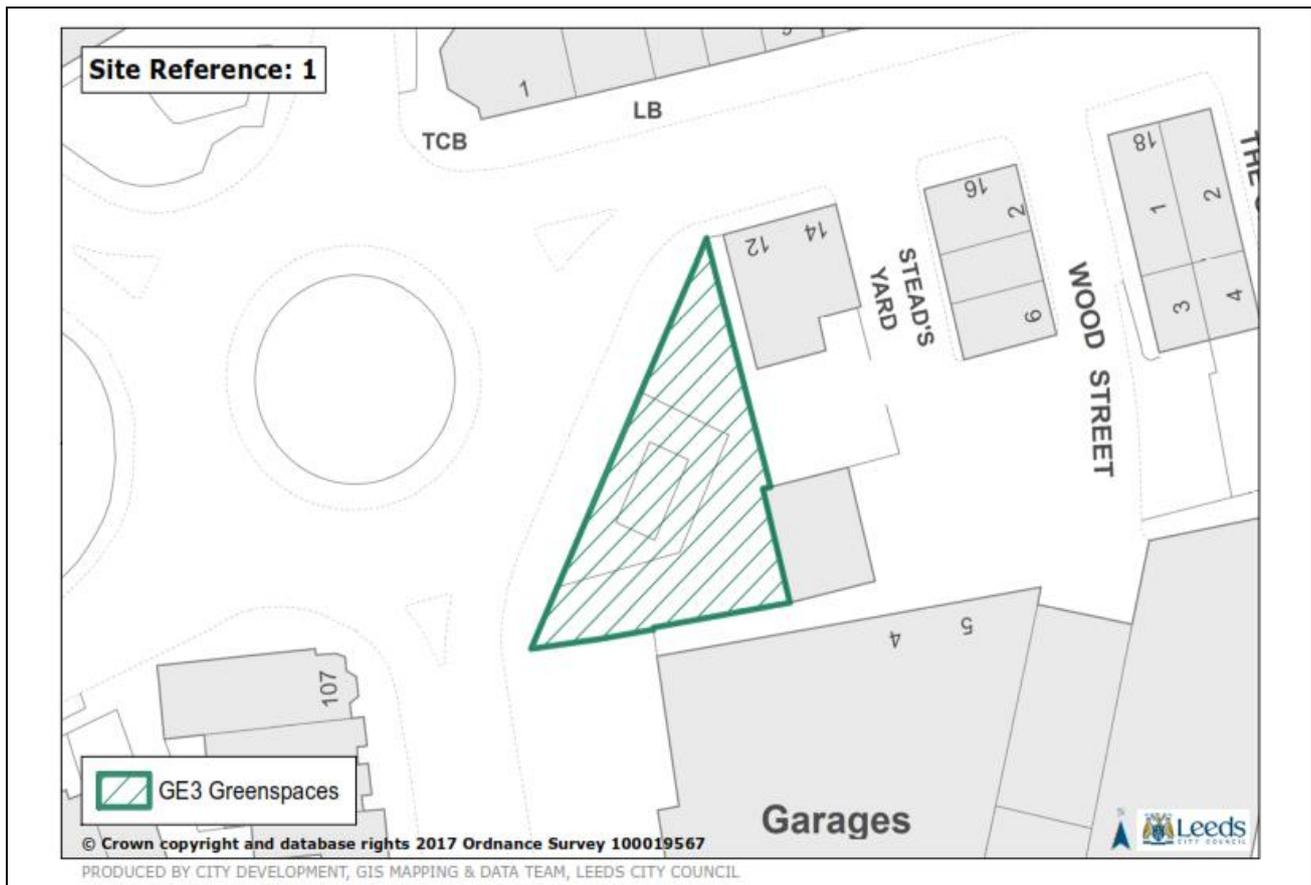
The identified Gill Beck corridor runs for a very short distance from Layton Road in the north-west of the Neighbourhood Area, and along the area boundary, before heading north and east into Leeds Bradford Airport beyond the boundary.

Its brief role is as a habitat bridge between the Strategic Green Infrastructure to the south, centred on the Leeds Habitat Network corridor along the Gill Beck itself, and the extensive grassland and associated habitats of the airport and abutting countryside to the north, west and east.

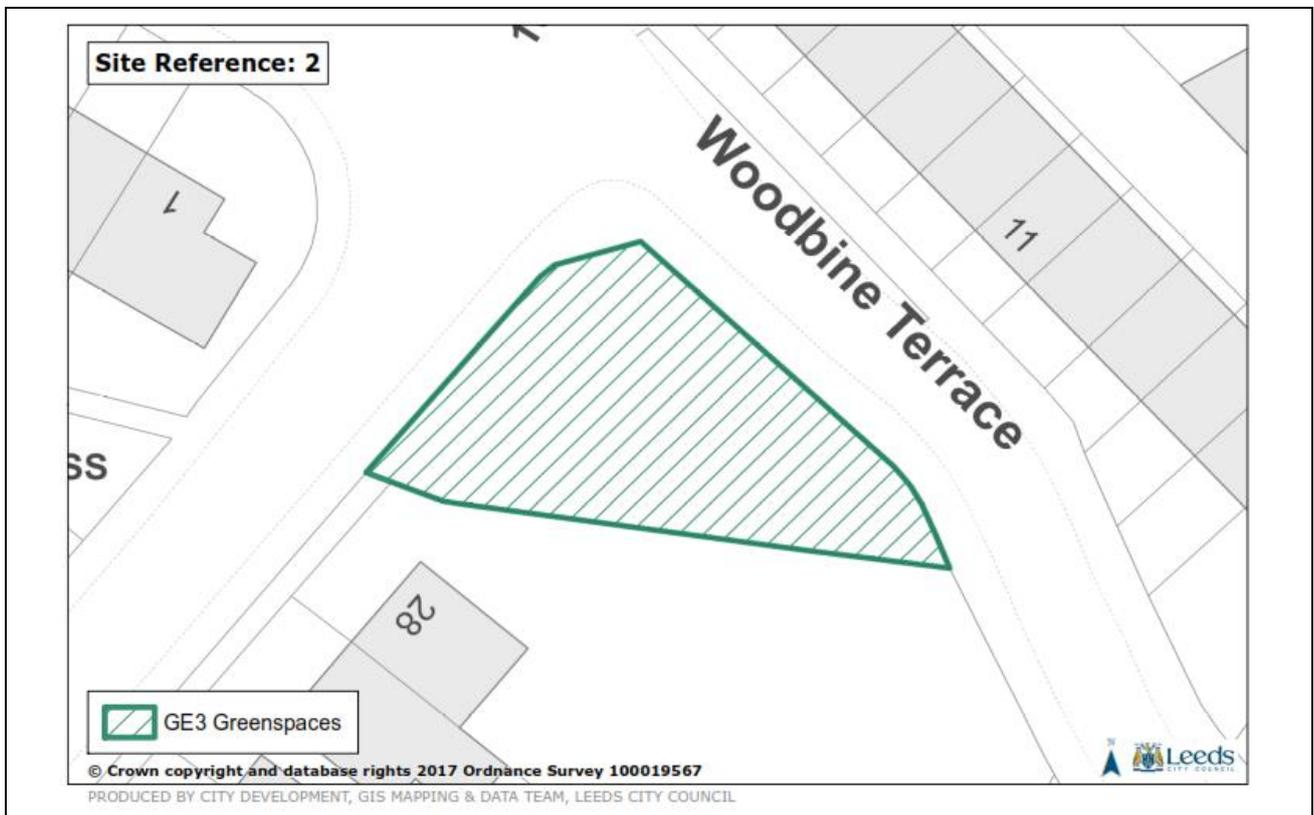


Horsforth Watercourses

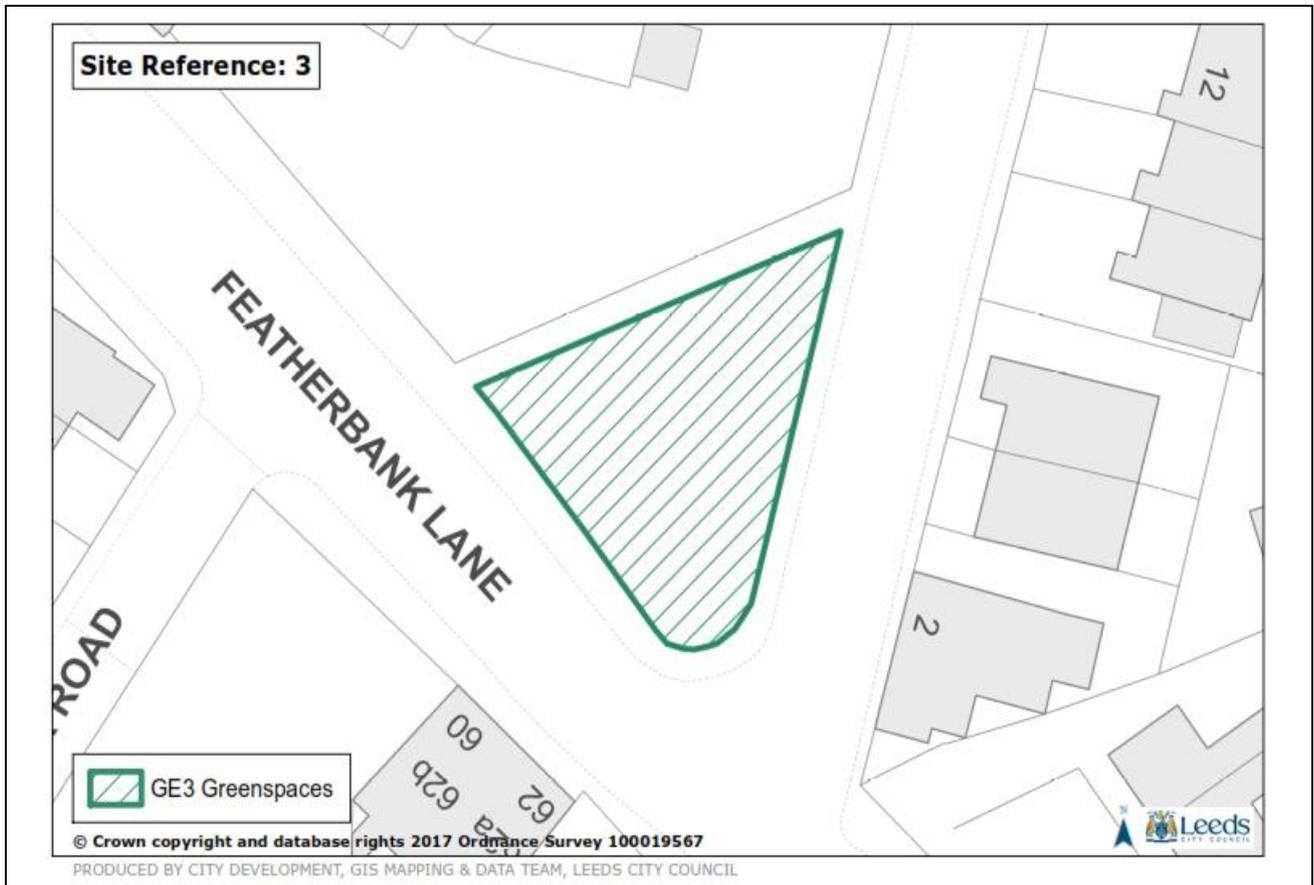
## Appendix 2 – Local Green Space Assessments



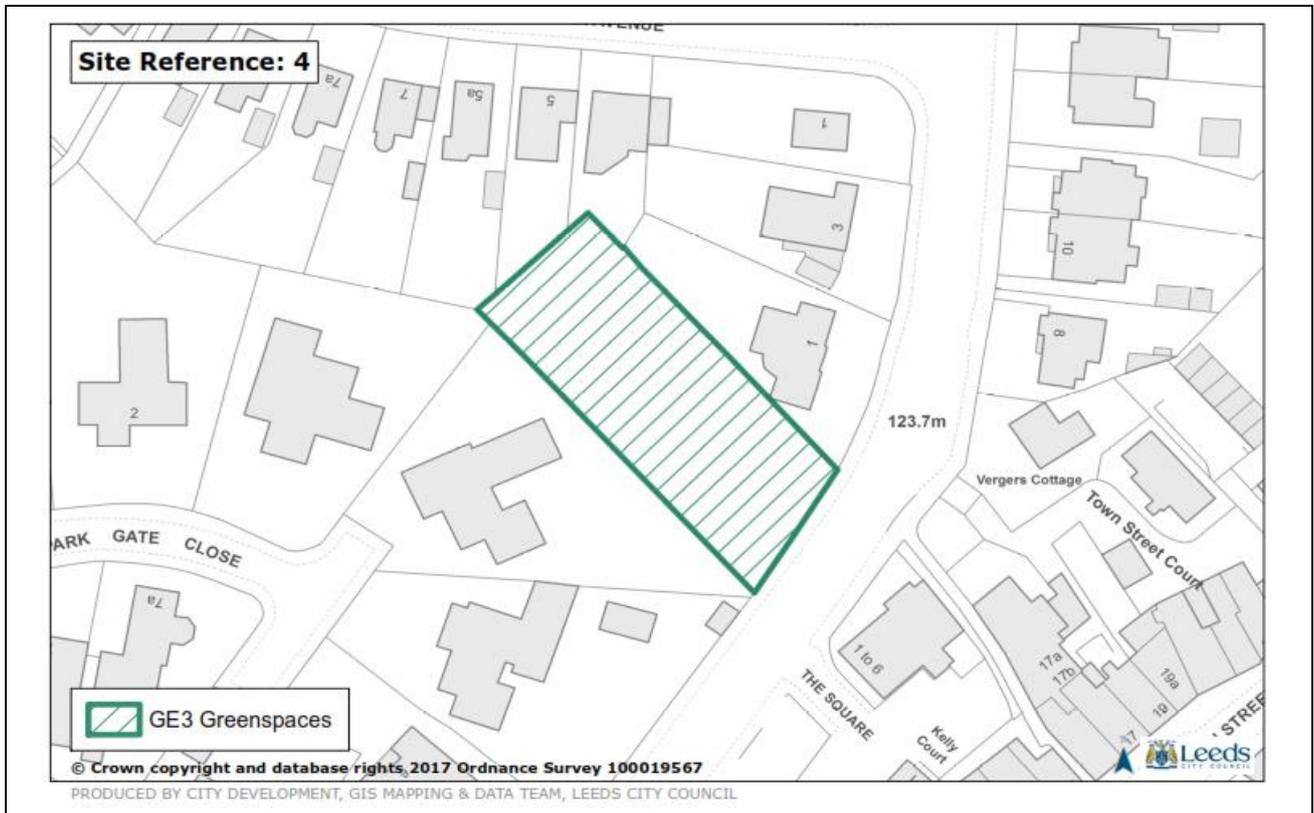
<b>Site Name:</b>	<b>Old Ball Garden</b>
<b>Location</b>	On the Old Ball Roundabout between the Long Row and Station Road roundabout exits.
<b>Size</b>	< 0.1 ha.
<b>Proximity to community served</b> (ref NPPF 100a)	Yes - this garden green space is positioned at the top of one of the Horsforth shopping areas – Station Road – whose business workers it primarily serves.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The site is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes – the space is well planted with flower beds, low shrubs and mature trees, which enhances the well-built-up area and street scene for the many motorists and pedestrians who pass by. It is a surprisingly tranquil area given its road-side location. Falls within the Horsforth (Town Street) Conservation Area.
<b>Historic significance</b> (ref NPPF 100b)	None known.
<b>Recreational value</b> (ref NPPF 100b)	Yes – the space is a popular lunch spot for surrounding businesses with several benches and litter bins. It is one of the few public gardens in Horsforth.
<b>Wildlife richness</b> (ref NPPF 100b)	No
<b>Summary Assessment/Basis for Recommendation</b>	This is a valued community site, both local in character and in close proximity to the community it serves. It has particular local significance as a recreational and landscape resource. Given its regular use and amenity function, it is a demonstrably special space for local people.
<b>Recommendation</b>	<b>Designate as Local Green Space</b>



