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Wetherby Town Council began the process of creating a Neighbourhood Plan for Wetherby and have been very clear from the outset that this should be a plan that is driven by local people for local people. The Town Council therefore decided that the neighbourhood planning process should be undertaken at arm’s length from the council and while a number of Councillors, myself included, have sat on the steering group, the overwhelming majority of the members are not Councillors. The plan has been developed and shaped by an incredibly hard working and talented group of volunteers with a variety of skills and backgrounds from across the Wetherby Community. The one thing we all have in common is that we care passionately about our town and its future. Throughout the process, we have been supported very ably by planning officers from Leeds City Council and have sought expert advice whenever we have needed to from a variety of agencies, we are very grateful for their support.

Any proposal that has made it this far has had to be underpinned by 2 key principles; firstly, they must be based on hard fact and evidence, not on uninformed and pre-judged opinions. Secondly, they must have been borne out of the clear views of local people in our many consultation events. We have held a number of public consultations and meetings and delivered a survey to every house in the area to which we received over 1000 responses. We have held focus groups and made particular efforts to seek out the views of businesses and young people to aid our deliberations.

It has not always been easy to balance the wide range of views we have received but we believe that the vision of protecting and enhancing Wetherby as an attractive and prosperous market town is one that an overwhelming majority of people will support. The Neighbourhood Plan is designed for the next 10 years and is intended to deal with needs and pressures that exist now or that evidence suggests will exist in the future and to ensure that we have the appropriate infrastructure to meet this. It is also intended to protect those things that we value the most.

If the Neighbourhood Plan is approved by our community in a referendum it will become a key legal document and will have to be recognised by Leeds City Council and will have significant weight in the planning process.

This current draft has been amended as a result of feedback received during the “pre-submission” (Regulation 14) consultation. It now forms, alongside a number of additional background documents, our Submission draft Plan to Leeds City Council who will undertake their own further consultation on it prior to external examination by an independent planning inspector. Once they have scrutinized it and the Plan has been subjected to any proposed amendments, it will come back to the community for approval at a referendum.

Cllr Alan Lamb
Chairman of Wetherby Neighbourhood Plan Steering Group
1.0 INTRODUCTION

1.1 Background to Neighbourhood Development Planning

The Localism Act, which received Royal Assent on 5th November 2011, introduced new rights and powers to allow local communities to shape new development by coming together to prepare Neighbourhood Development Plans.

Town and Parish Councils such as Wetherby can use these new neighbourhood planning powers to establish general planning policies for the development and use of land in a neighbourhood — the Neighbourhood Development Plan.

Local councils, such as Leeds City Council, will continue to produce Development Plans that will set the strategic context within which Neighbourhood Development Plans will sit. Neighbourhood Development Plans do not take effect unless there is a majority of support in a referendum of the community. They also have to meet a number of conditions before they can be put to a community referendum and legally come into force. These conditions are to ensure plans are legally compliant and take account of wider policy considerations. These conditions are:

1. They must have regard to national planning policy.
2. They must be in general conformity with strategic policies in the development plan for the local area (i.e. such as in the Leeds Core Strategy).
3. They must be compatible with European Union obligations and human rights requirements.

An independent qualified examiner then checks that the Plan appropriately meets the conditions before it can be voted on in the local referendum. This is to make sure that referendums only take place when proposals are workable and of a decent quality. The Plan needs to gain the approval of a majority of voters to come into force. If proposals pass the referendum, the local planning authority is under a legal duty to bring them into force.

The first stage in any Neighbourhood Planning process is to define the geographic area that the Plan will apply to, known as the Neighbourhood Area. For most parished areas, this is normally the whole of the parish, although there are exceptions to this rule. In the case of Wetherby, the Town Council applied for the whole of the Wetherby parish to become the Neighbourhood Area on 3rd May 2012. This application was consulted on by Leeds City Council and in due course was approved on 11th December 2013. It was subsequently subjected to minor revisions on behalf of Leeds City Council and these changes were finally approved on 15th November 2016.

The Neighbourhood Area is illustrated below.
1.2 ABOUT THE TOWN

1.2.1 Location and setting
Wetherby is situated 12 miles north-east of Leeds, in the undulating limestone upland between Leeds and York, at a key crossing point of the River Wharfe. It is a rural market town with strong links to its surrounding agricultural landscape. The River Wharfe undergoes a dramatic change of direction in Wetherby as a result of meeting the limestone ridge upon which the town is built, forcing the river back south towards Boston Spa.

1.2.2 Character and form
Wetherby's long history as a market town has given rise to its plan form, focused on the large market place which lies just north of Wetherby Bridge. It received its market charter in 1240. The plan form is typical of a market town, with numerous minor roads meeting at the market place, while the Great North Road gave the town an additional strong north-south axis. The majority of 19th and 20th century development has been to the north of the town, leaving the historic core of Wetherby with a strong historic character. The town is now bypassed by the A1(M).

At the heart of the town is the river and its historic roadbridge, one of two Scheduled Monuments in the town alongside the remains of Wetherby Castle. In addition to these, there are almost 30 Grade II listed buildings in the town and its immediate environs, with most clustered within the central Conservation Area.

1.2.3 Historic development

The “Great Fire” of Wetherby
In 1723 a fire which started in a Chandler’s shop swept through the town and destroyed 40 houses, around half the town’s building stock at the time. High winds had fanned the flames and the affected buildings were said to be entirely destroyed, along with their contents.

Great North Road
The western branch of the Great North Road through Wetherby was improved between 1753 and 1804. The increased traffic passing along the road led to a growth in the number of inns, with 15 recorded in 1776. The town was also a focus for the droving trade between Scotland and London. Inns on the outskirts of the town catered for the drovers and provided pasture for their cattle.

6th Duke of Devonshire & the Great Sale
The 6th Duke of Devonshire inherited the Wetherby estate in 1811. A map of the town was made in the same year and plans drawn up for improvements. The Market Place was re-ordered and a new street built between High Street and Horsefair, which is now known as Victoria Street. However, in 1824, the Duke’s entire Wetherby estate was put up for auction, probably to fund the Duke’s plans for alterations to Chatsworth House in Derbyshire. The town and much of the surrounding farmland was divided into lots and auctioned over three days. Many of the existing tenants bid for their homes, but the prices reached at the auction were so high that many former tenants found themselves on the brink of destitution as a consequence.

Racecourse
Horse racing was popular in the Wetherby area from at least the late 17th Century. Races held at Clifford Moor were associated with festivities and entertainments in Wetherby during the 18th Century, and by 1750 at least one Wetherby innkeeper was running a racehorse stud. The popularity of steeplechasing grew during the 19th century, and races were held on Linton Ings until 1890. The present racecourse on York Road was used for the first time in 1891. Improvements over the following decades further increased the popularity of the course.

Church and chapel
Wetherby township did not become an ecclesiastical parish in its own right until 1869. Before, the small chapel which stood in the Market Place was a chapel of ease, subordinate to the parish church at Spofforth. The present church of St. James was built in 1839, with the cost of £4300 raised by public subscription. The town today also has a Catholic church, Baptist church, Methodist church and Salvation Army. Wetherby was in the parish of Spofforth until 1869.

The coming of the railway
The first railway line to reach Wetherby arrived in 1847. It connected to the main York—Leeds line at Church Fenton and ran through Tadcaster and Thorp Arch to Wetherby and then on to Spofforth. The line was intended to connect...
to Harrogate, but this section was not completed until 1848. The arrival of the railway had a major effect on the coaching service in the town, which had previously been a source of considerable income. While the coaching inns in the town suffered a decline, only one ceased to trade; the others simply diversified their activities.

A rail line from Wetherby to Leeds had been proposed in 1844 but did not open until 1876. The direct connection to Leeds led to the development of new housing to the north of the town, close to the train station, encouraging a new social group, middle-class commuters, to live in Wetherby.

World War II

The Second World War had a considerable impact on Wetherby and the surrounding area. Most significant for the built fabric of the town was the decision to build two large hostels for munitions workers from the nearby Thorp Arch Royal Ordnance Factory, one on Hallfield Road and the other on York Road. Each was designed to house 1000 workers. Shortly after completion, the York Road site was commandeered by the Admiralty and became a training “ship” called HMS Cabot. German propaganda later reported that HMS Cabot had been sunk, a report which must have had an opposite effect on morale to that intended. By the end of the war the Hallfield Road site had also become a naval training establishment and the two were known as HMS Ceres (York Road) and HMS Ceres (Moorland). The former is now the site of Wetherby Young Offenders Institution, while the latter is occupied by Wetherby High School. Some of the wartime buildings survive next to the playing fields at the school.

1.2.4 Wetherby today

Today, Wetherby is a prosperous market town within the city of Leeds. Since 2010 Wetherby has been in the Elmet and Rothwell parliamentary constituency and Wetherby is a ward within Leeds City Council. It has a Town Council.

There is a manufacturing presence in the town and on the nearby Thorp Arch Estate, outside of the Neighbourhood Area/parish. Many residents work in Leeds, or on the Sandbeck industrial estate, or for major retailers in the town centre or at Thorp Arch. There are four primary schools in Wetherby, and one secondary school, Wetherby High School. There is a further secondary school serving Wetherby situated in Boston Spa.

Wetherby comprises 6,300 households and dwellings. There is a wide variety of housing types including waterside penthouses, council flats and maisonettes, large detached houses, small terraces and semi-detached homes. The majority of households are homeowners, and levels of both social and private rented housing are relatively low compared to city and national levels. Private renting has increased in the past decade while levels of owner occupation and social renting have seen a slight reduction. Property values are significantly higher than the city average.

The demographic profile of Wetherby (based on the 2011 Census and work carried out to refine this by the Leeds Observatory) includes 10,772 residents, of which 5,251 are male and 5,521 are female. The majority of the residents of Wetherby (10,494) live in households, the remaining 278 living in communal establishments, including approximately 200 who are resident at Wetherby Young Offenders Institute. 5286 residents are economically active. Of those 53.3% are employed, 38.5% full-time and 14.8% part-time. 8.7% are self-employed, 2.3% are unemployed and 3% are full-time students. 32.7% are economically inactive. Of those, 21.8% are retired, 2.6% look after home/family, 3.2% are students (including full-time students), 2.2% are long-term sick/disabled and 2.9% are other.

