



walton

Neighbourhood
Development Plan
Appendices

Appendix 1: Character and Heritage Appraisal

1. Introduction

The parish of Walton is comprised of 3 distinct areas, each with their own characteristics which may inform policies within this Plan. They are:

- a. Walton village
- b. Open countryside
- c. Thorp Arch Estate (TAE)

Walton lies in the valley of the Wharf River, a West Yorkshire village two and a half miles from Wetherby, with its origins going back nine hundred years. Its full title is Walton-in-Ainsty, and it is able to trace itself back to Anglo-Saxon times. The name Walton is a common one meaning "Village or Farmstead of the Britons", and is taken from the old English "Wahl". The old Celtic name for Walton was Wealstun. There is a strong Roman influence upon the area with a Roman Road, Rudgate running due north/south alongside the eastern boundary of the village.

2. Environment and natural assets

2.1. Green spaces within and outside Walton village.

The village of Walton contains few formal or informal recreational green spaces beyond the cricket ground. The trading estate is purposely set out in an 'open' style with green spaces creating a 'parkland' environment despite the industrial nature of the estate. Outside the village, the landscape is predominantly arable farmland, interspersed with small deciduous woodlands and copses.

2.2. Landscape character

a. Walton Village: The built-up area of Walton village is almost wholly designated as a Conservation Area. Walton Conservation Area was designated in 1981 and encompassed much of the old village. This boundary was reviewed in 2009 and was still considered to be appropriate. To the southern end of the village the Conservation Area boundary runs toward Wetherby Road but excludes the newer development along its northern edge. To the east the boundary continues to follow the

extent of the settlement as shown in 1849 and also includes the site of the old quarry; the grounds of Walton House give further definition.

As the boundary intersects Hall Park Road it diverts to the south and then follows the boundary of the fields to the north-east of Laurel House Farm. The northernmost edge of the Conservation Area incorporates the limit of the burgage plots lying to the north of the village as well as the fields beyond the church. The north-western most corner of this field is the site of the village pinfold although no obvious traces of it remain. Walton retains a strong historic character and its medieval plan form largely survives into the present day.

Magnesian limestone remains the predominant building material in the settlement though some newer dwellings are rendered. In order to maintain the character of the village new development should respect these characteristics. Traditional window details have not always been maintained but many buildings retain their original timber doors and windows. However, as few buildings in the settlement are listed, architectural details such as doors and windows are not protected.

b. Open countryside: The open arable landscape type occurs in the lower lying and gently rolling eastern pans of the district, and can be found in four landscape units including that covering Walton - East Wetherby (Leeds City Council Landscape unit reference: VOY I). Occurring on generally fertile, productive soils, this landscape type is characterised by medium to large regular fields of arable farmland. The openness of the farmland is emphasised by the lack of hedgerow, trees and woodland, which allows for long, uninterrupted views from areas of higher ground. Where woodlands do occur they are mainly within small copses or plantations. Isolated farmsteads and buildings are present throughout, with settlements restricted to small villages. Occasional pockets of pasture occur around some settlements, although these tend to be dwarfed by the surrounding large scale arable farmland.

The main drivers influencing landscape change in the areas of open arable farmland, appear to be related to gradual agricultural intensification. Amalgamation of fields into larger units has occurred to a small extent, but perhaps of greater significance is the gradual loss of hedgerows, with many appearing poorly maintained and suffering from neglect. This has the effect of emphasising the sense of openness, particularly on the exposed ridge tops.

c. Thorp Arch Estate (TAE): The south-eastern part of the parish has been built on over the years and contains part of the Thorp Arch Estate and the British Library. The land on which all these are built was farmland up until 1940 when the Ministry of Supply compulsorily purchased the land for the erection of a munitions factory. This resulted in the loss of three farms and part of a Roman road called Rudgate that ran across the site. The site employed up to 10,000 workers at its peak and continued after the end of the Second World War as a storage depot and then came back into use for munitions during the Korean War from 1950 to 1953. After that it was partly decontaminated and then developed as a trading estate and out of town shopping centre. Part of the northern edge of the area was bought in the 1960s initially for The National Lending Library of Science and more recently for The British Library.

The land is characterised by many original munitions factory buildings and structures, high blast mounds and walls as well as some areas that have been untouched since the site closed for munitions, and which have returned to wildlife havens and include some SEGI sites. The original buildings on the estate are typically low profile but higher more conspicuous warehouse type structures have been added. The British Library is very prominent from the approach roads and is of stark design with external steel components that do not blend well with the surrounding area although there are some trees that as they mature, provide some screening on the western side.

2.3. Watercourses

There are no watercourses in Walton of note, apart from the River Wharfe that forms a small section of the south eastern boundary of the parish with Newton Kyme.