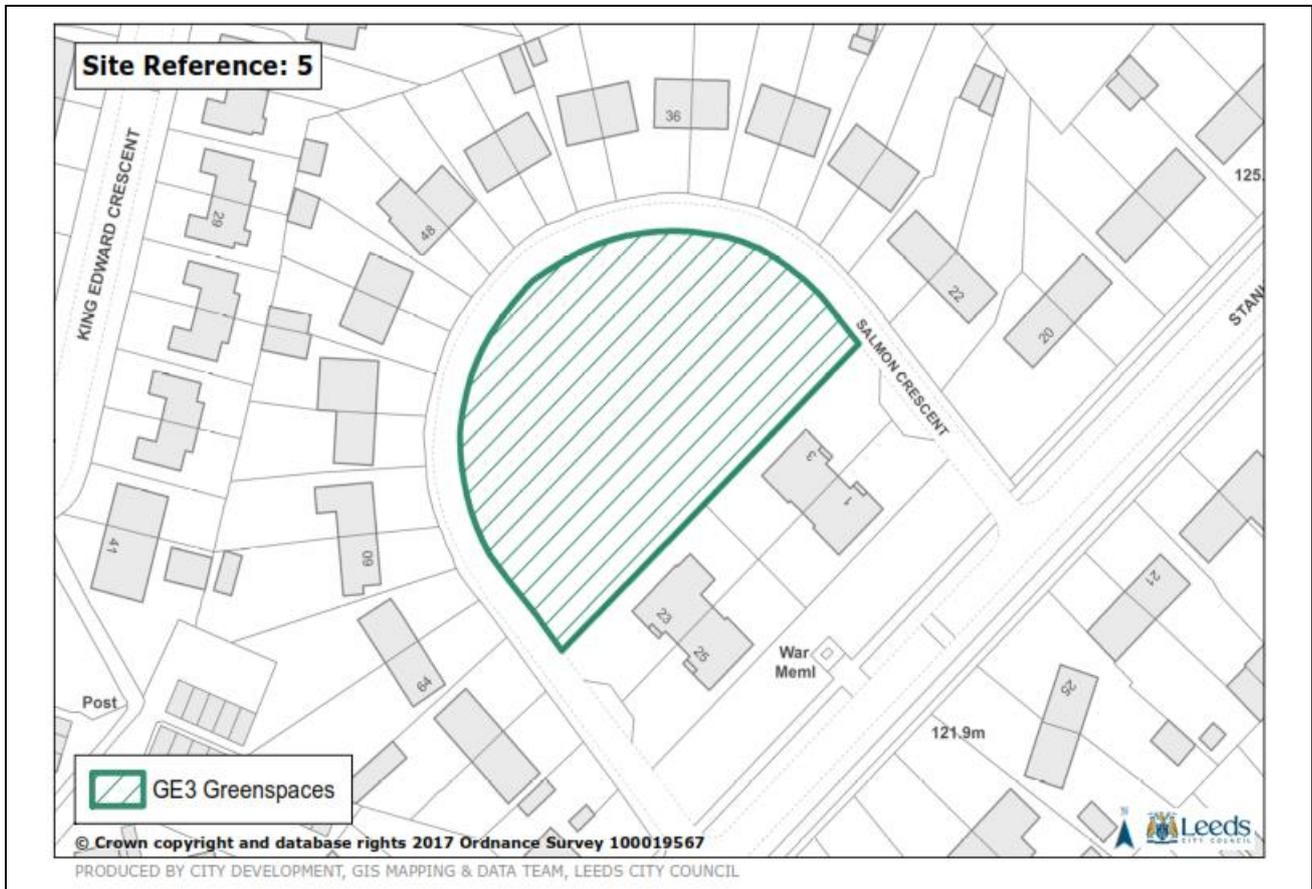
<b>Site Name:</b>	<b>Woodbine Green</b>
<b>Location</b>	At the junction of Regent Avenue and Woodbine Terrace
<b>Size</b>	< 0.2 ha.
<b>Proximity to community served</b> (ref NPPF 100a)	Yes – the space lies at the heart of the local residential community.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The site is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes - this is a small open area of public garden / park. Boundaries are formed from low stone dwarf walls facing Woodbine Terrace and the space includes a bench. The south west part has mature trees which add to the street scene. The site slopes gently downwards from the north west. It contributes to the visual quality of the area as it is an attractive green oasis. The main view from the area is to the north east, onto Woodbine Terrace, a line of sloping stone terraced houses. Within Cragg Hill and Woodside Conservation Area. Forms part of an 'important long-distance view' from Cragg Hill south-west down Regent Avenue. Contributes to setting of adjacent positive buildings.
<b>Historic significance</b> (ref NPPF 100b)	None known - when the estate was built this small corner-plot was left as a green space.
<b>Recreational value</b> (ref NPPF 100b)	Yes – bench allows for informal recreation providing a tranquil spot in a residential area. The area is tended by the local conservation group, providing an active recreational opportunity.
<b>Wildlife richness</b> (ref NPPF 100b)	Limited local habitat value in largely built-up area. The area links into local gardens and to the south east, across Craggwood Road lies Little Wood protected green space (LCC site G1403).
<b>Summary Assessment/Basis for Recommendation</b>	This is an attractive site, both local in character and in close proximity to the residential community it serves. It has particular local significance as a recreational and landscape resource. Given its appearance, use and active maintenance by the local community, it is a demonstrably special space for local people.
<b>Recommendation</b>	<b>Designate as Local Green Space</b>



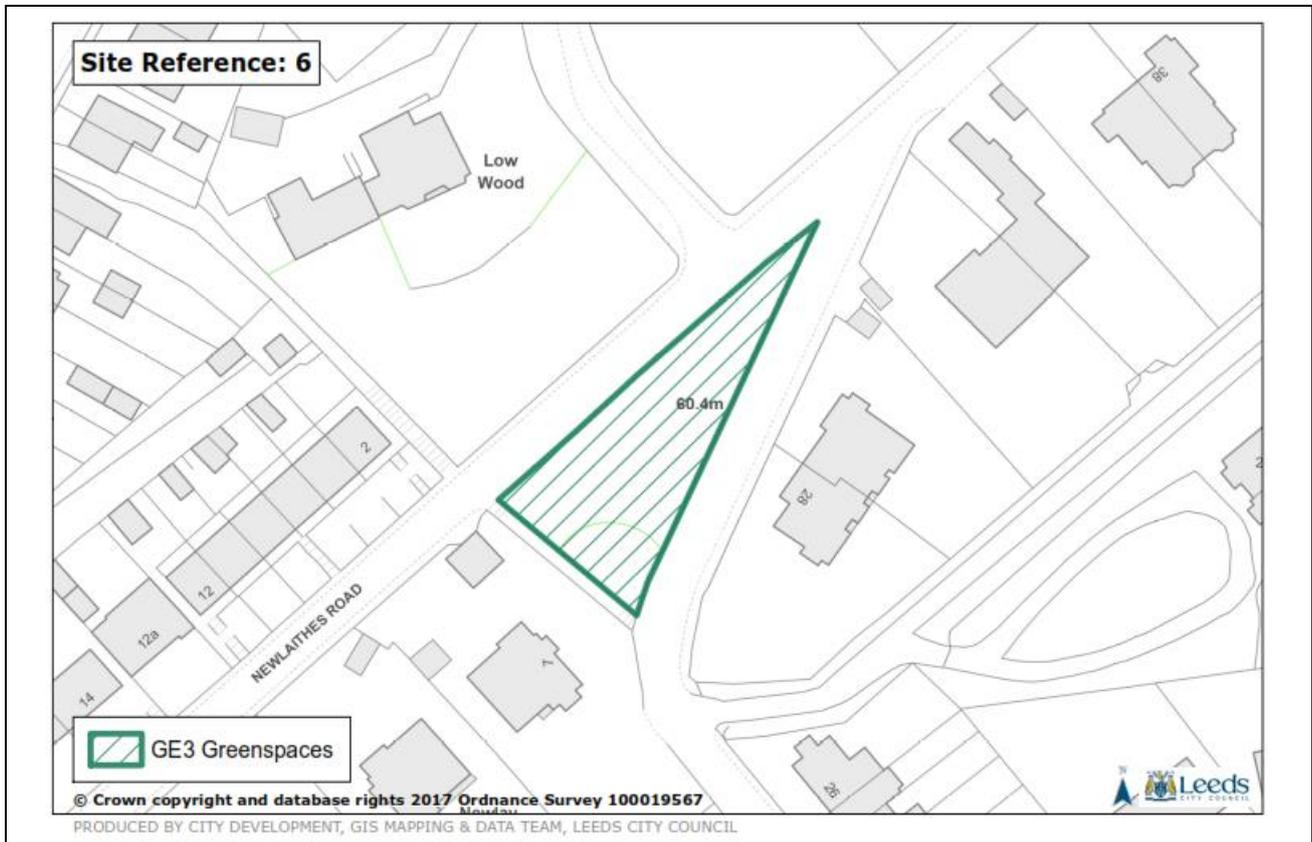
<b>Site Name:</b>	<b>Regent Road / Featherbank Lane</b>
<b>Location</b>	Junction of Regent Road and Featherbank Lane
<b>Size</b>	< 0.1 ha.
<b>Proximity to community served</b> (ref NPPF 100a)	Yes – the space lies at the heart of the local residential community.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The site is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes - this is a triangular area of public green space bounded by roads and gardens / houses to the rear. It provides an attractive green oasis within a developed area. The area includes benches, a path, small planted shrubs and daffodils in season. The former open area to the north is now developed, having previously been waste land. Falls within Cragg Hill and Woodside Conservation Area. Identified as part of a 'key green area' (NB largely now developed to the north) and provides part of the focus of a 'key mid-distance view' south down Regent Road towards Featherbank Lane.
<b>Historic significance</b> (ref NPPF 100b)	None known
<b>Recreational value</b> (ref NPPF 100b)	Yes – bench, trees and path allow for both informal and formal recreation. Maintenance by the Horsforth in Bloom group provides an active recreational opportunity.
<b>Wildlife richness</b> (ref NPPF 100b)	Limited local habitat value in otherwise largely built-up area.
<b>Summary Assessment/Basis for Recommendation</b>	The site is both local in character and in close proximity to the residential community it serves. It has particular local significance as a recreational and landscape resource. Given its appearance, use and active maintenance by the local community, it is a demonstrably special space for local people.
<b>Recommendation</b>	<b>Designate as Local Green Space</b>



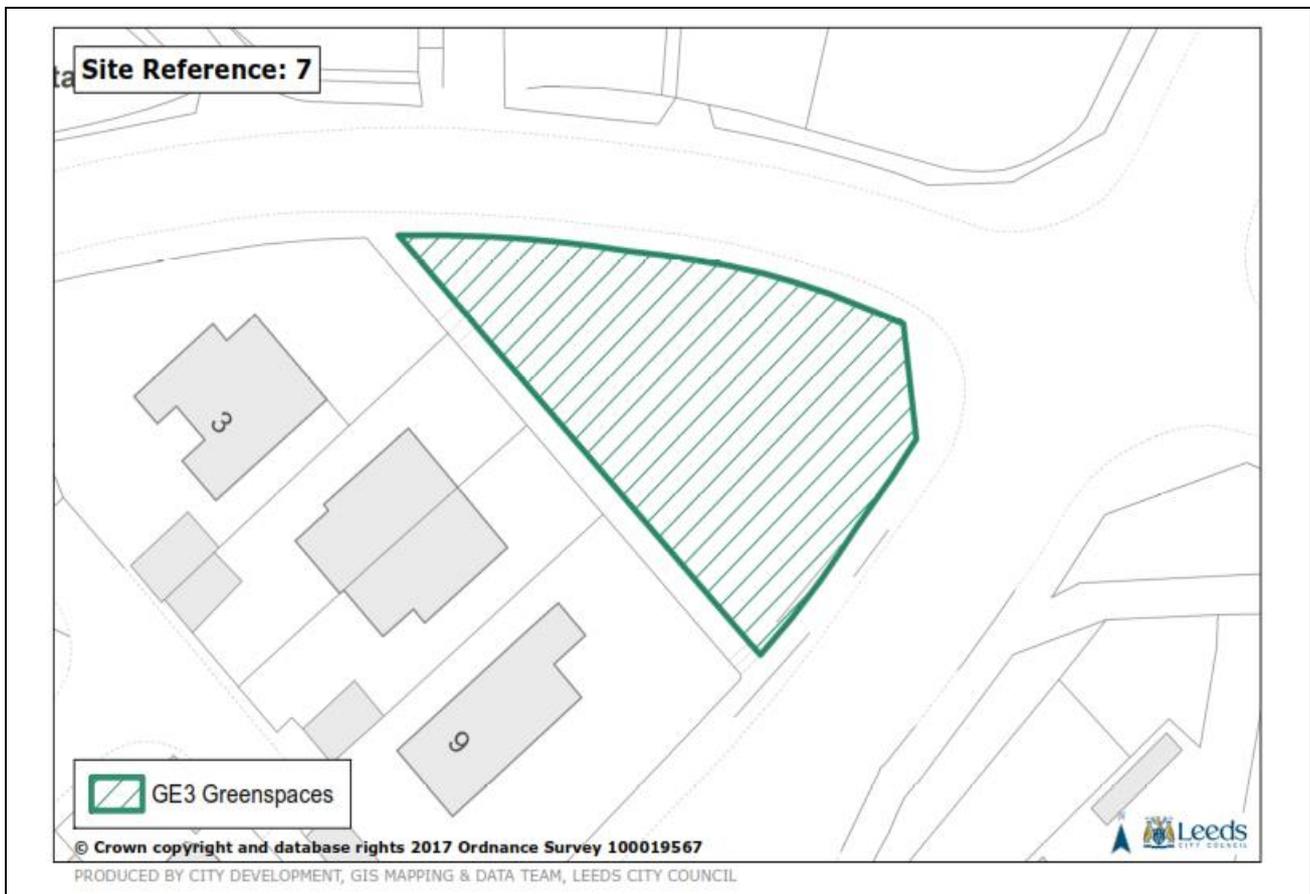
<b>Site Name:</b>	<b>Church Road Burial Ground</b>
<b>Location</b>	Church Road, Horsforth, LS18 5LQ
<b>Size</b>	< 0.2 ha.
<b>Proximity to community served</b> (ref NPPF 100a)	Yes – the space lies at the heart of a mixed residential and commercial community.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The site is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes – attractive open green area with surrounding and probably original stone walls (with access gate to Church Road), scattered grave stones and mature trees, forming an attractive component of the street scene for motorists and pedestrians and surrounding residents.
<b>Historic significance</b> (ref NPPF 100b)	Yes - one of the original burial grounds. The site remains a burial ground and remains licenced to receive cremation urns. The site is owned by St. Margaret’s Church.
<b>Recreational value</b> (ref NPPF 100b)	Yes – has public access and is used by the surrounding residents. Maintenance by Horsforth in Bloom group provides active recreational opportunity.
<b>Wildlife richness</b> (ref NPPF 100b)	Limited local - isolated green space surrounded by houses and the road.
<b>Summary Assessment/Basis for Recommendation</b>	This is an attractive site, both local in character and in close proximity to the residential community it serves. It has particular local historic, landscape and recreational significance. Given its appearance, use and active maintenance by the local community, it is a demonstrably special space for local people.
<b>Recommendation</b>	<b>Designate as Local Green Space</b>