The area has a relatively higher proportion of older people than either the city or national levels. At the same time, it has relatively lower proportions of younger people, and of people of working age. It also has a lower proportion of Black, Asian and Minority Ethnic (BAME) populations.
2.0 VISION AND OBJECTIVES

2.1 The Vision for the future

Through the process of consultation and engagement undertaken and as a key aspect of this Neighbourhood Development Plan (“the Plan”), the following Vision has been developed, intended to act as a guide for the Plan, its objectives and policies, through to 2028.

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

2.2 Key objectives

In order to see this Vision realised, the Plan has the following key objectives:

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

The following section sets out the policies that will see this Vision and Objectives delivered for the period up to 2028.
3.0 KEY THEMES AND POLICIES

3.1 Introduction
The National Planning Policy Framework (NPPF) refers to NDPs and states that plans must be in “general conformity” with the strategic policies of the Local Plan. Wetherby’s Plan will work within these national guidelines and will refer to policies stated in the NPPF and in the Leeds City Council’s Core Strategy (Local Plan).

The following sections set out the policies in the following way:

- **Themes**: policies are ordered into six themes:
  - a. Provision of new housing (H)
  - b. Work and the economy (WE)
  - c. Health, well-being and leisure (HWL)
  - d. Education (E)
  - e. Environment and sustainability (ES)
  - f. Townscape design (D)
- **Summary of policies** – a list of policies within each theme.
- **Objectives** - the objectives addressed by the policies.
- **Issues** – a description of the issues the policy is designed to address.
- **Evidence** – a description of the evidence that supports the policy.
- **Policy** - a description of each policy.

3.2 Conforming with national and local policy
Neighbourhood Plans must meet the basic conditions and other matters set out in paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended).

The basic conditions are:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State;
- The making of the neighbourhood plan contributes to the achievement of sustainable development;
- The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area;
- The making of the neighbourhood plan does not breach, and is otherwise compatible with, European Union (EU) obligations;

According to legislation, although the Plan reflects local issues, concerns and priorities, it must also be in general conformity with national and local planning policy. The following key strategic documents have been taken into account when writing the policies for the Plan.

3.2.1 National Planning Policy Framework (NPPF)
The NPPF sets out the Government’s expectation that “a positive approach should be taken to achieving sustainable development through seeking economic, social and environmental gains jointly and simultaneously through the planning system”. Published in March 2012 by the Department for Communities and Local Government (DLCG), the NPPF sets out the Government’s planning policies for England and how these are to be applied. It replaces previous guidance, notes and circulars, although some still remain in place until further detailed policy is published. Critically, the NPPF must be taken into account in the preparation of all new local plans, including this Plan.
The NPPF sets out a new range of policies within the context of achieving sustainable development, outlining economic, social and environmental dimensions within which policies can be aligned. Of particular note for this Plan are the following statements:

- The presumption in favour of sustainable development
- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment.

The twelve core land-use planning principles, i.e.:

- be genuinely plan led;
- not simply about scrutiny;
- proactively drive and support sustainable economic development;
- secure high quality design and a good standard of amenity;
- take account of the different roles and characters of different areas;
- support the transition to a low-carbon future;
- conserve and enhance the natural environment and reduce pollution;
- re-use previously developed (brownfield) land;
- promote mixed use developments and encourage multi-functionality for land use;
- conserve heritage assets;
- make the fullest possible use of public transport, walking and cycling;
- support local strategies for health, social and cultural wellbeing for all.

3.2.2 Leeds City Council’s Core Strategy and Local Development Framework

Leeds City Council’s Core Strategy sets out how land should be used in the future to achieve economic, environmental and social goals. Policies within the core strategy are used to decide planning applications.

Leeds City Council’s Core Strategy was adopted on 12th November 2014. Leeds City Council will be involved in the review process of this Plan to ensure that the policies within both documents are sufficiently aligned.

The Local Development Framework (LDF) is the name given to the new system of Development Plans introduced by the Planning and Compulsory Purchase Act 2004. The original Leeds Unitary Development Plan (UDP) was drawn up in the 1990s and approved in 2001; it was reviewed in 2006 and the Leeds UDP Review (2006) forms the Development Plan for Leeds until it is replaced by the emerging LDF. Rather than a single plan, the new LDF takes the form of a portfolio of documents including the following:

- Adopted Core Strategy – sets out strategic policies to 2028.
- Site Allocations Development Plan Document – currently in preparation, this identifies land where new homes, employment and greenspaces are to be located.
- Adopted Natural Resources and Waste Local Plan – sets out management of minerals, energy, waste and water over the next 15 years.
- Policies Map for Leeds – formerly known as the Proposals Map this details the extent of relevant LDF policies and is in production.
- Community Infrastructure Levy – sets out levels of charging to be applied to different types of development in order to fund a variety of infrastructure provision.
- Neighbourhood Plans – in preparation and provide community level frameworks.

There are also a range of Supplementary Planning Documents and Supplementary Planning Guidance retained from the Unitary Development Plan.
3.3 Provision of new housing (H)

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

### Policies

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<td>H2: Quality and layout of housing developments</td>
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### Objectives Addressed

- To provide a range of housing that meets the needs of the town both in the short and longer term.

### Supporting evidence base

- Wetherby Housing Market Assessment, Renew, 2016
- Community survey 2015, Wetherby NDP, 2015
- Wetherby Housing Needs Survey, Arc4, 2012
- Conservation Area Appraisal and Management Plan, LCC, 2010

#### 3.3.1 Provide an appropriate mix of housing

**Issues**

Leeds City Council’s Core Strategy has designated Wetherby as a Major Settlement. The Core Strategy states that, “development of Major Settlements will help to reinforce their role as a provider of services to residents and those immediately surrounding the settlement. These settlements will offer the ability to phase growth, providing new development opportunities and services to complement existing. Development in and extensions of these settlements will contribute to approximately a fifth of all housing development but must occur so as to continue to preserve the distinctiveness of the settlements. Local employment and services will be developed and located alongside housing. The development of Major Settlements is also key to the strategy, offering a variety of housing opportunities spread across the District in the most sustainable locations”.

Across the whole Leeds district, approximately 70,000 new homes are required to meet the forecasted housing need between now and 2028. The number needed in the North East Outer Housing Market Characteristic Area (HMCA), which includes the Wetherby and Harewood wards is 5000. 1067 units have already been identified as sites with planning consent but have not yet been fully released or built. The siting of the remaining balance of 3933 is to be confirmed through the on-going Site Allocations Plan process.

Consultation with the community indicated that there was a strong feeling about housing. Whilst many people were nervous about new development, the majority of respondents recognised that there was a need for new housing in order to secure the town’s future prosperity. The key themes that emerged were:

- Housing suitable for young people and first time buyers
- Concern over the provision of housing for an ageing population
- New homes should be of a high quality and fit in with the character of the town
- New homes should be energy efficient and minimise any impact on the environment
- The provision of parking and garden space is important

**Evidence**

The Wetherby Housing Market Assessment\(^1\) suggests an actual or potential demand in the Wetherby area, over a 10 year period, for 3,275 new homes of which around 675 (21%) would be affordable homes for sale (Starter Homes or shared equity homes), 320 (10%) would need to be affordable homes for rent, and up to 521 may be homes aimed at older people. The HMA reported that a Housing Needs Survey, undertaken by Arc4 in 2012\(^2\) concluded that there is strong market demand for housing in Wetherby, especially for 2 bed bungalows and flats with 1 to 3 bedrooms.

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1. Wetherby Housing Market Assessment, February 2016, Renew
as well as larger semi-detached and detached houses. It reported the views of estate agents that first time buyers were finding difficulties in accessing housing in the area; that opportunities for mobility within the local market are hindered by a lack of new supply and a lack of re-sales; that there was a strong demand from older people wanting to ‘downsize’.

The results of the survey indicated that 18% of respondents strongly agreed and 48% strongly disagreed that Wetherby needs more housing. 69% of respondents strongly agreed that they would prefer to see a series of smaller developments around the town, rather than a single large development. When asked which type of housing residents would like to see more of, the survey results indicated that the top three preferences were for starter homes for first time buyers, smaller housing for older people and affordable housing for people on below average income to buy.

### H1: Provide an appropriate mix of housing

**Developments of more than 10 units, i.e. major residential developments, should:**

a) Contribute an appropriate mix of housing in terms of size and affordability which will help to support the specific needs of Wetherby’s residents as identified by the most recent available housing market assessment and/or needs survey.

b) Deliver affordable homes appropriate to the number of units planned for a site, either on site or in the neighbourhood area.

c) Provide for adaptability so as to meet the needs of people as they grow older.

This policy received the following support in the pre-submission consultation:

**H1: Do you agree with our policy to provide an appropriate mix of housing?**

- Yes = 85%
- No = 11%
- Don’t Know = 4%

### 3.3.2 Quality and layout of housing developments

**Issues**

Proposals for new housing in Wetherby should strive to ensure that the new homes are well integrated with the existing town. This integration could be achieved by a number of means including:

- Good connections – short and direct routes for pedestrians and cyclists connecting to the rest of the town, and the town centre in particular.
- Good quality design that responds to the character of Wetherby.
- Provide new facilities that can be shared with adjacent areas – e.g. open space – so connecting new and old together.
- Provide a good mix of housing types.

The vision for Wetherby is to ensure that the town continues to feel ‘compact’. This means that new housing should, as far as is practicable, be well integrated into the town, avoiding a single large development that is perceived as a separate place. This will ensure that residents in the new homes feel integrated with the existing community. Dispersing new housing development across a range of sites will help ensure that these sites are of a size that avoids dominating the local area.

**Evidence**

This Plan places a strong emphasis on design interpreting the community’s desire to ensure that new development responds to the local character of the town’s built and natural environment.

The Design Council has produced an industry code called Building for Life (current standard is BfL12 third edition), which sets out standards for items such as character, street layout, car parking and public/private spaces. This Plan recommends that new developments closely adhere to the desired standards of BfL throughout the planning process.

Leeds City Council’s Core Strategy Policy T2 states that parking provision will be required for cars, motorcycles and cycles in accordance with current guidelines. These are set out in the Street Design SPD 2009. The Leeds parking SPD provides flexibility to allow the level of car parking provision to reflect local circumstances. Wetherby experiences
issues common to many market towns of generally narrow back streets that are quickly clogged with traffic and not enough on street parking to remove all on street congestion. In surrounding residential areas, off street car parking is regarded as generally inadequate to provide for households that require more car ownership than was anticipated at the time of construction. Wetherby has limited public transport provision – no rail services and limited bus services beyond local villages and city centre (Harrogate and Leeds) - and so many people naturally rely on private car ownership to access employment, leisure and recreational facilities outside the town. In addition, the town enjoys excellent access both north and southbound onto the A1(M) which further encourages cars accessing the town and, arguably, car ownership amongst residents.