2.4. Woodlands

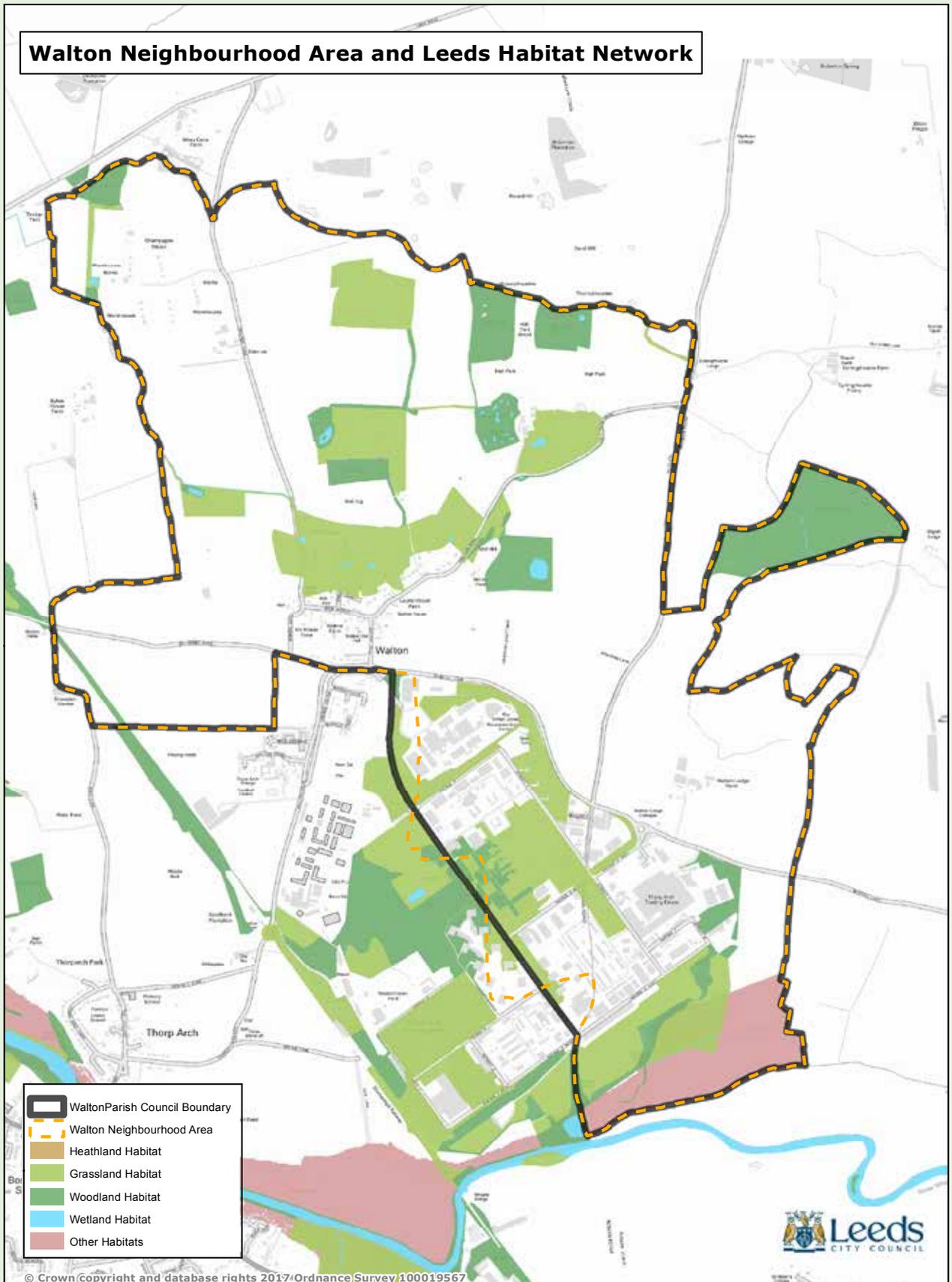
There are a number of woodlands in the parish, including a large block of dense woodland at Walton Wood and smaller deciduous woods at Hall Park Wood, Bell Wood, near Hall Parks Farm and at Fox Covert.

2.5. Nature conservation and places of special interest

The Leeds Habitat Network map (map 4) shows areas within the parish which have been designated as different habitats by Leeds City Council. These are broadly related to the wooded areas and green areas within TAE which support local wildlife, including birds and small mammals.



Walton Neighbourhood Area and Leeds Habitat Network



2.6. Public footpaths and cycle ways

Walton is notable for having no public rights of way and few permissive paths. The neighbourhood plan is seeking to develop improved connectivity around the village through the creation of a number of new permissive paths linking new developments to existing facilities. The Parish Council has recently created a new cycle path and bridleway from the village to the former railway line linking Tadcaster with Wetherby, via Thorp Arch.