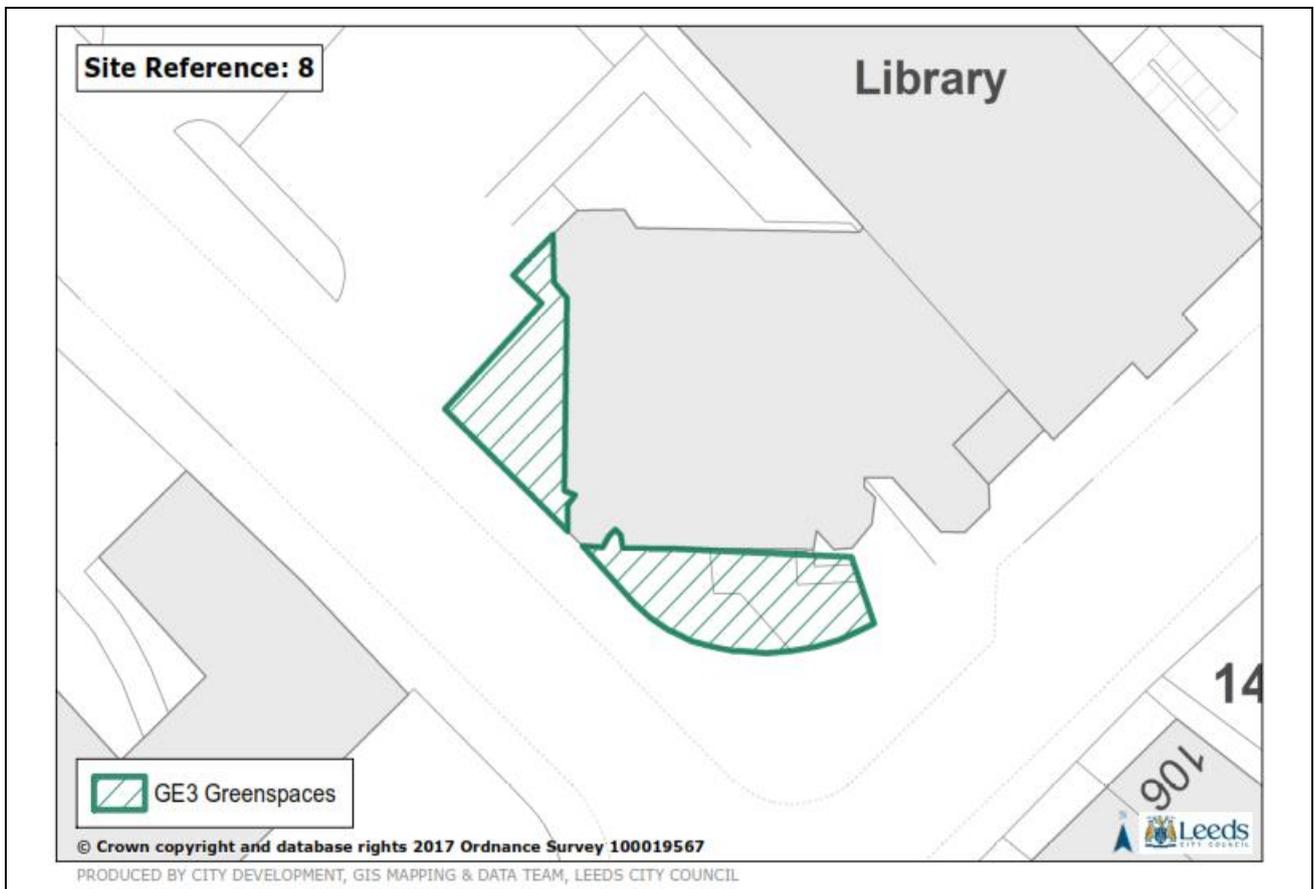
<b>Site Name:</b>	<b>Salmon Crescent Green</b>
<b>Location</b>	Salmon Crescent, Horsforth
<b>Size</b>	c. 0.5 ha.
<b>Proximity to community served</b> (ref NPPF 100a)	Yes – the space lies at the heart of the local residential community.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The site is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes - overlooked amenity green space benefitting houses in the crescent-shaped Salmon Crescent. The area has fringing mature trees to Salmon Crescent.
<b>Historic significance</b> (ref NPPF 100b)	None known - the land was originally part of the Stanhope Estate, from which land was purchased to build the estate in the 1920's. It was left undeveloped to provide amenity space for residents.
<b>Recreational value</b> (ref NPPF 100b)	Yes – used by local children as play area.
<b>Wildlife richness</b> (ref NPPF 100b)	No
<b>Summary Assessment/Basis for Recommendation</b>	Amenity green space both local in character and in close proximity to the residential community it serves. It has local significance as a recreational and landscape resource. Given its use and function it is a demonstrably special space for local people.
<b>Recommendation</b>	<b>Designate as Local Green Space</b>



<b>Site Name:</b>	<b>Newlay Green</b>
<b>Location</b>	Bounded by Newlay Lane (south), Newlaithes Road (north) and the Cuckoo Step (west).
<b>Size</b>	< 0.5 ha.
<b>Proximity to community served</b> (ref NPPF 100a)	Yes – the space lies at the heart of the local residential community.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The site is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes – the space provides a green focus to the Newlay area. The main benefit of the site is the visual contribution it makes to the area. The site slopes from north to south down the Aire valley side. To the west of the site runs Cuckoo Steps, a non-definitive pathway consisting of stone steps and cobbled sections, connecting Newlaithes Road to Newlay Lane. The area is a mix of dense brambles, trees and grassed areas. Falls within Newlay Conservation Area and contributes to the setting of the positive buildings which more or less encircle it.
<b>Historic significance</b> (ref NPPF 100b)	The southern boundary wall leading onto Newlay Lane is the original wall of the lane. The Cuckoo Steps are a long-used and much-used footpath leading down to the River Aire and the Newlay Bridge.
<b>Recreational value</b> (ref NPPF 100b)	Yes – the space is an accessible greenspace, providing a tranquil spot within a developed area and an amenity space for residents of the area. Local residents regard the area as Newlay “Green”. Includes well-used steps / path and is actively maintained in part by the local Newlay Conservation Society. The grassed sections are tended by Leeds City Council.
<b>Wildlife richness</b> (ref NPPF 100b)	Limited Local - the space supports an array of wildlife, especially birds, which nest in the dense brambles located to the south of the site.
<b>Summary Assessment/Basis for Recommendation</b>	This is an attractive site, both local in character and in close proximity to the residential community it serves. It has particular local significance, with some associated recreational, historic and wildlife interest. Given its appearance and active maintenance by the local community, it is a demonstrably special space for local people.
<b>Recommendation</b>	<b>Designate as Local Green Space</b>



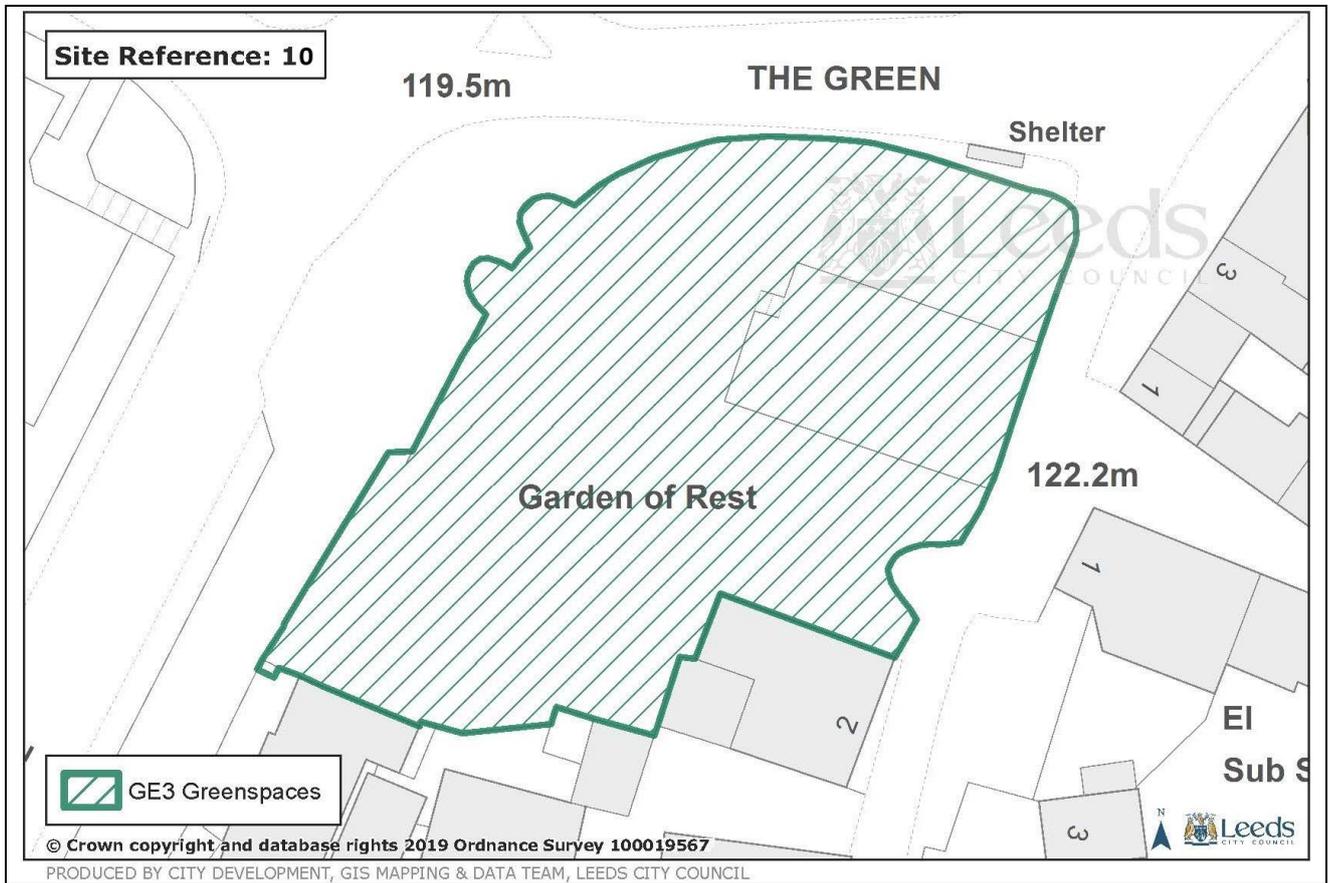
<b>Site Name:</b>	<b>Church Lane / Church Road Green</b>
<b>Location</b>	Junction of Church Lane and Church Road, Horsforth
<b>Size</b>	c. 0.2 ha.
<b>Proximity to community served</b> (ref NPPF 100a)	Yes– the space lies at the heart of the local largely residential community.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The site is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes - green amenity space with some trees (silver birch) and daffodil planting in season.
<b>Historic significance</b> (ref NPPF 100b)	Yes - un-marked stone, possibly an old boundary marker, in north corner and historic association with the Horsforth Civic Society - it was planted with 4 trees by Horsforth Civic Society in 2013, in celebration of 40 years of the civic society, so it has local cultural and historic significance.
<b>Recreational value</b> (ref NPPF 100b)	Limited - this is a green space formed when the original housing estate was constructed to provide amenity space to the residents. The site contained a bench, for which there are plans for replacement. There is a footpath located to the south-west boundary, this being an undesignated extension of designated footpath 50. The path is in very heavy use by Horsforth School students.
<b>Wildlife richness</b> (ref NPPF 100b)	No
<b>Summary Assessment/Basis for Recommendation</b>	Amenity green space both local in character and in close proximity to the residential community it serves. It has local landscape (amenity) and historic / cultural significance, with plans to reinstate its bench to provide an informal recreational opportunity. Its function and cultural significance make it is a demonstrably special space for local people.
<b>Recommendation</b>	<b>Designate as Local Green Space</b>