Consultation with the community indicated that there was a strong feeling about housing. People felt that the plan should have things to say not only about where new housing is situated, but also about the type of housing as well as being clear about the levels of quality and design. Consultation also revealed a strong feeling that car parking was an issue across the town, with too much traffic and congestion.

H2: Quality and layout of housing developments

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

a) **Character area 1 - Historic core**
   - Magnesian limestone should be the dominant building material
   - Buildings should be mainly two-storey in height, with three-storey buildings in areas of highest activity

b) **Character area 2 - Late 19th century expansion**
   - Buildings should be mainly constructed of coursed magnesian limestone with Welsh slate roofs and timber windows
   - Two storey in height.
   - Small front gardens generally enclosed by low walls.

c) **Character area 3 – Riverside**
   - Reflect the open spaces and views of the river and surrounding countryside.

For all housing developments, this means:

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

e) Reflecting the character, setting and context of the site in relation to landscape, townscape, building types, grain of plots and streets.

f) Density that is appropriate to its context, plot size and relationship to local facilities and transport.

g) A layout that demonstrates a coherent and legible structure or hierarchy of routes and spaces.

h) The massing and built form to ensure that a sense of place has been created and that there is sensitivity in terms of townscape design in respect of edge treatment, entrances, enclosures, frontages, heights and rooflines.

i) Landscape design that contributes to a sustainable sense of place, such as play areas, shelters, biodiversity and wildlife corridors, verges, street trees and water.

j) Materials and details relating to the design and context for walls, roofs, openings, paved surfaces and signage - incorporating locally sourced, distinctive and manufactured materials wherever practical.

k) Sustainable principles such as the curtilage storage of waste and recyclable material, home-working and the durability, energy efficiency and adaptability of buildings over time.

l) Avoiding stand-alone large scale developments that are not close to and effectively integrated with the current built up area.

This policy received the following support in the pre-submission consultation:

H2: Do you agree with our policy for quality and layout of housing developments?

Yes = 84%    No = 9%    Don’t Know = 7%
3.4  Work and the economy (WE)

The intention in setting out policies for working and the economy is to help the town thrive and prosper and provide new employment opportunities for residents.

| POLICIES |
|-----------------|------------------|
| Working and the economy | WE1: Town centre development |
| | WE2: Sustainable tourism enhancement |

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<thead>
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<th>OBJECTIVES ADDRESSED</th>
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<td>To further develop a vibrant and prosperous market town by encouraging development that supports a range of good quality jobs, businesses, shops and services that meet the needs of local people and protects and enhances the quality of the local environment.</td>
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</table>

### Supporting evidence base

- Community survey, Wetherby NDP, 2015
- Market Town Benchmarking report, AMTi, 2013
- Conservation Area Appraisal and Management Plan, LCC, 2010

3.4.1  Town centre development

**Issues**

Wetherby is a vibrant market town with many thriving town centre businesses. It is the principal settlement in the Outer North East of Leeds and serves a wide hinterland, albeit with smaller competitors such as Boston Spa, Tadcaster and, slightly further afield, Knaresborough and Garforth, all competing for aspects of the services Wetherby provides. However, all towns face challenges and it is important to continue to see investment in the town centre so that it continues to attract shoppers and visitors.

**Evidence**

Business, work and shopping were key elements of the community survey and raised many comments. The comments were grouped into the following two main classifications:

1) **Issues of particular importance to the residents and/or businesses:**
   - Wetherby is a bustling district centre, with over 200 businesses in the town centre alone. The ongoing support of these wide ranging businesses is important to the well-being of the town.
   - Access to these businesses is an important factor in their success.
   - Car parking is of major concern, more or less across the board.
   - The appearance of the town (to be kept clean and tidy), it must be a pleasant place to be in.
   - The town centre should be safe for pedestrians.
   - There is too much traffic passing through the town - greater utilisation of bypasses to reduce traffic just passing through is required.
   - An availability of a good range of independent shops.
   - The green spaces, both within the town plus those spaces separating Wetherby from its neighbouring villages.

2) **Issues where a requirement exists for enhancement/improvement:**
   - Ongoing improvement of roads/pavements/accessibility.
   - An increase in the number of pedestrian crossings throughout the town.
   - A very limited increase in pedestrian areas within the centre.
   - Enhanced street lighting.
   - There should be a good range of activities and events.
   - The availability of appropriate venues in which to socialise.
   - Thursday and Farmer’s markets.
   - An attractive destination for tourists (and shoppers).
   - An attractive destination to retain local shoppers and attract visitors generally.
The questions around supermarkets brought about an interesting response. To summarise:

- A high ratio of respondents may be in favour of an additional supermarket within the general area of the town provided the development was achieved in a manner which would be sympathetic towards maintaining the quality of life within the town, plus an outcome which would enhance the associated shopping experience.
- Considerable resistance to any development which would be perceived to have a negative impact, with some respondents feeling very strongly about guarding against this possibility.
- Many residents would prefer a supermarket development away from the town centre, in a location which would allow for adequate car parking for shoppers (with larger bays) whilst avoiding the creation of further traffic congestion within built up areas.
- The majority of independent retailers hold the view that the likelihood of additional footfall/shoppers within the town (whether by freeing up parking spaces for more casual shoppers or by attracting others from further afield by offering a wider choice) could make additional supermarket options a beneficial development.

The town centre, as defined by Leeds City Council, is illustrated below with primary and secondary shop frontages illustrated.

**WE1: Town centre development**

a) Proposals which would result in the loss of existing local shopping facilities through redevelopment will be discouraged, unless:
   
   i. they include proposals for alternative local shopping provision in the town centre; or
   
   ii. there is no reasonable prospect of viable continued use of the existing building or facility in its current use.

b) New office development should be in keeping with its surroundings in terms of scale and design.

c) The bringing back into use of redundant space above existing retail units in the town centre is encouraged. Any such proposal should carefully consider local amenity issues. Of particular interest is the opportunity for living over the shop as a means of promoting the vitality of the town centre and meeting the need for small, rented homes for young people.

This policy received the following support in the pre-submission consultation:

**WE1: Do you agree with our policy for town centre development?**

- Yes = 89%
- No = 6%
- Don’t Know = 5%
3.4.2 Sustainable tourism enhancement

Issues

Wetherby today is an attractive market town that, as part of Yorkshire, welcomes a significant number of visitors each year. Situated on the A1(M) motorway, with a national Racecourse and offering easy access to both the Yorkshire Dales and North York Moors National Parks, the town has opportunities to maximise the potential that tourism can bring over the coming years.

Visitors spend money which will lead to increased prosperity for the area and bring additional employment. It is imperative for the town that the potential to maximise visitor numbers, both staying visitors and day trippers, is developed to the full and the town’s availability as a tourism destination is fully realised.

However, the community felt very strongly that Wetherby does not sell itself particularly well as a key town within the area. It was also felt that tourist facilities were limited and could be significantly expanded.

Evidence

People felt that the strengths of the town and its immediate surroundings are many and are principally of an outdoor variety. The racecourse attracts visitors at all times of the year and the many varied attractions offered at Stockeld Park in recent years have proven very successful. Walking in the National Parks and Areas of Outstanding Natural Beauty (Nidderdale in particular) are strong attractions and, together with local walking and cycling offer visitors plenty of opportunity to enjoy the town and countryside.

It was also considered important that visitors should be encouraged to spend their money in a sustainable way with local businesses which have a good fit with the themes of community, landscape and the environment. There is also perhaps an opportunity for businesses to link up to promote low impact tourism together.

There was a very clear view that Wetherby lacked visitor accommodation in general and, in particular, an up-market hotel within walking distance of the town centre. Hotel accommodation in the town is limited to the Mercure hotel on the edge of town and the Swan Guest House on North Street.

Tourism information is available at the library on Westgate and at the Town Hall. A monthly ‘What’s on guide is widely available and the Town Council website also contains information about events. Current annual events in and around the town include a food and drink festival, an arts festival, the Leeds Festival and Horse Trials (at nearby Bramham Park), and a championship Dog Show.

iii. Policy

WE2: Sustainable tourism enhancement:

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

a) Are in keeping with its surroundings in terms of scale and design.

b) Demonstrate that the proposals will serve to broaden the town’s appeal to tourists.

c) Provide a travel plan that considers the needs of staff, guests and other visitors and seeks to keep travel disruption to a minimum.

This policy received the following support in the pre-submission consultation:

WE2: Do you agree with our policy for sustainable tourism enhancement?

Yes = 91%        No = 3%        Don’t Know = 6%
3.5 Health, well-being and leisure

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

<table>
<thead>
<tr>
<th>POLICIES</th>
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</thead>
<tbody>
<tr>
<td>Health, Wellbeing &amp; Leisure</td>
</tr>
<tr>
<td>HWL1: Sport and leisure facilities</td>
</tr>
<tr>
<td>HWL2: Community facilities</td>
</tr>
<tr>
<td>HWL3: Health care facilities</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OBJECTIVES ADDRESSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>• To provide new and diverse education, leisure and recreational activities for all ages in order to promote healthy and crime-free lifestyles.</td>
</tr>
<tr>
<td>• To encourage inclusive access for local people to the range of facilities and services that they need.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Supporting evidence base</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community survey, Wetherby NDP, 2015</td>
</tr>
<tr>
<td>Market Town Benchmarking report, AMTi, 2013</td>
</tr>
</tbody>
</table>

3.5.1 Sport and leisure facilities

Issues

Wetherby has a vibrant community with many sports associations and volunteer groups providing an assortment of clubs and activities in the town. However, families are travelling to Tadcaster, Leeds and even further afield as a result of the poor standard of the swimming pool and associated facilities.

Evidence

Most respondents to early consultations thought that sport and fitness was well catered for in the town, although there was room for improvement to the swimming pool and gym facilities at Wetherby Leisure Centre. In particular, the swimming pool should be updated and the current gym provision be expanded. Existing sport and leisure facilities and clubs in and around the town include:

- Wetherby Leisure Centre and swimming pool
- Wetherby sports association
- Wetherby racecourse
- Wetherby Athletic Junior FC
- Wetherby RUFC
- Wetherby Gymnastics Club
- Wetherby Tennis Club
- Wetherby Golf Club
- Bowling Club
- Grange Park Sports Club

<table>
<thead>
<tr>
<th>HWL1: Sport and leisure facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposals to improve the range of accessible sport and leisure facilities are encouraged and should seek to:</td>
</tr>
<tr>
<td>a) Be in keeping with the character of the location.</td>
</tr>
<tr>
<td>b) Consider local amenity issues.</td>
</tr>
<tr>
<td>c) Protect existing amenities of surrounding residents.</td>
</tr>
<tr>
<td>d) Improve the surrounding local environment.</td>
</tr>
<tr>
<td>e) Minimise the impact on the local road network.</td>
</tr>
<tr>
<td>f) Provide adequate off street car parking facilities.</td>
</tr>
</tbody>
</table>

This policy received the following support in the pre-submission consultation:

HWL1: Do you agree with our policy for sport and leisure facilities?