3. Built environment of the Parish and the Village

3.1. Listed buildings

The following are noted as being listed or scheduled by Historic England:

Croft Holdings

- 📍 List Entry Number: 1115512
- 📍 Heritage Category: Listing, Grade: II
- Location: Main Street, Walton, Leeds

Church of St Peter

- 📍 List Entry Number: 1115540
- 📍 Heritage Category: Listing, Grade: II*
- Location: Main Street, Walton, Leeds

Walton Old Hall

- 📍 List Entry Number: 1135036
- 📍 Heritage Category: Listing, Grade: II
- Location: Smiddy Hill, Walton, Leeds

The Old Vicarage

- 📍 List Entry Number: 1313489
- 📍 Heritage Category: Listing, Grade: II
- Location: Main Street, Walton, Leeds

Light Anti-Aircraft gun emplacement for the former Thorp Arch Royal Ordnance Factor

- 📍 List Entry Number: 1407624
- 📍 Heritage Category: Listing, Grade: I
- Location: Moores Furniture Group Ltd, Queen Mary House, Thorp Arch Estate, Walton, Leeds

Settlement site revealed by aerial photography near Moat House

- 📍 List Entry Number: 1003801
- 📍 Heritage Category: Scheduling
- Location: Walton, Leeds



Appendix 2: Local Green Space Assessment

Site name/ location	Characteristics of the site	Proximity to community	Local significance	Area in Hectares	Land ownership	Outcome / reason
LGS1: Churchyard, St Peter's church	Traditional churchyard	Centre of village	Historic area, listed building	0.32	Church of England	Designated Green Space
LGS2: Land to west of village hall	The village hall is the old school. The land to the west is currently unused agricultural land.	On the edge of the village. Less than 5 min walk from the centre.	Land has been identified as potential expansion of village hall land for provision of play area.	0.93	In private ownership. Owner is in agreement with application.	Designated Green Space
LGS3: Ridge & furrow field	Distinctive ridge and furrow field east of School Lane. Contains a number of mature fruit trees.	On the edge of the village. Less than 5 min walk from the centre.	Land has been identified as significant ridge and furrow in the Leeds Conservation Area plan.	0.58	In private ownership. Owner is in agreement with application.	Designated Green Space
LGS4: Land Around Village Hall	The village hall is the old school. The land around the hall is the old school grounds.	On the edge of the village. Less than 5 min walk from the centre	The grounds provide a multi purpose area for car parking and holding out door events.	0.70	Village Hall	Not designated as representation was made that this may limit future development of the village hall & car parking facilities
LGS5: The Cricket Grounds	Cricket Ground is located to the North of the Village Centre	On the edge of the village. Less than 5 min walk from the centre	The cricket pitch provides an important recreational facility for both Walton and other local communities	1.95	Private	Not designated as the land is under private ownership and the landowner would rather make their own arrangements to protect this land.
LGS6: Land to the rear of the Church	Field is on the north side of the village. Accessed down Croft Lane. It is between the Church and the Cricket Ground	On the edge of the village. Less than 5 min walk from the centre	The undeveloped nature of the land protects the views both from, and towards the church	1.22	Private	Not designated as the land is under private ownership and the landowner would rather make their own arrangements to protect this land.

Appendix 3: Non designated heritage assets assessment

Feature name	Location	Description	Why is the feature of interest and significance?
West Riding Sign post	Corner of T Junction on Main Street and Smiddy Hill.	Sign post with a circle on top and the words Yorkshire followed by a number.	Historic area, listed building
Ammunition Magazines	There are 7 of these located on Street 7 in Thorp Arch Estate.	The remains of Munitions Magazines used during WW2, consisting of red brick buildings, with concrete blast screens in front of them and railway sidings directly in front of them.	Of historical value as they are examples of the Munitions Works at Royal Ordnance Factory 8 during WW 2. The railway sections are the only surviving remains of the internal railway system.
Pill Box	Corner of Avenue C and Street 8, near the new Rudgate roundabout.	Red brick pill box built and used during WW2.	This building is of historical value and appears to be the only one remaining in Walton parish.
Opening to a blast screen	Avenue C West, opposite building 20.	Blast screens were concrete walls set in earth works to protect the building from any explosions in other buildings.	Of historical value and reflects the nature of the work carried out at the Munitions Works and date back to WW2.
Rudgate	Runs from South east corner of parish in the Thorp Arch Estate, through to the North east corner.	Believed to follow the course of the Roman Road from Newton Kyme to Tockwith.	Of historical value: route of a former Roman road leading from Tadcaster northwest/north.