<b>Site Name:</b>	<b>Horsforth Town Council Jubilee Garden and Library Garden</b>
<b>Location</b>	Junction of Town Street with Church Lane, Horsforth
<b>Size</b>	< 0.1 ha.
<b>Proximity to community served</b> (ref NPPF 100a)	Yes – space lies at the heart of the Town Street commercial and civic area.
<b>Local in character/extensive tract of land?</b> (ref NPPF 100c)	The site is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes – Jubilee Garden features an impressive decorative mosaic of the town council’s logo. Two benches located on the site allow views down Town Street. Both gardens feature planted beds with flowers and low shrubs. Falls within Horsforth Town Street Conservation Area, contributing to the setting of adjacent positive structures.
<b>Historic significance</b> (ref NPPF 100b)	Yes - the Library Garden (to the west) was formed when the modern library extension was built in 1975. The Jubilee Garden (south section) was formed by Horsforth Town Council to celebrate the Jubilee of HM The Queen, lending it significant historical association.
<b>Recreational value</b> (ref NPPF 100b)	Yes - The Jubilee Garden contains benches, which are in regular use, and has a slightly elevated view down Town Street and forms a tranquil spot at the head of the shopping centre. It is tended by Horsforth in Bloom under contract to the Town Council. It also features an impressive mosaic. The area contains the Town Council and City Council public noticeboards.
<b>Wildlife richness</b> (ref NPPF 100b)	None
<b>Summary Assessment/Basis for Recommendation</b>	This is an attractive civic space, both local in character and in close proximity to the town centre community it serves. It has particular formal landscape, recreational and historic significance. Given its appearance, use, associations and status, it is a demonstrably special space for local people.
<b>Recommendation</b>	<b>Designate as Local Green Space</b>



<b>Site Name:</b>	<b>Broadway East Green Road Strips</b>
<b>Location</b>	A6120 Ring Road west of Woodside Roundabout.
<b>Size</b>	c. 2 ha.
<b>Proximity to community served</b> (ref NPPF 100a)	The space abuts local residential communities to both north and south. It also serves a non-residential motorist community which uses the A6120 in large numbers, all day, every day.
<b>Local in character/ extensive tract of land?</b> (ref NPPF 100c)	The site is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes – as visual amenity and traffic buffer. Wide highway verges and wooded slopes, in a cutting that was probably set aside for future road expansion. Heavily planted with daffodils and populated by trees on both sides, this adds to the striking visual quality of the area. This road is one of the entrance portals into Horsforth from Cookridge to the east and is on the main A6120 Ring Road. The green spaces form a buffer for traffic noise between the road and the associated housing estates located to the north, south west and south east of the road.
<b>Historic significance</b> (ref NPPF 100b)	None.
<b>Recreational value</b> (ref NPPF 100b)	None.
<b>Wildlife richness</b> (ref NPPF 100b)	Yes - forms useful local wildlife corridor linking to the proposed Local Green Infrastructure immediately to the east of the Woodside Roundabout, i.e. Oil Mill Beck / Old Mill Beck. Also links directly to LCC protected open space sites G1401 and G1402.
<b>Summary Assessment/Basis for Recommendation</b>	The space is local in character and in close proximity to the communities it serves. It has particular local landscape significance and some associated local wildlife value. Given its key role as landscape buffer and amenity, it is considered to be demonstrably special to local people.
<b>Recommendation</b>	<b>Designate as Local Green Space</b>



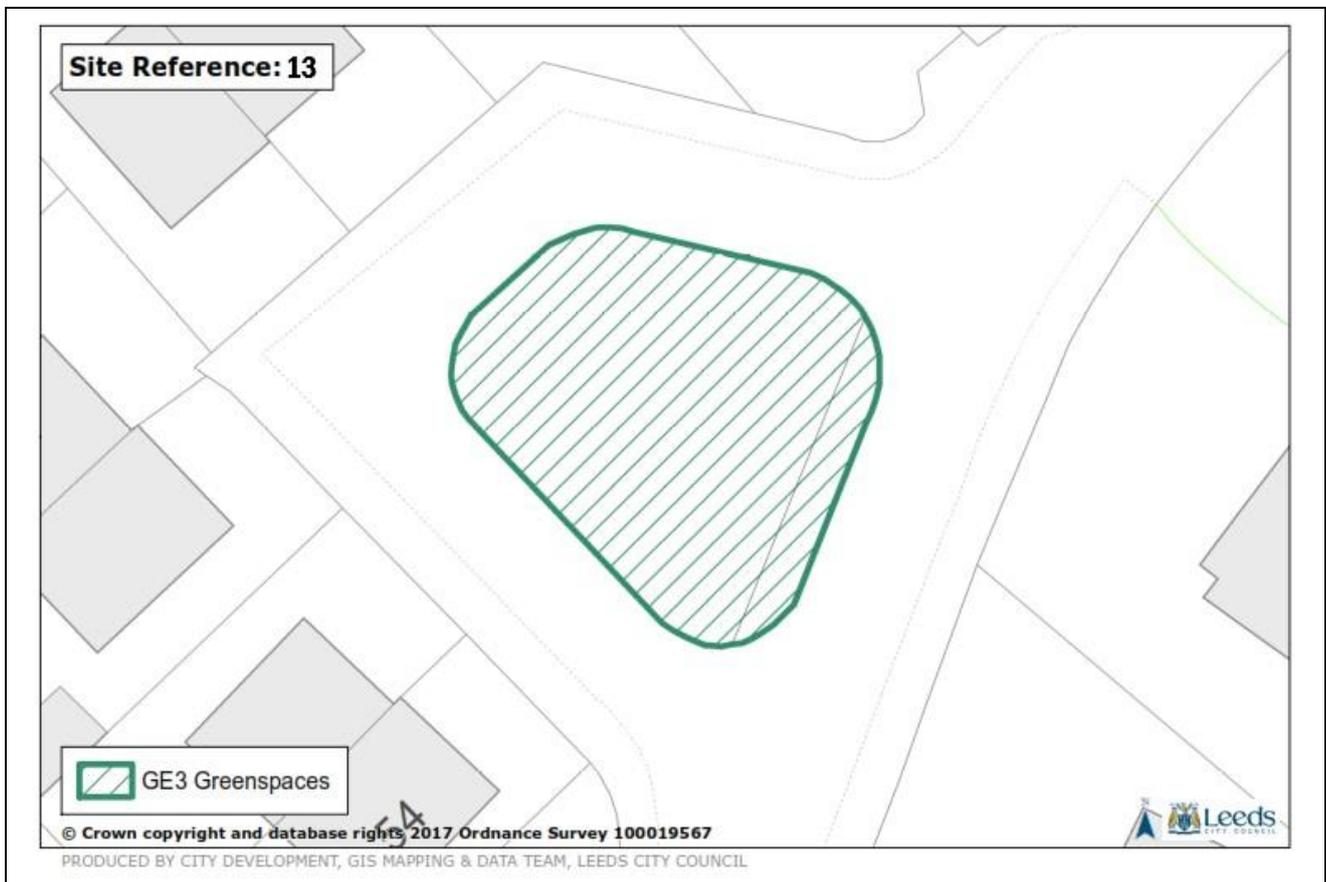
<b>Site Name:</b>	<b>Peace Garden, The Green</b>
<b>Location</b>	Junction of Fink Hill and The Green, Horsforth
<b>Size</b>	c. 0.5 ha.
<b>Proximity to community served</b> (ref NPPF 100a)	The space lies at the heart of the town centre commercial community.
<b>Local in character/ extensive tract of land?</b> (ref NPPF 100c)	The site is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes - mature trees, grass and hard-paved area at the bottom of Town Street retail centre. Attractive views from all directions into the area, plus a key vista / view towards St Margaret's Church. Significant original stone boundary walls.
<b>Historic significance</b> (ref NPPF 100b)	Yes – the space is owned by St. Margaret's Church and is the site of the Old Bell Chapel, no longer there, but now a public garden. Horsforth's Millennium Stone is located to the south west of the site, and next to it is the famous "cup and ring" stone of significant heritage importance. Falls within the Horsforth Town Street Conservation Area and contributes to the setting of positive structures.
<b>Recreational value</b> (ref NPPF 100b)	Yes – the space forms a quiet area located at the bottom of the Horsforth Town Street retail area. It is the location of the annual community Christmas tree, and Christmas light switch-on event. There are frequent community and religious events and celebrations in the space. The area includes several benches and an enclosed flagged (grave stones) area where events are held.
<b>Wildlife richness</b> (ref NPPF 100b)	No - some nesting birds in mature trees.
<b>Summary Assessment/Basis for Recommendation</b>	This is an attractive civic space, both local in character and in close proximity to the town centre community it serves. It has particular formal landscape, recreational and historic significance. Given its appearance, use, associations and status, it is a demonstrably special space for local people.
<b>Recommendation</b>	<b>Designate as Local Green Space</b>



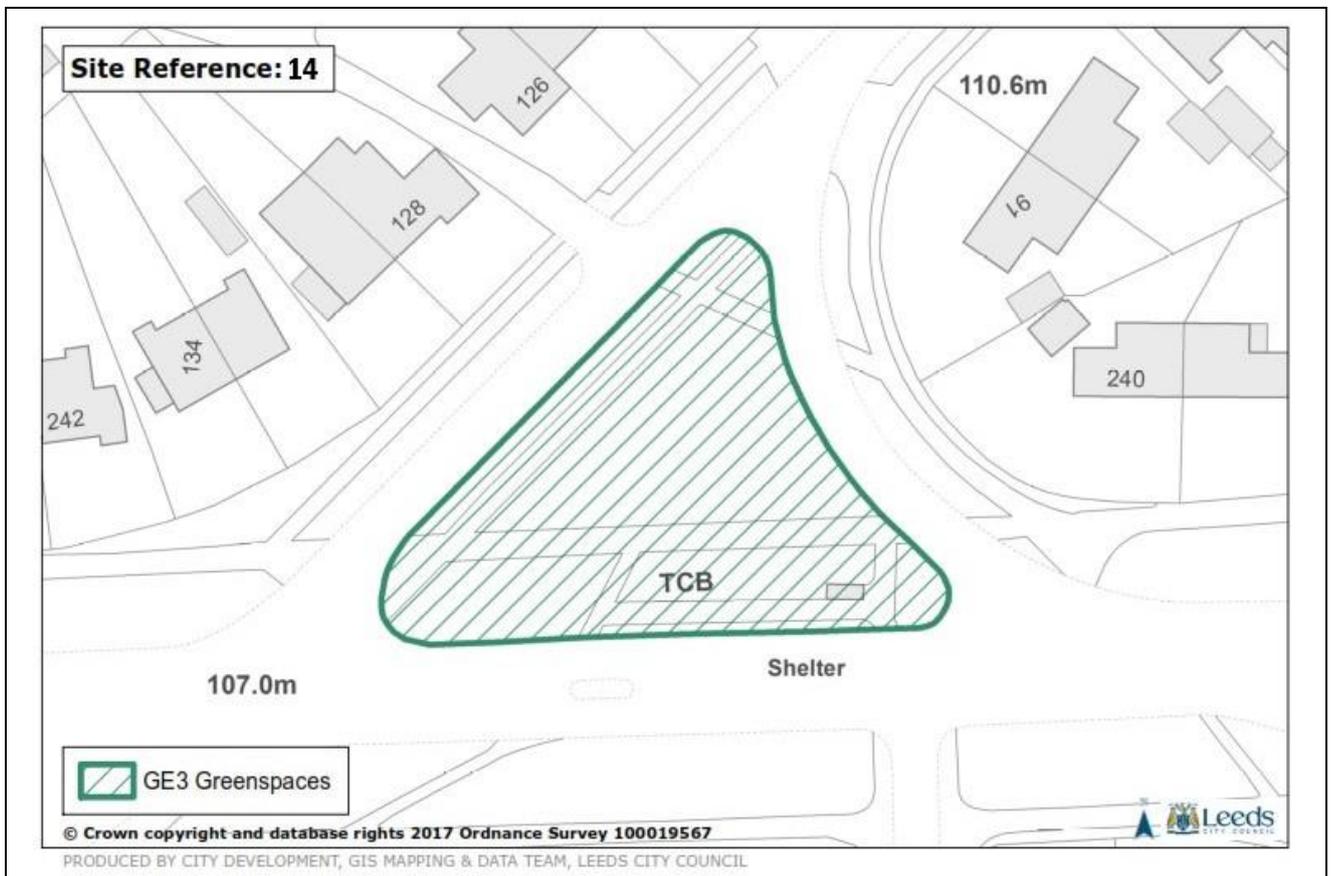
<b>Site Name:</b>	<b>Victoria Gardens (South) Green</b>
<b>Location</b>	Victoria Gardens south-eastern section.
<b>Size</b>	< 0.2 ha.
<b>Proximity to community served</b> (ref NPPF 100a)	Yes – the space lies at the heart of the local residential area.
<b>Local in character/ extensive tract of land?</b> (ref NPPF 100c)	The site is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes - isolated greenspace in an otherwise built-up area. Visually attractive with some large trees.
<b>Historic significance</b> (ref NPPF 100b)	None known.
<b>Recreational value</b> (ref NPPF 100b)	Yes – amenity space / play space for children provided as part of the planning of the adjacent housing estate.
<b>Wildlife richness</b> (ref NPPF 100b)	Limited local.
<b>Summary Assessment/Basis for Recommendation</b>	The space is in close proximity to the local community and local in character. It has local landscape and recreational significance and for these reasons is demonstrably special to local people.
<b>Recommendation</b>	<b>Designate as Local Green Space</b>



<b>Site Name:</b>	<b>The Jumps, Newlay Grove</b>
<b>Location</b>	Newlay Grove, Horsforth LS18 4LH
<b>Size</b>	c. 0.2 ha.
<b>Proximity to community served</b> (ref NPPF 100a)	Yes – the space lies at the heart of the local residential community.
<b>Local in character/ extensive tract of land?</b> (ref NPPF 100c)	The site is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes – the area was left as a green space when the original housing estate was formed. Visually attractive and includes protected mature trees subject to Tree Preservation Orders. Surrounded by houses which enjoy views into the area.
<b>Historic significance</b> (ref NPPF 100b)	None known.
<b>Recreational value</b> (ref NPPF 100b)	Yes –site looked after by Newlay Conservation Society and accessed at least once a month for maintenance purposes providing an active recreational opportunity for those involved. Views offered to surrounding 10 or so houses, providing an ambient recreational opportunity.
<b>Wildlife richness</b> (ref NPPF 100b)	Local - Provides a small haven for wildlife within a housing estate. Includes a fox den.
<b>Summary Assessment/Basis for Recommendation</b>	The space is in close proximity to the community it serves and is local in character. It has particular local landscape and some recreational significance and some local wildlife value. Given its function and use, particularly the active involvement of the local conservation group, it is considered to be demonstrably special to local people.
<b>Recommendation</b>	<b>Designate as Local Green Space</b>