Yes = 91%  No = 3%  Don’t Know = 6%
3.5.2 Community facilities

Issues

Scouts, Guides, Brownies and Cubs and Royal Air Force Cadets all run in the town. The Youth Club building is currently owned by Leeds City Council. There is also a church run Youth Club on the High School site. There is one Youth Club at Barleyfields Youth Centre, that runs on a Friday evening, resourced by Leeds City Council youth workers.

According to the responses from the survey, the main issues are that there is no central site for more elderly people to meet and socialise and there is no centralised information vehicle for activities and services taking place in the town. Many residents are unaware of the large number of groups available to them and whilst there are many opportunities, there is strong anecdotal evidence to suggest that these are not well enough promoted.

Evidence

From early consultations, it is apparent that the community believe Members of the Health, Wellbeing and Leisure sub-group studied the relevant responses to the questionnaire and concluded that the facilities for social interaction for young people and elderly people in the town need to be improved.

The following facilities were identified as falling into the category of community facilities:

<table>
<thead>
<tr>
<th>FACILITY</th>
<th>ADDRESS</th>
<th>PRIMARY PURPOSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town Hall</td>
<td>Market Place LS22 6NE</td>
<td>Town Hall</td>
</tr>
<tr>
<td>Cinema</td>
<td>Caxton Street LS22 6RU</td>
<td>Cinema</td>
</tr>
<tr>
<td>Cemetery</td>
<td>Hallfield Lane LS22</td>
<td>Town Cemetery</td>
</tr>
<tr>
<td>The Engine Shed</td>
<td>York Road LS22 7SU</td>
<td>Dance Hall</td>
</tr>
<tr>
<td>St James Church</td>
<td>Church St LS22 6LP</td>
<td>C of E Church</td>
</tr>
<tr>
<td>St Josephs Church</td>
<td>20 Westgate LS22 6LL</td>
<td>RC Church</td>
</tr>
<tr>
<td>Methodist Church</td>
<td>Church St LS226LP</td>
<td>Methodist Church</td>
</tr>
<tr>
<td>Salvation Army</td>
<td>Hallfield Lane LS22 6JS</td>
<td>Salvation Army Church</td>
</tr>
<tr>
<td>Barleyfields Youth</td>
<td>Barleyfields Road LS22 6PN</td>
<td>Youth Centre</td>
</tr>
<tr>
<td>Crossley St Primary</td>
<td>Crossley St LS22 7GA</td>
<td>Primary School</td>
</tr>
<tr>
<td>St Josephs Primary</td>
<td>Barleyfields Rd LS226PR</td>
<td>RC Primary School</td>
</tr>
<tr>
<td>Deighton Gates</td>
<td>Deighton Rd LS22 7XL</td>
<td>Primary School</td>
</tr>
<tr>
<td>St James Primary</td>
<td>Hallfield Lane LS22 6JS</td>
<td>CoE Primary School</td>
</tr>
<tr>
<td>Wetherby High</td>
<td>Hallfield Lane LS22 6JS</td>
<td>High School</td>
</tr>
<tr>
<td>Scout Huts</td>
<td>Barleyfields Rd / Church St</td>
<td>Meeting space</td>
</tr>
<tr>
<td>Air Training Corps</td>
<td>Pegasus House, Barleyfields Road</td>
<td>Air Training Rooms</td>
</tr>
<tr>
<td>Wetherby Library</td>
<td>17 Westgate LS22 6LL</td>
<td>Town Library</td>
</tr>
<tr>
<td>One Stop Centre</td>
<td>24 Westgate LS22 6NL</td>
<td>Offices/Advice</td>
</tr>
<tr>
<td>Doctors Surgeries</td>
<td>Crossley St and Hallfield lane</td>
<td>Doctors Surgeries</td>
</tr>
<tr>
<td>Mason House</td>
<td>Hallfield Lane LS22 6JT</td>
<td>Meeting Rooms</td>
</tr>
</tbody>
</table>

HWL2: Community facilities

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

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

This policy received the following support in the pre-submission consultation:

HWL2: Do you agree with our policy for community facilities?

Yes = 90%  No = 3%  Don’t Know = 7%
3.5.3 Health care facilities

Issues

Wetherby has two GP run health-centres and a number of dental practitioners in the town. Private practitioners are available in the areas of chiropody, osteopathy, chiropractice, sports physiotherapy, general physiotherapy and opticians.

Residents currently travel to Harrogate or Leeds for hospital appointments, including Accident & Emergency, minor injuries clinics and most out-patients referrals.

Evidence

Consultations have suggested that residents would prefer to attend out-patient clinics and minor injuries clinics locally in Wetherby. For example:

- 68% of respondents would prefer to attend NHS dentistry services in Wetherby
- 89% of respondents would prefer to attend a GP’s surgery in Wetherby
- 89% of respondents would prefer to attend an optician in Wetherby

Discussions have taken place with NHS trusts and Clinical Commissioning Groups future development. Funds should be set aside for the development of a minor injuries clinic facility in the town and increase the number of outpatient clinics held at the Hallfield Lane Healthcare centre. Members of the Plan sub-group have met with senior staff at Harrogate Health Trust, and continue to do so on an ongoing basis. These managers are also speaking with the appropriate CCG members in Leeds. There may be suitable accommodation at the Health Centre on Hallfield Lane.

### HWL3: Health care facilities

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

a) the provision of healthcare facilities should provide new or additional services, which respond to the identified needs of residents of Wetherby.

b) the additional or new facilities should reduce the need to make additional journeys out of the town.

c) the proposal provides adequate car parking facilities.

This policy received the following support in the pre-submission consultation:

**HWL3: Do you agree with our policy for health care facilities?**

Yes = 94%  
No = 2%  
Don’t Know = 4%  

3.6 Education (E)

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

<table>
<thead>
<tr>
<th>POLICIES</th>
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<tbody>
<tr>
<td><strong>Education</strong></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>OBJECTIVES ADDRESSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>• To provide new and diverse education, leisure and recreational activities for all ages in order to promote healthy and crime-free lifestyles.</td>
</tr>
</tbody>
</table>

### Supporting evidence base

Community survey, Wetherby NDP, 2015  
Market Town Benchmarking report, AMTi, 2013
3.6.1 Wetherby High School site

Issues

There are four primary schools (three with nursery classes) in Wetherby. In addition, there are two day care private nurseries, one play group, and fourteen registered child minders as well as a children’s centre that serves the town and immediate surrounding area.

Wetherby High School provides education for 11-18 year olds.

Whilst the secondary and primary schools have sufficient capacity (or room to expand) to meet current projected demand, educational contributions from residential development will be sought to provide funds to extend existing primary schools if required.

With new housing resulting in an increasing population, the community was keen to ensure that education facilities should keep pace with demand. The community has also voiced concerns about how the secondary school is able to compete with nearby alternative provisions, given the apparent under-investment in the facility over many years.

Adult learning opportunities are mixed and certain demographics of the population are under-represented.

The proposed Wetherby High School site could incorporate multiple services on a single site. For example, the following services could be relocated:

- Adult care – the existing adult care building is a single storey building that has fallen into disrepair and is now vacant and listed as surplus by the City Council. The building’s footprint was too large for its current usage and therefore had high utility servicing costs.

- Wetherby library – the existing building was built in 1965 and lies within the main market street of the town. The building has limited parking and relies generally on pedestrian access. The existing building has a stone façade and pantile roof. The windows are generally single glazed and contribute to internal overheating and ventilation issues.

- Sport centre and swimming pool – the existing sports centre is a stone clad flat roofed construction that suffers from regular roof leakage and maintenance issues. The building footprint is large for its usage and has high running costs. Due to poor ventilation, condensation and water damage is a regular issue to the interior of the building.

- Wetherby High School – The existing site is made up of a variety of different scaled buildings ranging from single storey to four storeys. The school lies within a prominent elevated site within the town but has little or no civic presence. The existing buildings are inefficient in layout and as a result playing fields fall under the recommended site area for a school of its size. There is no community use segregation and parking, which restricts the use of these spaces and potential revenue. The existing school entrance is not a welcoming space and has limited legibility to visitors and early year pupils. Internally the building suffers from poor ventilation and overheating due to the substandard servicing infrastructure within the teaching spaces.

Evidence

Wetherby High School is the only secondary school in the town. Over the years there has been investment in its infrastructure on an incremental basis but it has not benefited from any fundamental investment in the whole estate via such initiatives as Building Schools for the Future. Furthermore, it is not currently part of any Leeds City Council school investment programme.

The High School should be a central part of the life of the town but it is held back from achieving this role as a result of outdated buildings and worn out infrastructure. The school also faces strong competition from other similar schools regarding the quality and range of facilities it can provide – with a notable proportion of the town's children being educated outside of Wetherby.

A number of respondents to the survey of Wetherby residents were concerned about the state of the physical assets at the school.

Adult learning opportunities were provided by Leeds City Council until this service ceased in 2013. To date, no alternative provision has been introduced.

A number of respondents to the Residents Survey expressed a desire for there to be a good choice, a convenient location, access across a range of hours, and better publicity to raise awareness of available opportunities.
There is an established and thriving University of the Third Age (U3A) in the town which is reflected in the responses to the Residents Survey. However, there is a significant gap in the local provision for young/working adults. Sufficient choice of learning opportunities within Wetherby should cater for the diverse needs of the population.

**E1: Wetherby High School site**

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

a) Provide new and improved secondary school provision on the existing site.

b) Ensure the design is complementary to surrounding buildings and take every opportunity to enhance the setting of the relevant Conservation Area, i.e character area 2, by, for example:
   - Seeking to provide green frontage, bound by low walls; to reflect local gardens.
   - Using slate roofs and chimneys in the design, to reflect the local built environments.

c) Provide for playing fields on the site relative to the size of the student body.

d) Provide car parking and secure cycle racks commensurate with the proposed size and use of the site.

e) Maximise non-motorised vehicular and pedestrian access onto and around the site.

f) Maximise disabled access onto and around the site.

g) Ensure green infrastructure is well integrated across the site and links externally to nearby green spaces, non-motorised routes and green corridors.