<b>Site Name:</b>	<b>Newlay Grove "D" opposite 7 Newlay Grove</b>
<b>Location</b>	Newlay Grove, Horsforth
<b>Size</b>	< 0.1 ha.
<b>Proximity to community served</b> (ref NPPF 100a)	Yes – the space lies at the heart of the residential community.
<b>Local in character/ extensive tract of land?</b> (ref NPPF 100c)	The site is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes – part of the planned green environment, amenity space and visual setting for surrounding houses. The area contains 2 mature tree and had more trees until they became diseased and had to be removed. These were replaced by small cherry trees.
<b>Historic significance</b> (ref NPPF 100b)	None known.
<b>Recreational value</b> (ref NPPF 100b)	Yes – used as play area by local children.
<b>Wildlife richness</b> (ref NPPF 100b)	None
<b>Summary Assessment/Basis for Recommendation</b>	The space is in close proximity to the local community and local in character. It has local landscape and recreational significance and demonstrably special to local people on this basis.
<b>Recommendation</b>	<b>Designate as Local Green Space</b>



<b>Site Name:</b>	<b>Stanhope Drive / Broadway Green Triangle</b>
<b>Location</b>	Junction of A6120 Ring Road with Stanhope Drive.
<b>Size</b>	< 0.2 ha
<b>Proximity to community served</b> (ref NPPF 100a)	Yes – the space lies at the heart of a residential community. It also serves a non-residential motorist community which uses the A6120 in large numbers, all day every day.
<b>Local in character/ extensive tract of land?</b> (ref NPPF 100c)	The site is local in character.
<b>Landscape significance, e.g. beauty, tranquillity</b> (ref NPPF 100b)	Yes - visually attractive green space with mature trees and grassed area. Linked to and located two-thirds of the way down the memorial tree avenue of Stanhope Drive – proposed as a Non-Designated Heritage Asset in this plan – see Appendix 6. This green space was formed at the time of roadworks for the A6120 Ring Road which split Stanhope Drive into two sections. Breaks up the view of the row of houses when travelling either way on A6120 Ring Road.
<b>Historic significance</b> (ref NPPF 100b)	Yes – links to the WW1 memorial tree avenue on Stanhope Drive and includes trees forming part of that avenue.
<b>Recreational value</b> (ref NPPF 100b)	Limited – crossed by two footpaths and enjoyed by bus passengers waiting at the bus shelter in the site’s south-east corner.
<b>Wildlife richness</b> (ref NPPF 100b)	None
<b>Summary Assessment/Basis for Recommendation</b>	The space is in close proximity to the community and is local in character. It has particular landscape and historic significance and is demonstrably special to local people for these reasons and to motorists for its visual appeal.
<b>Recommendation</b>	<b>Designate as Local Green Space</b>

## **Appendix 3: Character Areas Summary**

### **Character Area 1: Town Street (including Horsforth (Town Street) Conservation Area (part))**

Buildings are set back to the rear of the pavement and are predominantly domestic in scale. There is a vertical emphasis where sandstone is the unifying material.

The St. Margaret's Area, which is outside the conservation area, consists of a mixture of C.20th housing, with some bungalows, and has a coherence arising from the predominantly open front gardens with low boundary walls and grass verges.

Opportunities for enhancement of the public realm and green spaces are to be supported, particularly the unsurfaced car park between Town Street and New Street, and within Hall Park.

### **Character Area 2: Low Lane and Troy (including Horsforth (Town Street) Conservation Area (part))**

The area is characterised by its Victorian industrial heritage as several mills were sited adjacent to the Old Mill Beck and the Harrogate / Leeds Railway. There is no unifying character to development as properties date back to late C.17th through to the present day. One unifying feature is the presence of boundary walls.

Opportunities for enhancement of Low Lane frontages and commercial properties; the Station Road shopping area, including the 'gateway' railway bridge; and pedestrian access to and along the beck.

### **Character Area 3: Broadgate (including Horsforth Cragg Hill and Woodside Conservation Area (part))**

The area dates from the end of the C.19th and is now characterised by a variety of terraces, semi-detached houses and low-rise blocks of flats. The area is green in character due to the presence of several large and small areas of open and green space. The topography also means the area benefits from long distance views.

Opportunities for enhancement through tree planting of verges and simple grassed areas. Also, improvement of the Broadgate Lane shopping parade.

### **Character Area 4: Cragg Hill and Woodside (including Horsforth Cragg Hill and Woodside Conservation Area (part))**

The area is predominantly residential and there is a pleasing mix of buildings, materials and styles which reflects the area's progressive development over the last century. This has been recognised by the designation of a conservation area within the character area. The woodlands and green spaces are an essential part of the character of the area, as are its long and mid-distance views.

### **Character Area 5: Newlay and New Road Side (including Newlay, Horsforth (Town Street) (part) and Cragg Hill and Woodside (part Conservation Areas)**

A significant part of the area falls within the Newlay Conservation Area and can be divided into six smaller character areas consisting of the Newlay Conservation Area; The Newlay Woods; The Victoria's; The Roses, Featherbanks and Sunnybanks; and Horsforth Roundabout to Park Side. The highway network has a significant visual impact on the wider character area which, in many respects, acts as a visual detractor to the character of the area. The area has important long and mid-distance views.

### **Character Area 6: Hall Lane**

Hall Lane is a predominantly residential area with dramatic south facing views over the Aire Valley. There is extensive rolling farmland and attractive green links across the character area. The architectural style is varied as it reflects the phases of development which characterise the area. St. Margaret's Church is a dominant key feature characterised by its gothic architecture. Traffic congestion is a key concern of the area.

The majority of buildings date between 1930 and the present day and demonstrate a wide range of architectural styles. These include: 1930s and 1940s white rendered 'Arts and Crafts' style cottages and 'Tudor style' detached houses with stained glass windows and Art Deco balconies. One attractive group of interwar detached houses with distinctive 'keyhole' shaped recessed porches may be seen on Fraser Avenue facing Hall Park.

### **Character Area 7: Brownberrie Lane**

Leeds Trinity University is a dominant feature within this predominantly residential area. The houses are generally low and medium density of various styles and ages. The whole area is surrounded by either open countryside or playing fields which, along with the large houses, gives the area a spacious feel and affords long and mid-distance views. Stone boundary walls are a key feature that need to be retained and maintained.

Southway and the northern section of West End Lane is an attractive 'Arts and Crafts' cottage style estate of detached and semi-detached houses with some bungalows, with rendered elevations, steep pitched roofs and stone detailed features e.g. 'eyebrow' lintels. The garden boundaries are mainly low stone walls. The original houses were built mainly in the 1940s and 1950s and many have been sympathetically extended, so retaining an overall coherence of the character of the area. However, some more recent development of 'infill' in gardens has detracted from this coherence. (see also Appendix 5)

### **Character Area 8: Low Hall**

This was a predominantly industrial area surrounded by Green Belt and isolated from the rest of Horsforth. It is now under development for housing. It was originally developed around Low Hall which contains several listed buildings. The industrial sites detracted from the visual quality of the area along with the unattractive boundary treatments that included grey metal security fencing. New buildings are replacing these with more attractive street structure. The area is poorly linked to the West Leeds Country Park and there was a lack of landscaping which is now being improved during the current developments.

### **Character Area 9: Green Belt (including Rawdon Cragg Wood Conservation Area (part))**

This character area consists mainly of open fields with stone walls and thorn hedges. There are several woodlands and there are many public footpaths, where some form part of the Leeds Country Way. There are opportunities to improve public access to create new walks or to improve accessibility. Parts of the area afford important mid-distance views.

### **Character Area 10: Old Mill Beck**

This character area comprises the eastern bank of Old Mill Beck and is characterised by important woodland, grassland and wetland habitats – all within the Leeds Habitat Network and including part of the Clayton and Daffy Woods Local Wildlife Site. The whole area falls within a Local Green Infrastructure corridor.

## Appendix 4: Views and Vistas

Policy BE1: *Horsforth Character Areas – Development and Design* details short- middle- and long-distance views that are formally documented where they are contained within one of the four Conservation Area Appraisal and Management Plans (CAAMPs).

Views in non-conservation areas within Policy BE1 are not documented elsewhere, and so are detailed here.

For each of the related BE1 policy character areas these views are set out below using the designation: -

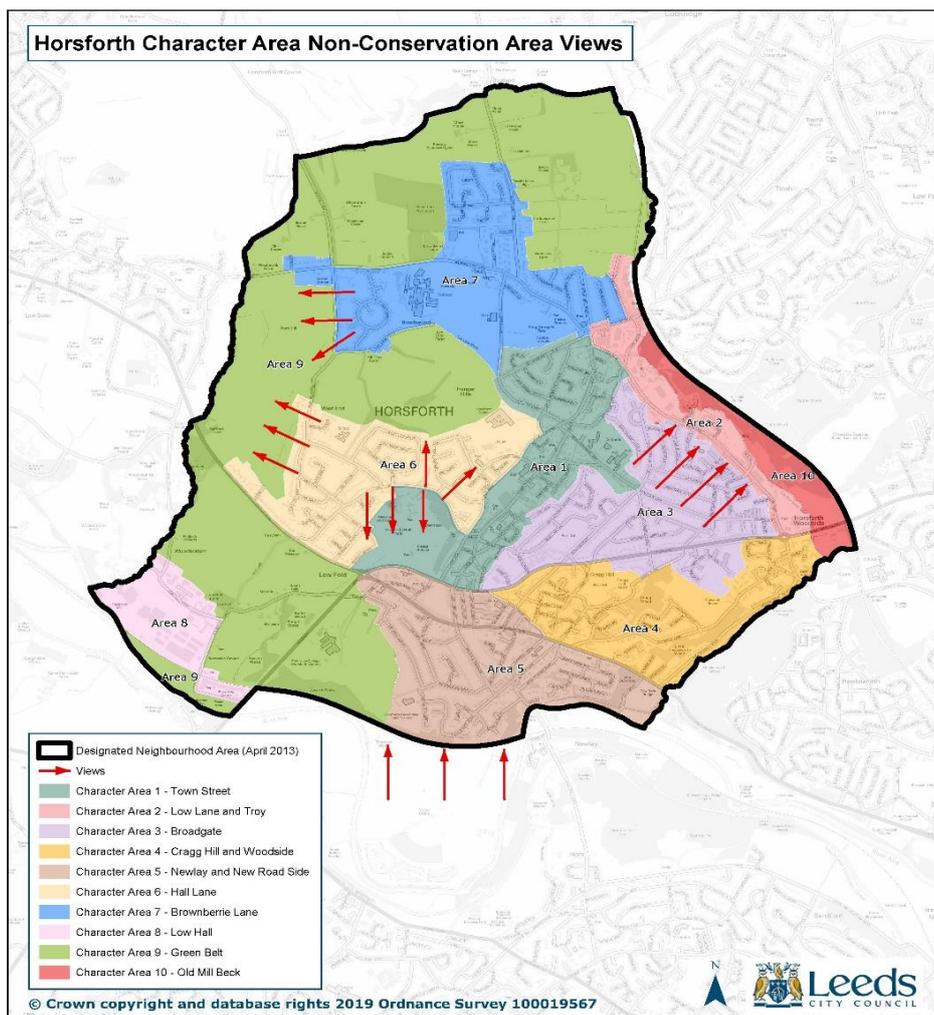
- Non-conservation Area view
- Conservation Area view.

For the non-conservation areas, views are indicated on the map below in relation to the character area they are in. Photos of the views are then given for each of the character areas in the directions indicated by the arrows on the map.

To expand on the views detailed in the CAAMPs, for each Conservation Area there is a map indicating the views, their direction and a number referring to a view photograph.

### Non-Conservation Area Views and Vistas

The non-conservation area views shown are indicated below.



### Non-Conservation Area Views and Vistas

Area	BE1 Policy statement	Designation
<b>3: Broadgate</b>	<i>Respect important long and mid-distance views, particularly eastwards towards the Oil Mill Beck corridor.</i>	Non-conservation Area



Area 3: Due E from King George Avenue to Springfield Mount.



Area 3: NE from Springfield Mount into St. James' Drive.

Area	BE1 Policy statement	Designation
<b>6: Hall Lane</b>	<i>Respect important long and mid-distance views, particularly southwards over the Aire Valley, north towards Hunger Hills Wood and St Margaret's Church spire and west towards extensive rolling farmland.</i>	Non-conservation Area



Area 6: Looking N from Hall Lane to Hunger Hills.



Area 6: Looking NE to St. Margaret's Church spire.



Area 6: Hall Park, S from Hall Lane.



Area 6: Hall Park, S from Hall Lane.



Area 6: Looking SW from Hunger Hills.



Area 6: Looking W from Hunger Hills.

Area	BE1 Policy statement	Designation
<b>7: Brownberrie Lane</b>	<i>Respect important long and mid-distance views, from West End Lane over open fields.</i>	Non-conservation Area



Area 7: Looking SW from upper West End Lane.



Area 7: Looking W from upper West End Lane.

Area	BE1 Policy statement	Designation
<b>9: Green Belt</b>	<i>Respect important mid-distance views north from the River Aire at Rodley Nature Reserve towards the edge of the Horsforth built-up area.</i>	Non-conservation area



Area 9: Looking N from Rodley Nature Reserve.



Area 9: Looking N from Rodley Nature Reserve.

**Conservation Area Views and Vistas**

For each of the four Conservation Areas there is a map indicating the views, their direction and a number referring to a view photograph.

Area	BE1 Policy statement	Designation
1: Town Street	<i>Respect long- and mid-distance views, particularly southwards over the Aire Valley.</i>	Conservation Area
	<i>Respect important long and mid-distance views within Horsforth Town Street Conservation Area.</i>	Conservation Area

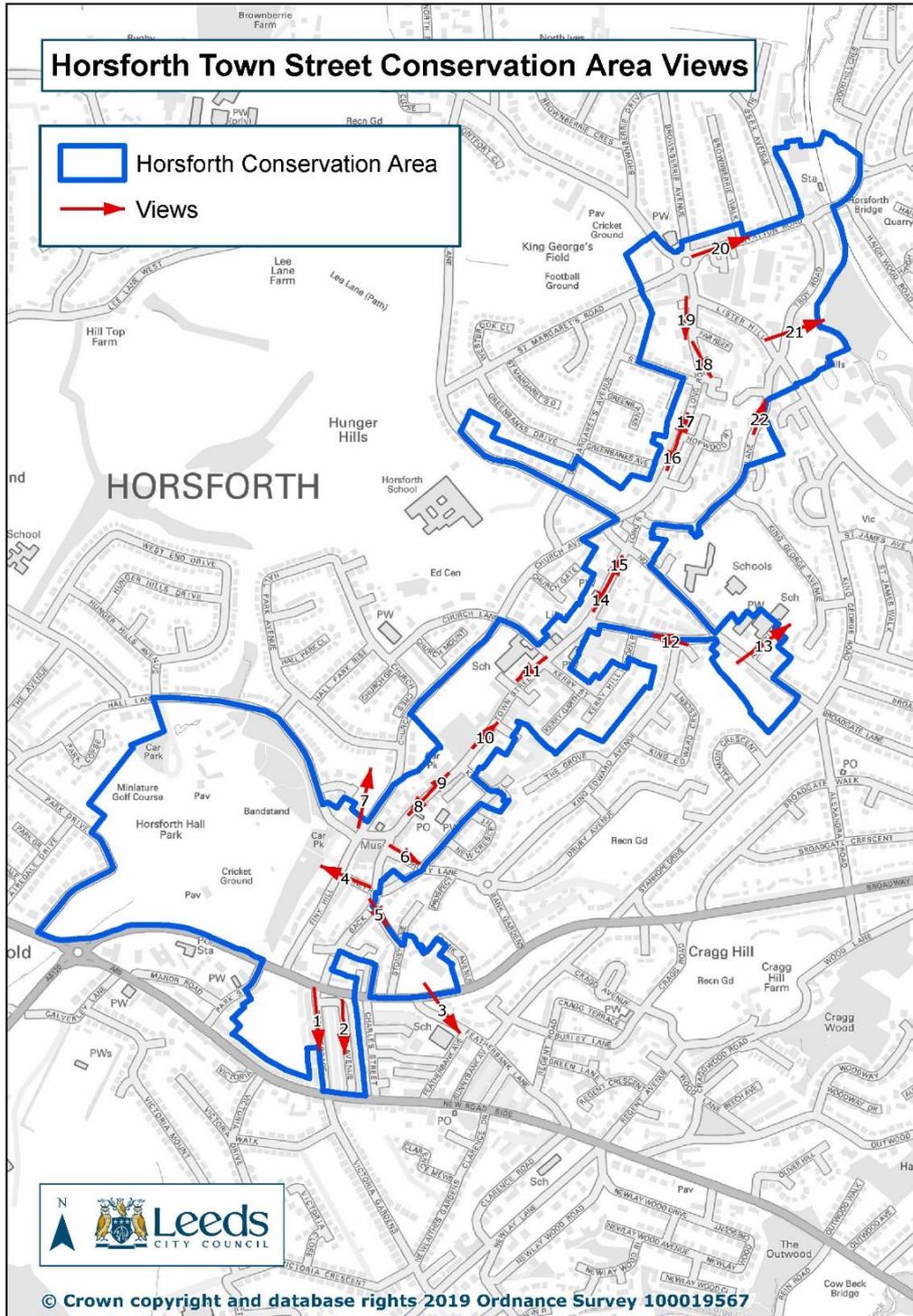




Figure 1: Due S down Rose Terrace from A6120 Ring Road.



Figure 2: Due S down Rose Avenue from A6120 Ring Road.



Figure (2a): Due S down Back Rose Ave form A6120 Ring Rd



Figure 3: SE down Featherbank Lane from A6120 Ring Road.



Figure 4: NW to Stoney Rise from junction with Back Lane.



Figure 5: SE to Back Lane from junction with Stoney Rise and Stoneythorpe.



Figure (6a): Due S down Back Lane from Drury Lane junction.



Figure 6: SE to Drury Lane from Back Lane.



Figure 7: Due N from Town Street / The Green. Emanuel Baptist Church to left.



Figure 8: SW down Town Street.



Figure 9: NE up Town Street (S section).



Figure 10: NE up Town Street (middle section).



Figure 11: SW down Town Street from Jubilee Garden.



Figure 12: Due W along Broadgate Lane.



Figure 13: NE to Albert Place from Broadgate Lane. St. Mary's Primary School to left.



Figure 14: SW on Town Street from junction with Broadgate Lane.



Figure 15: NE on Town Street from junction with Broadgate Lane.



Figure 16: Due S from Long Row onto Church Avenue.



Figure 17: Due N down Long Row.



Figure 18: SE up Long Row from Far Reef Close.



Figure 19: Due S up Long Row from junction with Ash Grove.



Figure 20: NE down Station Road from Old Ball Roundabout.



Figure 21: NE from Lister Hill.



Figure 22: Due N down Bachelor Lane.

Area	BE1 Policy statement	Designation
3, 4 and 5: Cragg Hill and Woodside	Respect important long and mid-distance views, particularly towards Bramley and the Lower Aire Valley.	Conservation Area
	Respect important long and mid-distance views within Cragg Hill and Woodside Conservation Area.	Conservation Area
	Retain views towards the open green space and woodland.	Conservation Area

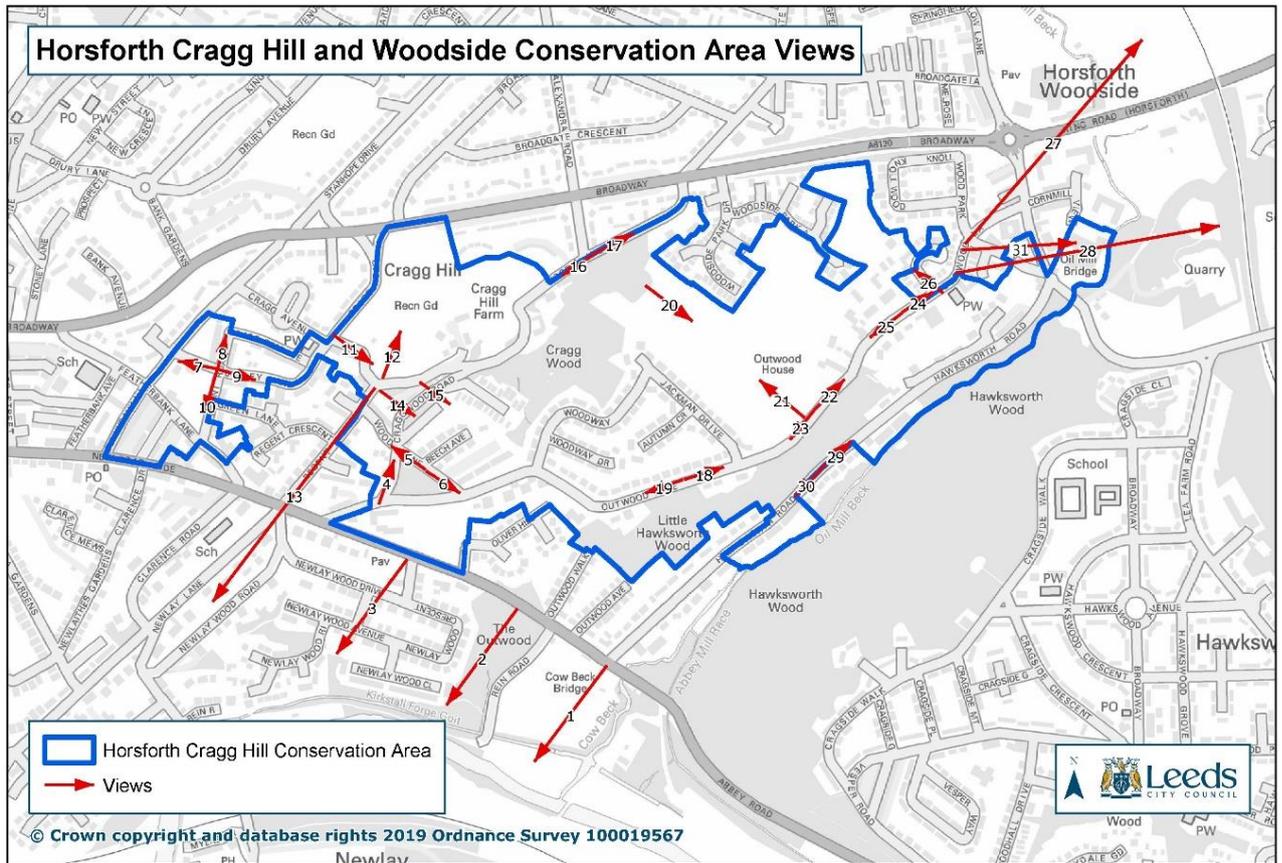




Figure 1: SW from New Road Side / Abbey Road over Oil Mill Beck.



Figure 2: SW into The Outwood from New Road Side.



Figure 3: Due S from New Road Side over Horsforth Tennis Club.



Figure 4: NE up Craggwood Road. Little Wood to right.



Figure 5: NW up Wood Lane. Little Wood to left.



Figure 6: SE down Woodbine Terrace from Regent Avenue. Woodbine Green to right.



Figure 7: Due W from junction of Burley Lane and Regent Road.



Figure 8: Due N from junction of Burley Lane and Regent Road.



Figure 9: Due E from junction of Burley Lane and Regent Road.



Figure 10: Due S from junction of Burley Lane and Regent Road.



Figure 11: SE to Cragg Hill from Burley Lane.



Figure 12: NE from Cragg Hill to Woodside Recreation Ground.



Figure 13: SW down Regent Road.



Figure 14: SE from Wood Lane.



Figure 15: SE from Wood Lane.



Figure 16: SW from Wood Lane.



Figure 17: NE from Wood Lane.



Figure 18: Due E on Outwood Lane to Little Hawksworth Wood, on right.



Figure 19: Figure 2 SW on Outwood Lane.



Figure 20: SW from edge Cragg Wood on definitive public right of way 27.



Figure 21: NW from Outwood Lane towards Cragg Wood.



Figure 22: Figure 3 NE on Outwood Lane. Little Hawksworth Wood to right.



Figure 23: SW from Outwood Lane. Little Hawksworth Wood to left.



Figure 24: NE along Outwood Lane (east section).



Figure 25: SW along Outwood Lane (east section).



Figure 26: NW to Woodside Hill Close from Outwood Lane.



Figure 27: Due S to Woodside Methodist Church from Outwood Lane. Woodside Quarry in distance.



Figure (27a): Due S to Woodside Methodist Church from Outwood Lane.



Figure 28: Due E from Outwood Lane. Horsforth Mather's Mill tower to centre left.



Figure 29: NE down Hawksworth Road.



Figure 30: SW up Hawksworth Road.



Figure 31: W from Outwood Lane.

Area	BE1 Policy statement	Designation
9: Green Belt	Respect important mid-distance views within the <i>Rawdon Cragg Wood Conservation Area</i>	Conservation Area
	<i>Respect the important view north from Rawdon Crematorium across open countryside.</i>	Conservation Area

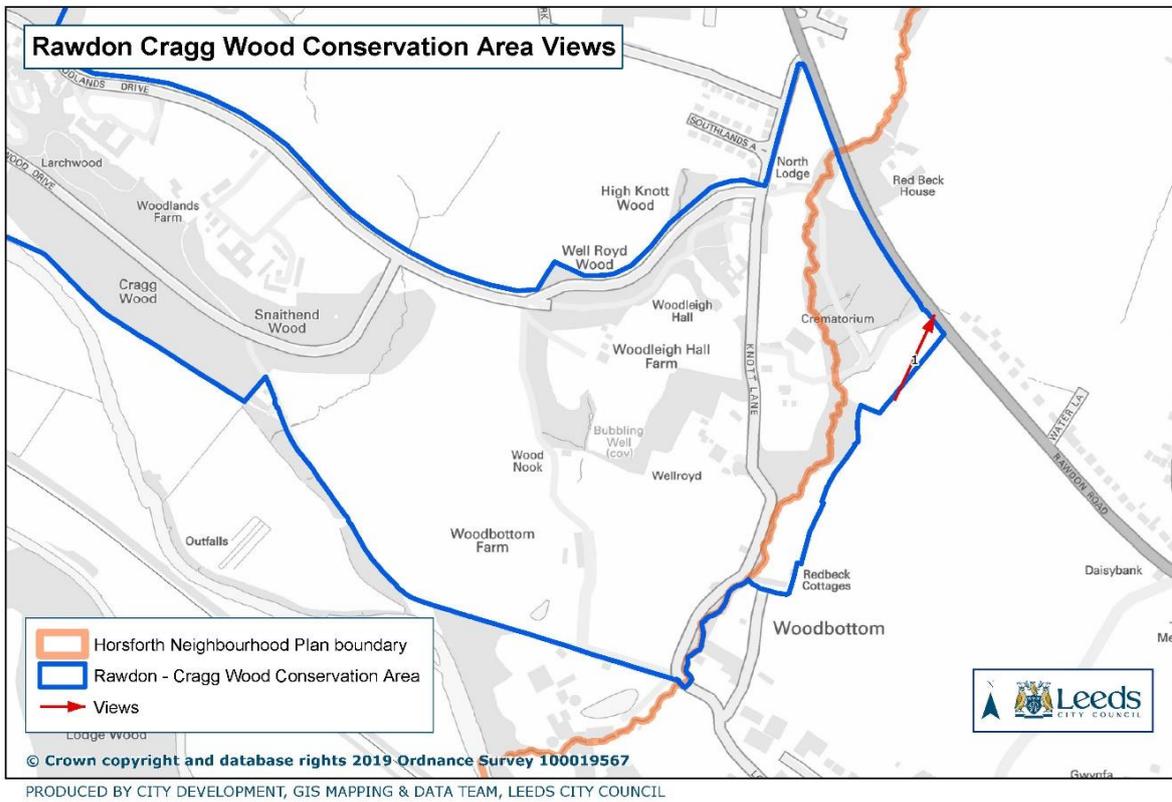


Figure 1: NE to A65 from definitive public right of way path 39. Rawdon Crematorium located to the left.