This policy received the following support in the pre-submission consultation:

E1: Do you agree with our policy for the Wetherby High School site?

Yes = 84%  
No = 5%  
Don’t Know = 11%

### 3.7 Environment and Sustainability (ENV)

<table>
<thead>
<tr>
<th>Policies</th>
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<tbody>
<tr>
<td><strong>Environment and Sustainability</strong></td>
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<tr>
<td>ENV1: Protection and enhancement of local heritage assets</td>
</tr>
<tr>
<td>ENV2: Local green spaces</td>
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<tr>
<td>ENV3: Green corridors</td>
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</table>

**Objectives Addressed**

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

**Supporting Evidence Base**

- Yorkshire and Humber Green Infrastructure mapping project, Natural England 2010
- Community Survey, 2015
- Local Green Spaces assessment, Wetherby NDP, 2016
- Local List assessment, Wetherby NDP, 2016
3.7.1 Protection and enhancement of local heritage assets

Issues
Wetherby contains a number of Listed Buildings and Scheduled Monuments which benefit from statutory protection. In addition, the Conservation Area provides a significant layer of protection for the historic town centre. However, there are a significant number of non-designated heritage assets inside and outside the Conservation Area that have been identified and which would benefit from recognition and conservation.

Evidence

The following Listed structures are protected under current legislation:
• Milestone, opposite junction with Croft Lane, Wetherby Road – Grade II.
• Boundary stone, opposite junction with Croft Lane, Wetherby Road – Grade II.
• Priest Hill and attached outbuildings, Ainsty Road – Grade II.
• Wetherby Wesleyan Methodist Church, Bank Street – Grade II.
• 1, 3 and 5, Boston Road – Grade II.
• Front Range of Farm Buildings at Micklethwaite Farm, Boston Road – Grade II.
• 4 Cross Street – Grade II.
• 6 Cross Street – Grade II.
• 30, High Street, including No 2 Horsefair - Grade II.
• Wetherby Town Hall and Attached Front Wall, Market Place – Grade II.
• 9, Market Place – Grade II.
• The Manor House, 13, North Street - Grade II.
• 66, North Street - Grade II.
• 6 and 8, Scott Lane - Grade II.
• Brunswick Yard, Victoria Street – Grade II.
• 32, Walton Road and The Old Vicarage, Walton Road – Grade II.
• Railway Engine Shed, York Road – Grade II.
• Milepost 20 metres E of drive to Swinnow Hill, York Road – Grade II.
• Milepost 50 metres N of junction with Second Avenue – Grade II.
• Milepost approximately 220 metres north of Wetherby Lodge – Grade II.
• Gate piers, railings, and pair of Lodge Houses at Ribston Lodge – Grade II.
• Milestone opposite junction with Croft Lane, Wetherby Road – Grade II.
• Swan and Talbot, 34, North Street – Grade II.
• Quarry Hill Bridge, Quarry Hill Lane – Grade II.
• Milepost 120 metres to North East of Junction with Audby Lane – Grade II.
• Wetherby bridge – scheduled monument
• (Remains of) Wetherby castle – scheduled monument

The Plan has further identified a set of currently unprotected, (non-designated) heritage assets. This Plan will look to protect these assets from any development which would harm their heritage value, while also encouraging appropriate improvement works. An assessment of each of these assets is included in the Plan at Appendix 1.
### ENV1: Protection and enhancement of local heritage assets

a) The following are designated as local heritage assets:
   - War Memorial
   - Police Box
   - Wetherby Bridge
   - Weir, River Wharfe
   - Bandstand
   - The Wheel sculpture
   - Huguenot archway and Whitaker Memorial Shelter
   - Cinema
   - Georgian bathhouse/Jubilee gardens
   - Horse sculpture on A58/A168 roundabout

b) All local heritage assets within the parish will be conserved and enhanced for their historic significance and/or their importance to local distinctiveness, character and sense of place.

c) Proposals for development that affect such assets will be considered taking account of the scale and impact of any harm or loss and the significance of each asset.

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### ENV2: Local Green Spaces

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

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4 The Local Green Space designation should only be used:
- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

This policy received the following support in the pre-submission consultation:

**NV2: Do you agree with our policy for Local Green Spaces?**

Yes = 91%  No = 3%  Don’t Know = 6%
3.7.3 Green corridors

Issues

The town is surrounded on all sides by high quality countryside, mostly farmed for arable but with some land used for leisure such as the racecourse and nearby golf course. The town also has several near neighbours in the form of Boston Spa and Kirk Deighton and the green spaces between these communities is important in maintaining the integrity and character of each individual community.

Green corridors play a potentially important role in enabling access to and from the surrounding rural areas as well as enabling the movement of wildlife.

Evidence

The Leeds Core Strategy recognises the importance of these countryside buffer areas and designates a green infrastructure corridor that covers the southern half of the town and rural areas beyond (The Wharfe valley) as ‘Strategic Green Infrastructure’. This designation is based on the 2010 study by Natural England which looked at green infrastructure corridors for Yorkshire and the Humber. Spatial Policy 13 states that these corridors will be maintained and enhanced. This Plan cannot strengthen the protection afforded by this policy.

The regionally significant Wharfe corridor (R17) starts in the heart of the Yorkshire Dales National Park and runs to the north of Leeds joining the Ouse corridor to the south of York. The upper part of the corridor is at the heart of the Yorkshire Dales National Park. The whole of the corridor is rich in terms of cultural heritage, wildlife and recreational assets. It includes a number of settlements that are the focus for tourist activity, including Wetherby. The corridor demonstrates much agricultural use – developing from low intensity grazing in the north of the corridor to more intensive arable to the south. It continues eastwards through Wetherby to Cawood where it meets the Ouse. The valley provides a landscape setting for the towns and villages along its length.

Within and adjacent to the Wharfe strategic green corridor are a series of defined local green corridors to which this policy applies. They comprise a series of former railway lines which are now part of the Sustrans national cycle network, route 67 and route 665, as well as the River Wharfe, its banks and ings which provide valuable wildlife habitats and serve to store water in the event of flooding.

The disused railway lines once served to connect Leeds with Harrogate and Tadcaster, as well as Harrogate with Tadcaster. The lines, now disused, form local green corridors through the town, although a section of the Harrogate-Tadcaster line has been lost through building over it, east of Deighton Road to the by-pass.


ENV3: Green corridors

a) The following Green Corridors should be protected from development which would sever, block or prejudice their operation as multifunctional resources for wildlife, amenity, recreational and water management purposes:

• Leeds-Harrogate-Tadcaster former railway lines
• River Wharfe, banks and ings

b) Development that seeks to enhance the multifunctional resources of these Green Corridors will be encouraged, particularly in relation to:

• Enhancing biodiversity and habitats
• Enhancing opportunities for recreation and leisure
• Improving quality of place for local communities
• Improving health and well-being
• Increasing opportunities for flood alleviation and water management

This policy received the following support in the pre-submission consultation:

ENV3: Do you agree with our policy for Green Corridors?

Yes = 92%  No = 3%  Don’t Know = 5%
3.8. Townscape design (D)

### POLICIES

| Design | D1: The character of the Conservation Area  
D2: Connectivity of new developments |

### OBJECTIVES ADDRESSED

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

b) To provide a range of housing that meets the needs of the town both in the short and longer term.

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

### Supporting evidence base

Conservation Area Appraisal and Management Plan, LCC, 2010

3.8.1 The character of the Conservation Area

**Issues**

Wetherby town centre is protected by a Conservation Area. This was first designated in 1971 and was subsequently modified in 1981 and 2010. The original conservation area covered the historic core of the town from Boston Road at the south, to St James’ Church at the north, High Street to the east and river bank to the west.

The subsequent modifications included the following:

- exclusion of an area of fields by the river to the south west of the original boundary,
- inclusion of an area around the river to the south east of the boundary,
- inclusion of Victoria Street, Gashouse Lane and Horsefair to the east and St James’ Street to the north,
- inclusion of Raby Park, a further length of West Gate and the former Wharfe Grange Hospital to the north west,
- inclusion of an area of late 19th century housing to the north,
- extension to the east on Walton Road, area of exclusion to the west to remove development on the grounds of the former Wharfe Grange Hospital.

**Evidence**

In 2010 Leeds City Council wrote a Conservation Area appraisal and management plan. The plan identified three character areas with the following key characteristics:

- **Character area 1 - Historic core**

  This area encompasses the historic core of Wetherby. Its boundary approximates to the town around 1850 and follows roads and lanes which can be traced on early maps.

  **Key characteristics:**
  
  - Fine-grained built form
  - Magnesian limestone the dominant building material
  - Mainly two-storey in height, with three-storey buildings in areas of highest activity

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6 Information extracted from Wetherby Conservation Area appraisal and management plan – Leeds City Council 1 March 2010
• High level of activity around High Street and Market Place
• Good group of traditional shopfronts

**Character area 2 – Late 19th century expansion**

This area encompasses the late 19th century expansion of the town to the north. It is associated with the arrival of the railway, which led to an expansion of middle-class housing, led by the entrepreneurial activities of Henry Crossley. The former workhouse is also included.

**Key characteristics:**
• Buildings mainly constructed of coursed magnesian limestone with Welsh slate roofs and timber windows
• Two storey in height.
• Small front gardens generally enclosed by low walls.

**Character area 3 – Riverside area**

This area lies to the south of the town and includes the river banks, ings and the area around the police station. The open character of the landscape and river views, flanked by mature trees, make a considerable contribution to the character of the town. The gateway associated with the former West Lodge of Wetherby Grange is a key landmark on the southern edge of the conservation area.

**Key characteristics:**
• Open space framed by mature trees.
• Progressive river views.
• Long views across low-lying land to the south.
• Narrow views down Boston Road emphasise entrance to town.
In the Wetherby Conservation Area:

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

b) Infill development including the sub-division of plots, should respond to the scale, massing, layout and distribution of positive structures, within the Conservation Area.

This policy received the following support in the pre-submission consultation:

D1: Do you agree with our policy for the character of the Conservation Area?
- Yes = 94%
- No = 2%
- Don’t Know = 4%

3.8.2 Connectivity of new developments

Issues

As with many market towns, Wetherby supports many people from the surrounding villages. In turn, these people make a significant contribution to the town’s economy. New developments in Wetherby need to provide appropriate transport links to ensure that people can access the town easily – this means sufficient parking, good public transport and safer streets, as well as easy walking and cycling options.

Evidence

Wetherby benefited from the construction of the new A1M in recent years, with the old A1 creating a bypass around the town centre in the form of Privas Way and the A1M now forms an artificial, although well defined, eastern edge to the town. The ongoing development of the A1M as an important national arterial route serving the east of England and Scotland, has meant that the town retains its key position as a transport staging post between London and Edinburgh.

Bus services link the town nationally via National Express routes and locally between Leeds, Harrogate and York. Despite these changes through traffic has increased, particularly on routes to Harrogate. The town also experiences HGV’s, using satellite navigation, diverting from their A1M principal route onto the minor roads through the town. The overall result is more noise, pollution and disruption to local traffic.

There are other problem areas and issues that require attention. These can be termed ‘hotspots’ and they concern junctions, regular breaking of speed limits in residential areas near schools, lack of crossings, poor footway links and insufficient safe cycling paths (both on-street and off-street) from home to school and to community facilities.

Within the Neighbourhood Area, there are already a number of approved pedestrian and cycle routes (see definitive public rights of way map overleaf). To ensure the ongoing safety of residents and visitors to Wetherby, the intention of the Plan is to ensure new developments provide safe pedestrian and cycle paths to the town centre which where possible link up to the existing networks.
D2: Connectivity of new developments

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

a) Short, direct routes for pedestrians and cyclists connecting the new development to the rest of the town. This may include upgrading existing routes that connect to the development to make them attractive and safe for pedestrians and cyclists.

b) Good access to public transport, by locating development as close as possible to existing bus routes and providing good pedestrian access to bus stops.

c) Good connections within the development area itself, so a choice of connections to the wider town is provided.

This policy received the following support in the pre-submission consultation:

D2: Do you agree with our policy for connectivity of new developments?

Yes = 86%  No = 7%  Don’t Know = 7%
3.9 Policies maps

MAP 1: Green Spaces and community facilities

Key
- Local Green Space
- Community facility
- Wetherby High School site
MAP 2: Green infrastructure

Key

- R17 Wharfe regional corridor
- Harrogate - Tadcaster - Leeds disused railway lines local corridors
- River Wharfe, banks & ings local corridor
MAP 3: Local heritage assets

Key
1. War Memorial
2. Police Box
3. Wetherby Bridge
4. Weir, River Wharfe
5. Bandstand
6. The Wheel Sculpture
7. Huguenot Archway
8. Cinema
9. Georgian Bathhouse/Jubilee Gardens
10. Horse Sculpture on A58/A168 roundabout
4.0 PROJECTS AND ASPIRATIONS: NON-PLANNING MATTERS

4.1 Community Infrastructure Levy
The Community Infrastructure Levy (CIL) is a levy that local authorities can use to raise funds from developers which undertake building projects in their area. The funds raised will go into improving local infrastructure. A Town or Parish Council receives 15% of the Levy raised from new development in their parished area, rising to 25% if that area has a completed Plan.

For Wetherby, the following key areas have been identified as potentially benefiting from CIL and other resources:

4.2 Improve the town’s pedestrian and cycle network
To establish a programme of works to provide a pedestrian and cycling conducive network to improve walking and cycling connectivity throughout the town.

Road junctions should be improved to provide suitable crossing points in order to assist street safety.

Where it is not possible to provide off road cycling on key routes to the Town Centre and schools, then roads wherever possible shall provide advisory 1.4/.1.5m cycle lanes alongside street design speed measures.

Wherever possible, improved pedestrian and cycle access is sought for the business areas including possible development in the Sandbeck Industrial Estate.

4.3 Improve the provision and coordination of bus services
To create a strategy to provide more public transport buses in order to service the projected visitor numbers and residents’ needs.

The strategy shall explore how the provision can be achieved and the possible contributions from development that may be needed to implement any proposals and create longer term viability. It will also explore the types of vehicles that might be best suited to a circuit of the town’s residential areas and is compatible with the town centre requirements.

A Transport hub at the existing bus station could be the focal point for most town services and it is proposed to provide integrated information at this point.

4.4 Making the streets safer
Where new development will increase traffic frequency on existing residential roads and in the vicinity of schools, and/or where traffic speed and its nature is already identified as an issue affecting safe pedestrian movement or where this will be compounded, such as to deter or impair people movement, then work will be undertaken to provide street design measures to sufficiently slow the traffic speed in the interests of street safety.

Problem areas or points (hot spots) are already identified as targets, including those with impairment of or poor crossing issues and excessive traffic speed or traffic.

Wherever possible, travel from home to school shall be safety prioritised, it shall also support sustainable school transport by improvements which will include calming and slowing vehicle traffic speed measures as well as shared space techniques to encourage streets to be conducive to walking and cycling. This should include the further provision of bus services where viable.

4.5 Promote sustainable tourism
To develop and support sustainable tourism development proposals and/or extensions to or expansion of existing tourism uses.

Sustainable tourism development proposals that seek to increase the provision of hotel and other similar overnight accommodation will be supported within the town centre in principal. Support will be given if the new accommoda-
tion results in a mix of good quality accommodation which responds to visitors’ demands and supports a sustainable visitor economy.

An expanded tourist hub would serve to promote the town better to new visitors.

4.6 Town centre parking

Improve parking signage and designation/delineation and increase parking control zones In order to provide greater clarity to car parking within the town and in response to comments and concerns of misunderstanding, clear signage and better delineation of bays is required together with consistent operation. Car parking control zone signs are to be located to be seen at key entrances to the town (Spofforth Hill; Deighton Road; York Road; Boston Road). Clear, well designed signs will also be required to divert incoming traffic to the car parks acting as interceptors. Further blue badge holder spaces are proposed for the town centre and immediately surrounding areas.

The value to Wetherby of free car parking has been proven to be of great value to the traders in particular as well as to the wider resident community.

Work with others to provide parking management that responds to users’ needs - work with local authorities will be undertaken to seek to provide car parking management that aids a more attractive town centre and can provide possible preferential parking rates for town centre workers. The creation of residents parking zones will be encouraged in areas adjacent to the Town Centre. More cycle parking to be provided in the town centre car parks and around the Town Hall. The use of long and short stay car parking and commensurate charging will be explored with the Local Authorities for the interceptor car parks. Any development proposals affecting parking must be coherent with this policy.
# Appendix 1 Proposed local heritage assets

## NON DESIGNATED HERITAGE FEATURES ASSESSMENT FRAMEWORK

<table>
<thead>
<tr>
<th>Feature name</th>
<th>Location</th>
<th>Description</th>
<th>Why is the feature of interest and significance?</th>
<th>What evidence exists to support the proposed selection?</th>
</tr>
</thead>
<tbody>
<tr>
<td>War Memorial</td>
<td>River bridge</td>
<td>War memorial</td>
<td>Commemorates those who lost their lives in 2 World Wars.</td>
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<tr>
<td>Police Box</td>
<td>Police Station</td>
<td>“Tardis style” police box</td>
<td>An unusual feature on a gateway to the town, a replica based on the 1929 Gilbert and Mackenzie Trench design.</td>
<td></td>
</tr>
<tr>
<td>Wetherby Bridge</td>
<td>River Wharfe</td>
<td>Ancient bridge (3 tied together)</td>
<td>Attractive and historic feature dating back a 1000 years.</td>
<td></td>
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<tr>
<td>Weir, River Wharfe</td>
<td>River Wharfe</td>
<td>River weir</td>
<td>Rebuilt by local subscription in the 1980s after falling into disrepair, the weir has a long history dating back to the 12th century.</td>
<td></td>
</tr>
<tr>
<td>Bandstand</td>
<td>Riverside carpark</td>
<td>Bandstand</td>
<td>Used for Sunday brass band concerts. Built by public subscription and managed by the Bandstand Trust.</td>
<td></td>
</tr>
<tr>
<td>The Wheel sculpture</td>
<td>Riverside</td>
<td>Mill wheel</td>
<td>Commemorates the mill – this wheel is taken from it.</td>
<td></td>
</tr>
<tr>
<td>Huguenot archway</td>
<td>By the side of the Remembrance Gardens on High Street</td>
<td>Stone hut</td>
<td>Used by many small groups as a meeting place and as a ticket office for the Wetherby Festival and other events.</td>
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<tr>
<td>Cinema</td>
<td>Crossley Street</td>
<td>Cinema house</td>
<td>Historic cinema well used by residents. Recently celebrated its centenary. Built for soldiers during the First World War.</td>
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</tr>
<tr>
<td>Georgian bathhouse/ Jubilee gardens</td>
<td>Jubilee Gardens</td>
<td>Bath House</td>
<td>The baths go back to Georgian times and is an important feature of the town.</td>
<td></td>
</tr>
<tr>
<td>Horse sculpture on A58/A168 roundabout</td>
<td>Roundabout of A158/A168</td>
<td>Stone sculpture</td>
<td>A recent feature welcoming visitors to the town at a major gateway and depicts the towns long association with horse racing and breeding.</td>
<td></td>
</tr>
</tbody>
</table>

1. Does the feature have a name locally, a brief description.
2. A more detailed description of the physical form
3. Age, Rarity, Aesthetic Value, Group value (ie a grouping of assets with a clear visual, design or historic relationship), Historic association, Archaeological interest, Designed landscapes, Landmark status, Social or Communal value
## Appendix 2 Local Green Spaces Assessment