Area	BE1 Policy statement	Designation
<b>5: Newlay and New Road Side</b>	<i>Respect important long and mid-distance south and east looking views, particularly towards the River Aire and local woodlands.</i>	Conservation Area
	<i>Respect important long and mid-distance views within Newlay Conservation Area.</i>	Conservation Area

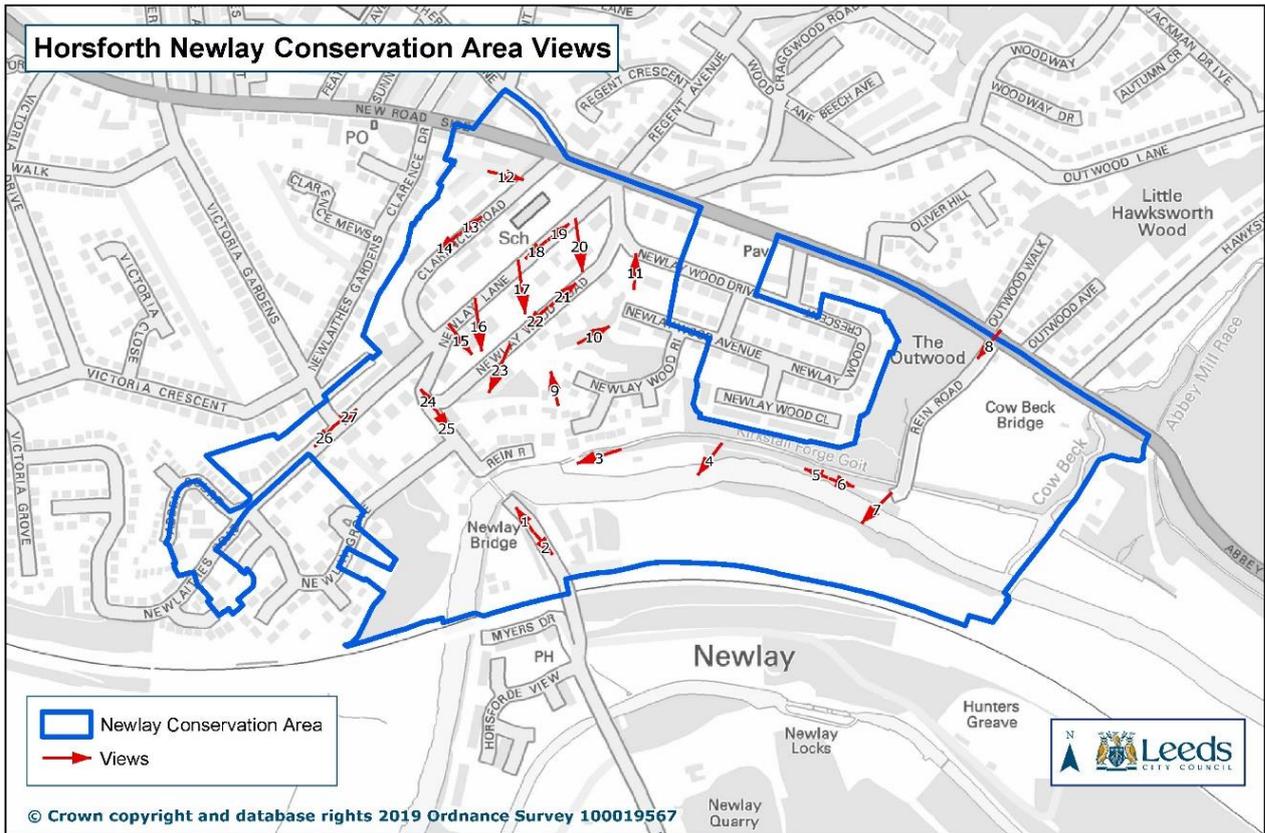




Figure 1: NW from Newlay Bridge to Newlay Lane.



Figure 2: SE from Newlay Bridge to Pollard Lane.



Figure 3: SW to Newlay Weir and Newlay Bridge.



Figure 4: SW upstream River Aire off Rein Road.



Figure 4a: SE downstream River Aire off Rein Road.



Figure 5: Due W along Rein Road path.



Figure 6: Due E along Rein Road path.



Figure 7: SW downstream River Aire – former Newlay lower weir structures to right.



Figure 8: SW down Rein Road off A65 New Road Side.



Figure 9: Due N up Newlay Bridleway and path.



Figure 10: NE up Newlay bridleway and path.



Figure 11: Due N up Newlay Bridleway and path.



Figure 12: Due E from Back Clarence Rd to Clarence Rd.



Figure 13: NE on Clarence Road.



Figure 14: SW on Clarence Road.



Figure 15: SE from Newlay Lane.



Figure 16: SW from Newlay Lane into Newlaithes Road.



Figure 17 and 20: Due S from Newlay Lane.



Figure 18: SW down Newlay Lane to Newlaithes Road.



Figure 19: NE up Newlay Lane.



Figure 21: NE up Newlay Wood Road.



Figure 22: SW down Newlay Wood Road.



Figure 23: SW from Newlay Wood Road.



Figure 24: NW from Newlay Lane up Cuckoo Steps.



Figure 25: SE down Newlay Lane to Newlay Bridge.



Figure 26: SW down Newlathes Road.



Figure 27: NE from Newlathes Road into Newlay Lane.

## Appendix 5: Upper West End Lane / Southway Estate Character Assessment

The 'Arts and Crafts' style estate of Upper West End Lane and Southway was built by Prior Builders between the late 1930s and 1950s. It is characterised by high quality, low density housing with gardens, green spaces and vegetation. Whilst there are consistencies in the design of the houses and recognisable character, there are variations which add visual interest to the buildings and estate layout.

The houses are defined by high quality architecture using a diverse but selective palette of materials, including render, natural local stone and clay tiles. They have white or off-white rendered elevations, steep pitched roofs and stone detailed pitches. The houses have an inherent quality and attention to detail with many still having the traditional window shutters, motifs, stained glassed windows, solid oak doors with bottled glass and pan tiles. The overriding character is quintessentially suburban. However, with the variety of house types and architectural details, together with a strong inter-relationship with the surrounding landscape, the area is of historic interest and highly distinctive as an early example of early middle-class suburban living.

There is also a distinctive layout to the area, with the roads not dominating but fully integrated into the landscape and with houses set well back within their garden plots, where gardens are as important as the houses themselves. Plots are spacious and well-spaced, and the garden boundaries are mainly low stone walls and hedged to the rear. The setting adds considerably to the special character of the area, with most properties maintaining a presence onto the street and responding with primary frontages and subtle architectural features. The plan and layout of the estate is unusual with wide pavements and grass verges, as well as pathways affording a large separation between the houses. A central circular area of houses (Southway) gives the internal roads a visually pleasing, curvaceous, sweeping layout. Combined with the many trees on the estate, there is a semi-rural feel for which the estate is valued. The dominance of green space throughout the estate is a defining characteristic of the area, which is also of historical interest.

Despite an increasing urbanisation, population growth and associated intensification of the wider township of Horsforth the West End Lane / Southway estate has maintained its urban fringe location achieving a delicately balanced transition between built form and the surrounding natural environment. This composition, combined with the neighbouring views over the rural landscape, assist in sustaining the rural ambience and special character of the area. The character area's boundary is shown on the map below.



**Upper West End Lane / Southway Estate Character Area**

## Appendix 6: Local Heritage Areas

### AREA 1 - NORTH ROAD / SCOTLAND LANE

This Local Heritage Area (LHA) is based on the following 12 Victorian and Edwardian villas: -

On North Road: -	On Scotland Lane: -
1 - Westfield House	6 - Lomond
2 - Oak House	7 - Half Acre
3 - North Grange	8 - Scotland Villa
4 - West Hill Grange	9 - Brentwood
5 - North Field	10 - Bourne House
	11 - Clare House
	12 - Eastleigh

NB see Google image below for area and locations.

#### History

These properties were constructed during the Victorian and Edwardian reigns, probably in the period 1860 to no later than 1910. The opening of the Leeds to Thirsk railway line encouraged successful business owners to build properties and develop large gardens in the quiet and leafy areas of Horsforth, such as those in Newlay (NB which are already designated within a Conservation Area). The nearby railway station gave access for commuting to Leeds or to the North of England. These houses are outside of a conservation area and as a group of buildings form an important selection of the Victorian / Edwardian genre, showing interesting and marked architectural features.

#### Architecture

The buildings are all constructed of stone and have fine stone boundary walls. There is strong symmetry in the original houses, with a trend for a rectangular format (e.g. North Field, Clare House). Walls are of coursed stone using significant block size, or a smaller block size, probably related to the age of the building (larger block size Victorian, smaller block size Edwardian). Quoining (corner stones) are features on some houses (e.g. North Grange, North Field, Clare House and Bourne House). The front facia (facing North Road) of Oak House is particularly ornate.

Generally roof lines are angled shallow, hipped, slate tiled and in some cases complex (e.g. Lomond and Half Acre). Roofs incorporate some decorative barge boards and decorated ridge treatments (e.g. Lomond and Half Acre) with some metal filigree work (North Field). In some cases roof gutters and supports are picked out as features (e.g. Scotland Villas, Oak House, North Grange, North Field and Lomond). Chimney stacks are bold, large and supporting many flues from original open fireplaces through the buildings.

Ground floor bay windows are prominent, usually being three sided. Windows are pronounced due to their white paint coating, with large stone cills and headers, some ornate (e.g. North Field) where windows are rectangular, or circular (e.g. Lomond, Scotland Villas, Eastleigh).

Ornate porches (e.g. Eastleigh) are a feature, with some leading to stone steps down to the formal gardens (e.g. Bourne House, Scotland Villas, Clare House, Oak House).

***BASIS OF DESIGNATION: HISTORIC DEVELOPMENT; ARCHITECTURAL; OPEN/GREEN; LOCAL DISTINCTIVENESS.***



Area 1 - North Road / Scotland Lane Local Heritage Area, including specifically identified buildings.

(Image from Google Maps)

**North Road: -**

**1 - Westfield House**



**2 - Oak House**



**3 - North Grange**



**4 - West Hill Grange**



**5 - North Field**



**Scotland Lane: -**

**6 - Lomond**

Half Acre is located to the left of the image.



**7 - Half Acre**

Lomond is located to the left.



**8 - Scotland Villa**

Half Acre is located to the left, with Lomond to the far left.



**9 - Brentwood**



**10 - Bourne House**



**11 - Clare House**



**12 - Eastleigh**



## AREA 2 - THE BROWNBERRIES

This Local Heritage Area (LHA) is based on the following four C.18th stone-built properties: -

A - The Brownberries	B - Brownberrie Manor	C - Brownberrie Farm	D- Brownberrie House
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See Google image below for locations.

### History

Brownberrie Manor was built for a member of the Stanhope family in c. 1758. The surrounding buildings are all associated with the original Manor. Walter Spencer-Stanhope (4 February 1749 – 10 April 1822), of Horsforth and Leeds, was a British industrialist whose family fortune had been made through the iron trade, and a politician who sat in the House of Commons for various constituencies between 1775 and 1812. Spencer-Stanhope was born Stanhope, only surviving son of Walter Stanhope, one-time merchant of Leeds, and his second wife Ann Spencer, daughter of William Spencer of Cannon Hall. He was educated at Bradford Grammar School and went up to University College, Oxford, and later studied law at the Middle Temple, London. In 1775 Stanhope inherited Cannon Hall from his uncle, John Spencer, and changed his name from Stanhope to Spencer-Stanhope by Royal licence. As well as their interests in establishing the cotton industry in the late seventeenth century the Spencer-Stanhope family were largely responsible for establishing the charcoal iron industry in the area between Leeds and Sheffield for 120 years.

### Architecture – general features

The buildings are all constructed of stone and have fine stone boundary walls. Brownberrie Manor and The Brownberries are the two key buildings of the group. Building lines are restrained with little pronounced embellishment, overall construction being “built to last”. Walls are of coursed stone using significant block size. Quoining (corner stones) features on Brownberrie Manor.

Roof lines are shallow, Yorkshire flag-tiled with substantial edge copings. Chimney stacks are large supporting many flues from original open fireplaces through the buildings.

Windows are less pronounced in size, with proportional stone cills and headers with frames picked out with white paint coating.

***BASIS OF DESIGNATION: HISTORIC DEVELOPMENT; ARCHITECTURAL; OPEN/GREEN.***



Area 2 – The Brownberries Local Heritage Area, including specifically identified buildings. Image from Google Maps.

**A - The Brownberries**

Brownberrie Manor to the left.



**B - Brownberrie Manor**



**C - Brownberrie Farm** to the far left - under refurbishment.

Brownberrie Manor to the right.



**D - Brownberrie House**

Brownberrie Farm to the right.



## Appendix 7: Non-Designated Heritage Assets Assessments

### 1). St. Margaret's Parish Centre



<b>Feature Assessed</b>	St. Margaret's Parish Centre
<b>Location</b>	Church Lane, Horsforth, Leeds, LS18 5LA.
<b>Description</b>	Church hall of stone construction forming part of the setting of the adjoining St. Margaret's Church.
<b>Why is the feature of interest and significance? What evidence exists to support the proposed selection?</b>	The church hall is a relatively modern building (built 2007/8) of stone construction with a design in keeping with the neighbouring listed St Margaret's Church and Old Vicarage (see 2. below). Together, they form a coherent grouping within an otherwise non-descript housing estate. The centre is well-used for a variety of community and social purposes and is listed in this Neighbourhood Plan as a community facility to be protected.
<b>Basis for Designation</b>	<b>GROUP VALUE; SOCIAL/COMMUNAL VALUE</b>

## 2). The Old Vicarage



The Old Vicarage, Church Lane, stands in its own grounds; front of building, from the south east.



The Old Vicarage and Horsforth Church spire (behind) from former Adult Care Centre car park; side of building from the north east.

<b>Feature Assessed</b>	The Old Vicarage
<b>Location</b>	Church Lane, Horsforth, Leeds, LS18 5LA.
<b>Description</b>	Stone-built vicarage
<b>Why is the feature of interest and significance? What evidence exists to support the proposed selection?</b>	Built in 1894, this is a stone-built former vicarage (NB use ceased in 1974) now a privately-owned home, completely separate from the adjacent church. Built at approximately the same time as the listed St Margaret's Church adjacent, the vicarage mirrors the church's architectural style. Together with the church and St Margaret's Parish Centre (see 1. above), it forms part of a coherent grouping within an otherwise non-descript housing estate.
<b>Basis for Designation</b>	<b>GROUP VALUE</b>

### 3). Stanhope Drive Lime Tree Avenue



Stanhope Drive, lime tree-lined street, each tree forming a memorial to the fallen of World War 1. The boulder stone memorial can be seen to the right

<b>Feature Assessed</b>	Stanhope Drive Lime Tree Avenue
<b>Location</b>	Stanhope Drive, Horsforth, Leeds.
<b>Description</b>	Boulder Stone memorial with small garden and presentation area with steps and information boards. (Already listed). Stanhope Drive is lined with lime trees planted post WW1 in memory of those who fell in the war.
<b>Why is the feature of interest and significance? What evidence exists to support the proposed selection?</b>	The trees on Stanhope Drive commemorate the 201 who died in the Great War. The records show that since 1913 housing had been planned in the area, but the Great War interrupted those plans. The Stanhope Estate was developed from the Spring of 1921 with the first houses occupied in August that year. In the new plans, it was always intended that Stanhope Drive would be a memorial to those who had fallen in the Great War. In March 1922 a tree for each of the 201 was planted on either side of the road. In 1925, at the base of each tree, a brass plaque with the name of the soldiers (and one woman) was placed. Although stated that a rough block of stone would also be placed to commemorate the war dead, this did not occur until 1925 (NB listed). Some of the brass plaques still exist and can be seen in the Horsforth Village Museum.
<b>Basis of Designation</b>	<b>HISTORIC ASSOCIATION; GROUP VALUE; SOCIAL / COMMUNAL VALUE; DESIGNED LANDSCAPE</b>