<table>
<thead>
<tr>
<th>Name/Location/ownership</th>
<th>Size (Ha)</th>
<th>Adjacent to existing properties?</th>
<th>Local/community value</th>
<th>Landscape value</th>
<th>Historical value</th>
<th>Recreational value</th>
<th>Wildlife or green infrastructure value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hallfield Lane Cemetery</td>
<td>3.65</td>
<td>Houses back onto the cemetery on two sides. One boundary is adjacent to Mason Field Play area and one onto the A168 Privas Way</td>
<td>Cemetery and Burial Ground Chapel used by St James Church ladies every Tuesday for worship. Services very occasionally held in the chapel</td>
<td>None really</td>
<td>War graves</td>
<td>Does provide a quiet environment</td>
<td>Surrounding by trees and undergrowth which is good for wildlife</td>
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<td>Hallfield Lane, Wetherby</td>
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<td>There is a small listed building Chapel and Workshop on site</td>
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<td>Owned by Wetherby Town Council</td>
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<tr>
<td>Mason Field</td>
<td>0.73</td>
<td>Homes back onto the field on two sides. Halffield Lane is one boundary with the cemetery being another</td>
<td>Open green space in a built-up area. Provides a cut through for residents living on 'The Avenues'. Application for Field in Trust status for the Queen's 90th Birthday.</td>
<td>Trees run down one boundary</td>
<td>None</td>
<td>One end has fenced in play equipment and an open field area with goal posts</td>
<td>Hedging around the site and adjacent to the cemetery so good for some wildlife</td>
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<td>Hallfield Lane</td>
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<tr>
<td>Fosters Field also known as Nidd Approach</td>
<td>0.05</td>
<td>Houses on three sides. fenced/gates access onto area onto</td>
<td>Small green space area in an established housing development Prevent acquisition of right of way (at back of field)</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
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<tr>
<td>Nidd Approach</td>
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<tr>
<td>Wetherby Town Council maintain (10 year lease expired)</td>
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<tr>
<td>Quarry Hill Lane triangle</td>
<td>0.6</td>
<td>Only accessible by foot</td>
<td>Recreation area off Quarry Hill Lane</td>
<td>None</td>
<td>None</td>
<td>Area is used by residents and provides a recreation area with log seating</td>
<td>Important as walking route from housing estate into Town</td>
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<tr>
<td>Off Quarry Hill Lane</td>
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<tr>
<td>Wetherby Town Council gifted as open space</td>
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<tr>
<td>Name/Location/ownership</td>
<td>Size (Ha)</td>
<td>Adjacent to existing properties?</td>
<td>Local/community value</td>
<td>Landscape value</td>
<td>Historical value</td>
<td>Recreational value</td>
<td>Wildlife or green infrastructure value</td>
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<tr>
<td>Crossley Park</td>
<td>0.2</td>
<td>Adjacent to one property on Linton Road</td>
<td>It gives public access to the riverside</td>
<td>Views of the river Wharfe and beyond</td>
<td>None</td>
<td>Walking</td>
<td>Wooded area that runs alongside the river Wharfe. This area is managed by the Woodlands Trust</td>
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<td>Linton Road Wetherby</td>
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<td>Wetherby Town Council owned</td>
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<tr>
<td>King Georges Field also known as Scaur Bank</td>
<td>1.6</td>
<td>Only accessible by foot. Right of Way across private land for maintenance. Access from The Ings over the river Wharfe by metal bridge</td>
<td>Recreation area that runs alongside river Wharfe. Gardens of houses on one side</td>
<td>Views of river and countryside</td>
<td>None</td>
<td>Play equipment and large open field with goal posts. Used by Sports Association and keep fit groups</td>
<td>Flood area for river Wharfe and is a habitat for various wildlife</td>
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<tr>
<td>Off Linton Road</td>
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<tr>
<td>Wetherby (Field in Trust)</td>
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<tr>
<td>Bridgefoot Gardens at the Junction of High Street and Market Place</td>
<td>0.4</td>
<td>Area with planted flower beds at the entrance to the Town as you come over Wetherby Bridge</td>
<td>Raised walkway above garden area. No access to the flower bed area itself</td>
<td>Views of the river and ancient bridge</td>
<td>None known</td>
<td>Seating provided under a pergola along the top of the planted area</td>
<td>None apart from the flower beds</td>
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<td>Wetherby</td>
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<td>Owned by LCC. WTC manage</td>
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<tr>
<td>Butterwick Gardens</td>
<td>0.4</td>
<td>Houses on either side</td>
<td>Fenced area containing trees but walked and cycled by and viewed from the Harland Way</td>
<td>None</td>
<td>None known</td>
<td>None</td>
<td>Area just left as open space and grass cut when needed around the trees. Small wildlife habitat</td>
</tr>
<tr>
<td>Name/Location/ownership</td>
<td>Size (Ha)</td>
<td>Adjacent to existing properties?</td>
<td>Local/community value</td>
<td>Landscape value</td>
<td>Historical value</td>
<td>Recreational value</td>
<td>Wildlife or green infrastructure value</td>
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<tr>
<td>Sandringham Park</td>
<td>0.98</td>
<td>The site is surrounded by houses and flats to one side. Hard standing play area with children's play equipment. Adult play equipment installed on grassed area. Grass open field area</td>
<td>Hard standing play area with children's play equipment. Adult exercise equipment installed on grassed area of the field. Main area is grass open space for public use</td>
<td>None</td>
<td>None known</td>
<td>Safe place as whole area fenced in. The field is popular with keep fit groups and family picnics</td>
<td>“Friends of” encourage wild life to the area with bird boxes, shrubs that attract butterflies and many other initiatives. Currently Green Flag Award</td>
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<td>Sandringham Park/York Place Wetherby (Field in Trust)</td>
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<td>Raby Park</td>
<td>1.66</td>
<td>Private road down two sides of this park. There are properties at the other side of both the private roads the other two boundaries are onto the highway</td>
<td>Open grassed area containing a number of trees. Management plan in place for the cultivation etc.</td>
<td>Views of the town</td>
<td>Is owned by local Hudson family but dedicated to WTC under a 99 year lease</td>
<td>Open to the public for recreational purposes including dog walking. It is used a cut through from Crossley St to Spofforth Hill</td>
<td>Wild crocus at one end and grass left uncut around the trees in order to encourage bio-diversity. Possible Bat colony</td>
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<td>(Junction of Crossley Street and Westgate)</td>
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<tr>
<td>Hudson Park also known as Millennium Field</td>
<td>2.8</td>
<td>There are gardens from houses down one side and a fence surrounding the play area of a local school down another side. The top of the park takes you onto the Harland Way Cycle path and the other end onto a cul-de-sac and the entrance to a School</td>
<td>Open grassed area for public use as recreational area</td>
<td>None</td>
<td>Given to WTC by the Hudson family</td>
<td>People use bridleways. Route links with two of the primary schools and a nursery. Popular field with dog owners</td>
<td>The path has a row of lime trees down each side. It has many trees on two sides and is also access to the Sustrans track that leads out to open countryside Designate</td>
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<td>Off Barleyfield Road Wetherby</td>
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<td></td>
</tr>
<tr>
<td>Jubilee Garden also known as Wharfedale Lawn, off Westgate Wetherby</td>
<td>0.6</td>
<td>Lawn and garden area leading down to the river Wharfe. Houses on two sides with main road at the top</td>
<td>Public access. Valuable part of Wetherby</td>
<td>Excellent view of river and the playing fields</td>
<td>Georgian Bath House &amp; plunge pool</td>
<td>eating areas and grassed areas for young children</td>
<td>Extensive flower beds that also contribute to a Leonard Cheshire home</td>
</tr>
<tr>
<td>Wetherby</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owned by Wetherby Town Council</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name/Location/ownership</td>
<td>Size (Ha)</td>
<td>Adjacent to existing properties?</td>
<td>Local/community value</td>
<td>Landscape value</td>
<td>Historical value</td>
<td>Recreational value</td>
<td>Wildlife or green infrastructure value</td>
</tr>
<tr>
<td>-------------------------------------------------------------</td>
<td>-----------</td>
<td>-----------------------------------</td>
<td>---------------------------------------------------------------------------------------</td>
<td>------------------------------</td>
<td>------------------</td>
<td>--------------------------------------</td>
<td>---------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Ings Skate Park Lodge Lane Off Boston Road Wetherby.</td>
<td>0.2</td>
<td>Small area containing skate park equipment, next to swimming pool</td>
<td>Used regularly by local children</td>
<td>Good views of the Town &amp; bridge</td>
<td>Open land</td>
<td>Skate Boarding and some BMX cycling</td>
<td>Part of open countryside but no special role</td>
</tr>
<tr>
<td>Wilderness BBQ area Owned and managed by Leeds City Council</td>
<td>0.4</td>
<td>Next to a large car park that is next to the river. Houses overlook it from high on the bank</td>
<td>Public Car Park. Contains a bandstand that is used each Sunday in the summer. Many visitors come to listen to the band</td>
<td>View of the river, bridge, bandstand &amp; garden</td>
<td>Regular band concerts</td>
<td>BBQ's, picnic's and resting area</td>
<td>Footpath by the river leads onto open countryside</td>
</tr>
<tr>
<td>Shaw Barn Croft Off Linton Road Wetherby</td>
<td>0.2</td>
<td>Very small parcel of land given by builders Easement for services to rest of housing estate Also ginnel taking you onto Shaw Barn Lane</td>
<td>Gives and open space in a built up area</td>
<td>Not really</td>
<td>None</td>
<td>Route into town from people living off Chatsworth Drive</td>
<td>Will house some wildlife</td>
</tr>
<tr>
<td>Walton Road Verge adjacent to Lacey Grove Owned by Wetherby Town Council</td>
<td>0.2</td>
<td>Yes, houses back onto the land</td>
<td>Provides landscape setting in estate – wide green verge and mature trees</td>
<td>Mature trees</td>
<td>None</td>
<td>Potentially but not at present</td>
<td>Mature trees</td>
</tr>
<tr>
<td>Caxton Street/Westgate Peace Garden Owned by Leeds City Council</td>
<td>0.04</td>
<td>Surrounded by roads and houses</td>
<td>Place to rest and contemplate in a busy area</td>
<td>None</td>
<td>None known</td>
<td>RBL Memorial Plaque in this garden</td>
<td>None</td>
</tr>
<tr>
<td>Barleyfields Play Area, off Barley Fields Road, adjacent to the Harland Way Owned by Leeds City Council</td>
<td>0.2</td>
<td>Grass area on the Harland Way</td>
<td>Open to the public and mainly used by young children as play area</td>
<td>Part of Harland Way</td>
<td>None</td>
<td>Grasped area used by children as safe area</td>
<td>Linked to open countryside and are has plenty of wildlife</td>
</tr>
</tbody>
</table>
ASSESSING DEMAND FOR HOUSING AND HOUSING MIX NEEDED IN WETHERBY

Demand
This is based on an estimate of the demand that households living in the Wetherby area in the various housing tenures may express over time, and the potential demand that may arise from households moving to the Wetherby area from other parts of Leeds or elsewhere.

Demand from Wetherby residents
Demand from existing Wetherby residents for new housing for sale in the Wetherby area is based on the following estimates shown below:

<table>
<thead>
<tr>
<th>Internal demand</th>
<th>House-holds</th>
<th>% with demand</th>
<th>No with demand</th>
<th>% of internal demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Households renting privately</td>
<td>879</td>
<td>60%</td>
<td>527</td>
<td>27.0%</td>
</tr>
<tr>
<td>Social tenants</td>
<td>984</td>
<td>15%</td>
<td>148</td>
<td>7.5%</td>
</tr>
<tr>
<td>Home owners</td>
<td>4340</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Second stagers (20%)</td>
<td>868</td>
<td>25%</td>
<td>217</td>
<td>11.1%</td>
</tr>
<tr>
<td>Home owners in their 2nd or subsequent home (50%)</td>
<td>2170</td>
<td>25%</td>
<td>543</td>
<td>27.7%</td>
</tr>
<tr>
<td>Older homeowners (30%)</td>
<td>1302</td>
<td>40%</td>
<td>521</td>
<td>26.6%</td>
</tr>
<tr>
<td></td>
<td>1955</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. 879 households rent privately. Of these, it is estimated that 60% (527) may want and be able to, buy a new home over the next 10 years. The remaining 40% will either not want to buy or earn enough to afford to buy, or may buy an existing home in the area, or may move to another rented property in the area.

2. 984 households live in Council or housing association accommodation. Of these it is estimated 15% (148) may want and be able to, buy a new home over the next 10 years. The remaining 85% will either want to continue renting from their landlord; may want to buy but be unable to afford to take up home purchase; may take up their Right to Buy, or may buy an existing property.

3. 4340 households own their own home, and of these it is estimated that 35% (1,519) will not have a need or desire to move and will want to remain in their existing home. It is estimated that:
   a. 20% of existing homeowners (868) are previous first time buyers (2nd Stagers). Of these it is estimated that 25% (217) may want or need to move to a new larger home over the next 10 years. The remainder will either be content with their existing housing or may be unable to afford the costs of moving to a larger home, or may move to another existing property in the area.
   b. 50% of homeowners (2,170) live in their second or subsequent home. Of these, it is estimated that 25% (543) may want or need to ‘trade up’ to a larger home over the next 10 years. The remainder will either be content with their existing housing or may be unable to afford the costs of moving to a larger home, or may move to another existing property in the area.
   c. 30% of homeowners (1,085) are older households. Of these it is estimated that 40% (521) may want to ‘downsize’ to a more manageable home. The remainder will either be content with their existing home, or may lack confidence in being able to find a suitable property in the area, or may move to another existing property in the area.

In all therefore, it is estimated that 1,955 existing residents in the Wetherby area may express a demand to buy a new home in the Wetherby area over the next 10 years.
Demand from incoming residents

It is very hard to assess the extent of demand that may arise from households moving to Leeds, or to Wetherby from other parts of Leeds. Here it is assumed that demand from incoming households will be linked to increased job availability in Leeds as a whole of the coming 10 years. It is estimated that

1. Half of the households taking up the 40,000 new jobs that may arise in Leeds over the coming 10 years (20,000) will have a housing need
2. The % of households taking up new jobs who have a housing need that may seek to meet their housing need in the Outer NE area, will be the same as the % that currently live in the outer NE area (5%)

Therefore, it is estimated that there may be demand FROM 1,000 households taking up new jobs may either move to the outer NE area from other parts of Leeds or elsewhere.

Demand for affordable housing for rent

Analysis of demand presented on the Leeds Housing Register in Section 2 of this assessment indicates that demand for social rented properties in the area is strong and the stock of social rented housing in the area is insufficient to enable all applicants with a high or a moderate priority need to be rehoused, and is able only to rehouse only a very small proportion of those who may not have a specific social or medical need, but have a need for ‘affordable housing’ as they are unable to afford market housing.

Only 1% of social housing stock is empty, and annual turnover of stock at 7% is below the city average. 47% of tenants have been resident for over 10 years, and 22% for over 20 years. This low availability of stock coupled with a substantial number of long term residents, indicates continuing pressure on existing stock and a need for additional housing at rents affordable to those in very low paid work or dependent on benefits.

Housing Mix

The housing Mix required in the Wetherby area is based on a combined estimate of demand from existing residents and demand from potential new residents moving in

Housing to meet demand from existing residents

1. It is estimated that 25% of 1st time buyers and 20% of older people downsizing would need, or want, one bedroomed housing
2. It is estimated that 75% of first time buyers, 25% previous first time buyers seeking to move and 80% of older people downsizing would want or need 2 bedroomed housing
3. It is estimated that 50% of previous first time buyers seeking to move (2nd Stagers) and 20% of existing homeowners in their second or subsequent homes wanting to ‘trade-up’, would want or need 3 bedroomed housing
4. It is estimated that 25% of previous first time buyers seeking to move (2nd Stagers), and 80% of existing homeowners in their second or subsequent homes wanting to ‘trade-up’, would want or need 3 housing with 4 bedrooms or more.

<table>
<thead>
<tr>
<th>Internal Demand</th>
<th>ALL</th>
<th>1 Bed</th>
<th>2 Bed</th>
<th>3 Bed</th>
<th>4+ bed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st time buyers</td>
<td>675</td>
<td>25%</td>
<td>169</td>
<td>75%</td>
<td>506</td>
</tr>
<tr>
<td>2nd Stagers</td>
<td>217</td>
<td>25%</td>
<td>54</td>
<td>50%</td>
<td>109</td>
</tr>
<tr>
<td>Traders up</td>
<td>543</td>
<td>20%</td>
<td>109</td>
<td>80%</td>
<td>434</td>
</tr>
<tr>
<td>Older downsizers</td>
<td>521</td>
<td>20%</td>
<td>104</td>
<td>80%</td>
<td>417</td>
</tr>
<tr>
<td></td>
<td>1955</td>
<td>14%</td>
<td>273</td>
<td>50%</td>
<td>977</td>
</tr>
</tbody>
</table>

In all therefore, it is estimated that 64% of internal demand may be for housing with 1 or 2 bedrooms resulting in a need for 1,250 new homes, and 36% may be for housing with 3 bedrooms or more, resulting in a need for 705 new homes.
Housing to meet demand from incoming residents

1. It is estimated that 25% of 1st time buyers moving to Leeds would want or need 1 bedroomed housing
2. It is estimated that 75% of first time buyers, and 20% of previous first time buyers seeking a larger home moving to Leeds would want or need 2 bedroomed housing
3. It is estimated that 50% of previous first time buyers seeking a larger home and 30% of mature incoming families moving to Leeds would want or need 3 bedroomed housing
4. It is estimated that 40% of previous first time buyers seeking a larger home and 20% of mature incoming families moving to Leeds would want or need homes with 4 bedrooms or more

In all therefore, it is estimated that 28% of incoming demand may be for housing with 1 or 2 bedrooms resulting in a need for 280 new homes, and 72% may be for housing with 3 bedrooms or more, resulting in a need for 720 new homes.

Housing to meet demand for affordable housing for rent

The evidence drawn from the Leeds Housing Register indicates that in order to clear the ‘backlog’ of need in the Wetherby area, an additional supply of at least 320 affordable rented homes could be required over a 10 year period. Of these it is likely that around 15% should be with 3 bedrooms or more and 85% should be one or two bedroomed properties.

<table>
<thead>
<tr>
<th>External Demand</th>
<th>ALL</th>
<th>1 Bed</th>
<th>2 Bed</th>
<th>3 Bed</th>
<th>4+ bed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st time buyers</td>
<td>200</td>
<td>25%</td>
<td>50%</td>
<td>75%</td>
<td>150</td>
</tr>
<tr>
<td>2nd Stagers</td>
<td>400</td>
<td>20%</td>
<td>80%</td>
<td>50.0%</td>
<td>200</td>
</tr>
<tr>
<td>Mature Families</td>
<td>400</td>
<td>30.0%</td>
<td>70.0%</td>
<td>120</td>
<td>280</td>
</tr>
<tr>
<td></td>
<td>1000</td>
<td>5%</td>
<td>23%</td>
<td>32.0%</td>
<td>40.0%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>50%</td>
<td>230</td>
<td>320</td>
<td>400</td>
</tr>
</tbody>
</table>

In all therefore, it is estimated that 28% of incoming demand may be for housing with 1 or 2 bedrooms resulting in a need for 280 new homes, and 72% may be for housing with 3 bedrooms or more, resulting in a need for 720 new homes.

Housing to meet demand for affordable housing for rent

The evidence drawn from the Leeds Housing Register indicates that in order to clear the ‘backlog’ of need in the Wetherby area, an additional supply of at least 320 affordable rented homes could be required over a 10 year period. Of these it is likely that around 15% should be with 3 bedrooms or more and 85% should be one or two bedroomed properties.
Combined demand and need

Overall, given the estimates outlined above it is estimated that over the next 10 years, there may be a need for an additional 2,955 new homes to take up new jobs in Leeds who may move to the Wetherby area from other parts of Leeds or from outside of Leeds. Of these new homes, 52% should be homes with 1 or 2 bedrooms and 48% should be homes with 3 bedrooms or more.

<table>
<thead>
<tr>
<th></th>
<th>Demand from existing residents in the Wetherby area</th>
<th>Demand from households moving to the Wetherby area</th>
<th>Total Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1 Bed</td>
<td>2 Bed</td>
<td>ALL</td>
</tr>
<tr>
<td></td>
<td>1955 66.2%</td>
<td>273 9.2%</td>
<td>1955 66.2%</td>
</tr>
<tr>
<td></td>
<td>1000 33.8%</td>
<td>977 33.1%</td>
<td>1000 33.8%</td>
</tr>
<tr>
<td></td>
<td>217 7.3%</td>
<td>217 7.3%</td>
<td>217 7.3%</td>
</tr>
<tr>
<td></td>
<td>488 16.5%</td>
<td>400 13.5%</td>
<td>488 16.5%</td>
</tr>
<tr>
<td></td>
<td>488 16.5%</td>
<td>488 16.5%</td>
<td>488 16.5%</td>
</tr>
<tr>
<td></td>
<td>537 18.2%</td>
<td>537 18.2%</td>
<td>537 18.2%</td>
</tr>
<tr>
<td></td>
<td>888 30.1%</td>
<td>888 30.1%</td>
<td>888 30.1%</td>
</tr>
<tr>
<td></td>
<td>323 10.9%</td>
<td>323 10.9%</td>
<td>323 10.9%</td>
</tr>
<tr>
<td></td>
<td>1207 40.9%</td>
<td>1207 40.9%</td>
<td>1207 40.9%</td>
</tr>
<tr>
<td></td>
<td>320 10.8%</td>
<td>320 10.8%</td>
<td>320 10.8%</td>
</tr>
</tbody>
</table>

An additional 320 new homes at affordable rents may be needed over the next 10 years to meet known need and demand.