#### 4). Hunger Hill Woods Quarry and Bell Mines

<b>Feature Assessed</b>	Hunger Hills Woods Quarry and Bell Mines.
<b>Location</b>	Hunger Hills, Horsforth, Leeds.
<b>Description</b>	Coal, ganister* and fireclay mine and quarry remains.
<b>Why is the feature of interest and significance? What evidence exists to support the proposed selection?</b>	<p>There is a long history of quarrying and bell mining in the Hunger Hills area. It is considered that the remaining visible structures are significant heritage assets. The extent of this can be seen in the geological map below, believed to be dated 1840 and in the 1934 Ordnance Survey Map.</p> <p><b>Ganister Quarry</b></p> <p>The ganister quarry was located to the north and west of the top of Hunger Hills Wood. There are fine long-distance views over it from Hunger Hills Wood, especially to the south-west. See image 1 below. Visually there remain elevated spoil heaps next to the quarry's boundary with the Hunger Hills Wood, these being seen best from the vantage points of images 2 and 3 below. It is likely that archaeological work near to the spoil heaps would uncover buildings and equipment structures that are covered over. It is believed that the quarry was filled-in progressively after 1948 by local waste removal and land fill.</p> <p><b>Bell Mines</b></p> <p>Former bell mines (see figure 4) are visible from Hunger Hills Wood and the largest bell mine is located within the wood – images 5 and 6. Most bell mines are visible as the remaining spoil heaps, which have become colonised by large trees. The most clearly defined bell mine is located at 53°50'46.3"N 1°38'36.6"W just north of Public Right of Way (PROW) number 51 to the east of a non-definitive pathway. Not indicated on the location map). The circular spoil heap around the central bell mine shaft is clearly visible as is the depression in the ground - see images 9 and 10 below. It is likely that archaeological work to bell mines would uncover bell mining artefacts and possible bell mining structures such as timber shoring.</p> <p><b>History</b></p> <p>Horsforth had active quarrying and mining through its area during the 1700s and 1800s, up to c.1850. 26 of its 37 shallow bell and deep bell coal mines were at Hunger Hills. Hard and soft bed coal seams can be seen in figure 1 below. The quality of coal was low, so it was used mainly for domestic purposes.</p> <p>The Horsforth Ganister Company quarried ganister and building stone up to 1936, when the quarry yield of silica stone was declining. However, the fixed equipment there continued to be used to process material transported in from other nearby quarries at Low Laites and Summerbridge. This benefitted the local Whitaker Transport business greatly as they were also bringing in the coal used to power the steam engines that powered the crushing equipment. Later, equipment became diesel powered. The business was prospering in 1939 and 1940 as it expanded to support the war effort. Workers there were in “deferred jobs” meaning that they were not called up for military service because of their essential work. The quarry went into decline from 1946 as the demand for ganister declined as the war industry declined.</p>
<b>Basis of Designation</b>	<b>AGE; GROUP VALUE; HISTORIC ASSOCIATION; ARCHAEOLOGICAL INTEREST</b>



Figure 4: Hunger Hills Area c.1840?

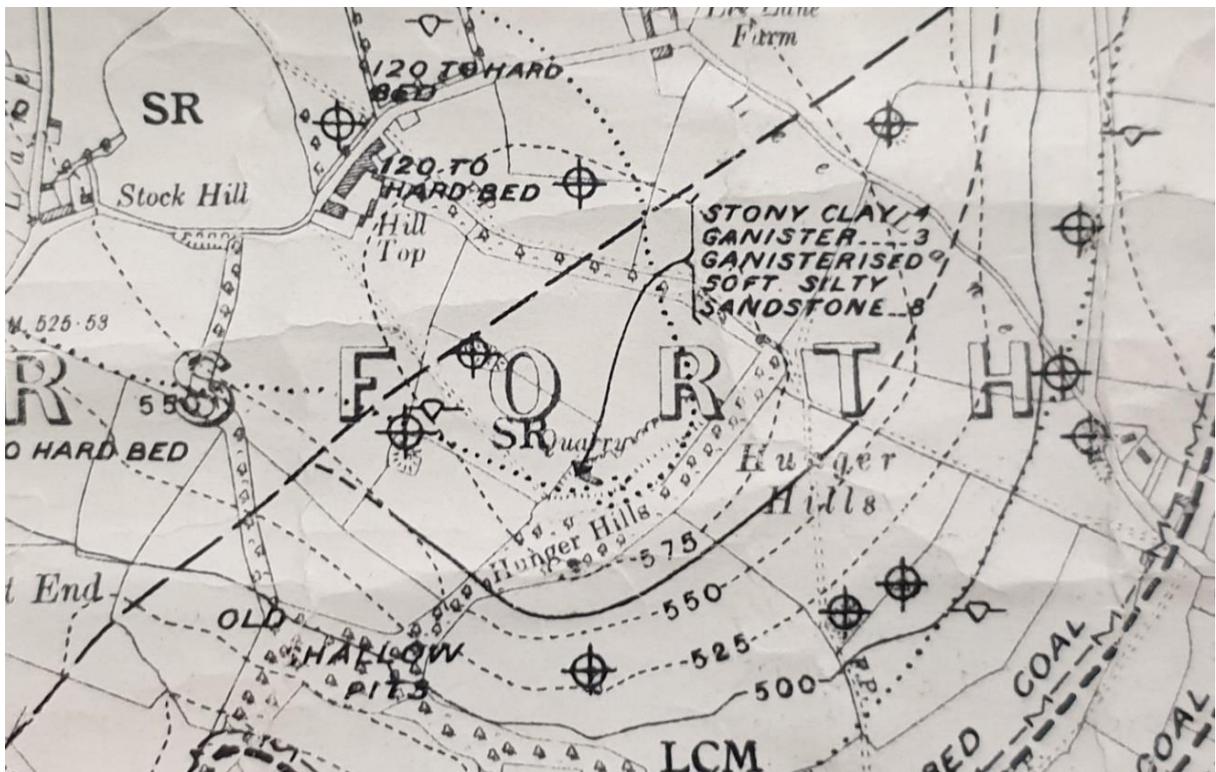


Figure 5: Detail of quarry and bell mines Hunger Hills c.1840? Bell mines are circles with crosses.

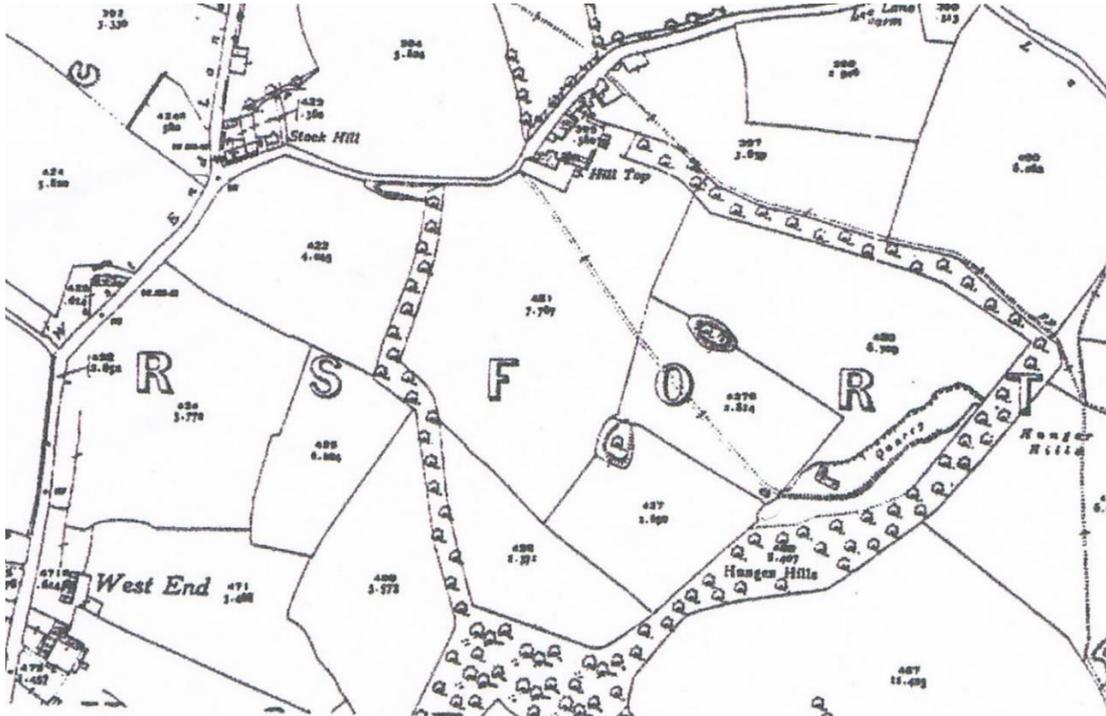


Figure 6: Ganister quarry - Ordnance Survey map 1934.



Figure 4: Google Maps: location of ganister quarry and four bell mines.

Image and photo credits: -

Figure 1: Geological survey map of Horsforth c.1840? provided by Horsforth Village Museum.

Figure 2: Detail from 1, provided by Horsforth Village Museum.

Figure 3: Ordnance Survey Map 1934, extracted from "*Mining and Quarrying in Horsforth*" edited by Robert Price, based on material provided by Alan Cockroft and Michael Walker. A Horsforth Village Museum pamphlet.

Figure 4: Extract from current Google Maps image of Hunger Hill area.

\*Ganister is a close-grained, hard siliceous rock found in the coal measures of northern England and used for furnace linings.



Image 1: Looking SW over former ganister quarry.



Image 2: Ganister quarry spoil heaps looking to SW.



Image 3: Ganister quarry spoil heaps looking N.



Image 4: Two bell mines each marked by a large tree.



Image 5: Largest bell mine looking to SE.



Image 6: Largest bell mine looking to W.



Image 7: Bell mine looking to NW.



Image 8: Bell mine looking to S.



Image 9: Bell mine off PROW #51 - the edge of the mine can be seen with a clear dip into the former centre of the bell mine opening.



Image 10: Bell mine off PROW #51 - the depressed area of ground was the location of the entrance to the bell shaft.

## Appendix 8: Community Facilities

### 1.

#### **Mechanics Institute – comprising Horsforth Library, Horsforth Community Hub, Police base and Leeds City Council offices**

The Mechanics Institute was built in 1881 opened in 1882 and originally had the town's Police Station located to its right-hand side. This was demolished, and in 1975 replaced with The Library and associated local city council offices (see 2. below).

The top floor of the Mechanics Institute remains a former ballroom, with a sprung dance floor, with a capacity for 90 people. This is a relatively unused resource.

In the Library are the following: -

Facilities: - Printing, Photocopying and Scanning; Study space; Toilets; Free computer access (with MS office and internet); Wi Fi (free); Vending machine; Parking;

Activities: - Readers' group; Storytime; Free basic IT skills sessions; Activities for children; Summer Reading Challenge; MP surgery; Councillor surgery; Pop-up job-shop;

Services: - Leeds Card registration; Local bus timetables; Newspapers; Small gifts, cards, stamps and digital accessories; Free access to e-magazines; Rooms for hire; General help and advice on council services e.g. council tax, benefits, parking etc.; Housing support and information.

Horsforth Community Hub is located on the main street in the Old Mechanic's Institute building and offers access to library, housing and customer services.

There are internet-ready PCs which are free to use, as is our Wi Fi, and we have free IT learning sessions to help you get online. There's no need to book for free story and rhyme times for toddlers. We offer something for everyone from writers and reading groups and any book from Leeds lending catalogue.

If you need to speak to your local councillor or MP they have regular surgeries in the centre or if you want to book a room for a local group, you can do that here. If you are looking for work in the area, we offer a pop-up job shop and our experienced staff can help with all aspects of looking for work.

You can also claim Housing Benefit, enquire about Council Tax, Social Care, report housing repairs and apply for a blue badge. Welfare Rights and Money Buddies also hold surgeries here. There are self-serve computers and free phones where you can access other council services to report street lighting, roads, wheelie bins and order bulky waste collections.

There is a vacancy board where you can look for jobs, apprenticeships and training opportunities.

Dedicated trained staff are always on hand to greet you and guide you to the right service and if you need support.

<https://www.leeds.gov.uk/leisure/libraries/horsforth-library>

<https://www.leeds.gov.uk/your-council/consultations-and-feedback/horsforth-one-stop-centre>

### 2.

#### **Brownlee Stone Building**

The City Council offices were built in 1975 and formally renamed in 2012 as The Brownlee Stone Building, following the Olympic medal successes of triathletes Alistair Brownlee MBE, Jonathan Brownlee and para-cyclist David Stone MBE, all of who are connected with Horsforth.

The city council offices house Outer North West Leeds City Council staff, a Police base, and Horsforth Children's Services.

3.

**Horsforth Village Museum**

The Museum and The Stables (part of the Museum) have meeting and activity rooms available to community groups.

<https://www.visitleeds.co.uk/thedms.aspx?dms=3&venue=1580986>

4.

**The Willows**

The Willows contains a meeting and activity hall, which is available for community use.

<http://www.housingcare.org/housing-care/facility-info-82060-the-willows-sheltered-housing-horsforth-england.aspx>

5.

**Central Methodist Church**

<http://www.lswmethodists.org.uk/centralmethodistchurch.aspx>

6.

**Cragg Hill Baptist Church**

<http://www.spbc.org.uk>

7.

**Emmanuel Baptist Church**

<https://www.ebcleeds.org.uk>

8.

**Lister Hill Baptist Church**

<http://www.lhbc.org.uk>

9.

**St James Woodside Anglican Church and Parish Centre**

<http://www.stjameswoodside.org>

10.

**St Margaret's Anglican Church and Parish Centre**

<http://www.stmargaretshorsforth.org.uk>

11.

**St Mary's Catholic Church**

<http://www.ourladyofkirkstall.org.uk/>

12.

**The Grove Methodist Church and the Grove Centre**

<http://grovemethodist.org.uk>

13.

**Woodside Methodist Church and the Woodside Centre**

<http://www.lswmethodists.org.uk/woodside.aspx>

14.

**Hall Park Cricket Club**

<https://www.horsforthhallparkcc.org.uk>

15.

**Horsforth Community Sports Association – Includes Horsforth Sports Club, Horsforth St. Margaret’s AFC, and Horsforth Cricket Club**

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

Horsforth Cricket Club

<https://horsforth.play-cricket.com>

16.

**Yarnbury Rugby Club**

<http://www.pitchero.com/clubs/yarnbury>

17.

**Horsforth Tennis Club**

<https://clubspark.lta.org.uk/HorsforthTennisClub>

18.

**Horsforth Golf Club**

<https://www.horsforthgolfclub.co.uk/>

19.

**Leeds Trinity University sports facilities**

<http://www.leadstrinity.ac.uk/student-life/our-campus/sports-and-fitness-centre>