Appendix 4: Allocated sites: Design principles and site concepts



Walton Neighbourhood Plan

Opportunities for Residential Development Concept Statement

May 2017





1. Introduction

Local residents and the Neighbourhood Plan Steering Group (NPSG) have identified three housing sites in the village to accommodate up to 20 new homes that they feel could help to deliver for local housing needs and contribute to the ongoing sustainability of the village. The selection of the sites is covered in a separate report and will be outlined in the plan; this involved strategic thinking, consideration of the site options and significant local engagement.

The three sites identified by the NPSG are:

1. Land off Spring Lane (Opposite the Cricket Pitch);
2. Land off Main Street (Coal & Haulage Yard);
3. Land off Hall Park Road;

These are considered in more detail in sections 4, 5 and 6.

2. Walton Village

Walton village is located approximately 2.7 miles east of Wetherby, 1.7 miles north-east of Boston Spa and 500m north-west of the Thorp Arch Estate. Access to the village from the south is by School Lane or Smiddy Hill and from the north by Spring Lane and Hall Park Road. These four roads create two junctions at either end of the village which are connected by Main Street which runs east – west through the village (see plan for illustration of village form).

Development in Walton is primarily on Main Street, with a ribbon of development to the north side of Hall Park Road, providing a linear grain to the village. The junction of Main Street, Hall Park Road and Smiddy Hill creates a node to the eastern end of the village, featuring the Fox and Hounds public house, a post box and public telephone box. St. Peter's Church, located to the north of Main Street, is a notable visual landmark, visible from distance in the surrounding area.

Many forms of dwellings are evident throughout the village, with detached, semi-detached and terraces present throughout. Buildings of two stories facing onto the main highways are predominant, with occasional instances of gables turned to the street. There are some 1 and 1.5 storey 'bungalows' present in the more recently developed parts of the village such as Hall Park Road. The majority of roofs within the village are of pitched forms, with occasional examples of hipped roofs being seen.



▲ Traditional dwellings in Walton, mostly in stone, with some brick and render in later buildings. Frontage is primary element to street, with some occasional instances of gables facing the highway. Mixture of roof materials and colours. Set backs from highway short, with mixed boundary treatments including walls and soft landscaping. Chimneys and pitched door canopies add rhythm to street.



▲ Early to mid 20th century dwellings found in the centre of the village. Window proportions differ significantly from traditional forms and hipped roofs used. Entrance located to side of properties away from street. Chimneys still used.



◀ Contemporary additions have used traditional materials and details found on older properties, such as window proportions, head and sill styles and pitched canopies over the doors. Garages and taller boundary treatments assist in absorbing the car from the street scene. Chimneys are not used which distinguish new dwellings from old, but do not contribute as strongly to rhythm of street.

2. Planning Policy Context

Full analysis of Walton Neighbourhood Plan conformity with regard to the 'basic conditions' will be included in the 'basic conditions' statement to be submitted for independent examination, to help the NPSG to do this the following section sets out in general terms some relevant sections of the Leeds Core Strategy and the National Planning Policy Framework (NPPF). The extent to which the plan has regard to the NPPF and general conformity with local strategic policies is also covered in the Walton NP Background Document "Conformity of Emerging Policies with National and Local Policy".

Core Strategy - Local Strategic Policy

Core Strategy Policy SP6

Provides for the accommodation of 70,000 new homes between 2012 and 2028, with the delivery of 500 homes per year on small and unidentified sites and Core Strategy Policy SP7 provides for 700 infill/extension homes over the plan period in other rural areas (Walton does not form part of the Settlement Hierarchy outlined by the Core Strategy due to the small nature of the settlement, meaning that it constitutes part of such "other rural areas").

Core Strategy Policy H2

Sets out that new housing development on non-allocated sites will be acceptable if the development does not exceed the capacity of infrastructure and adheres to accessibility standards set out in the core strategy and that Green Belt Policy is satisfied for sites in the Green Belt.

Core Strategy Policy H4

Policy H4 of the Core Strategy outlines the housing density requirements, but gives special provision for the preservation of local character, townscape and design whilst further consideration is afforded to sites within Conservation Areas.

Core Strategy Policy H5

Policy H5 of the Core Strategy outlines the Council's requirement for the provision of affordable housing. Walton falls within Zone 1 set by policy H5, and the site West of Spring Lane exceeds the on-site size threshold, as it is being allocated for up to 14 homes. The site south of Main Street and the site off Hall Park Road do not exceed capacity thresholds for affordable housing.

Core Strategy Policy P10

Sets out the Council's requirement for the design of new development, that it should be based on contextual analysis and provide good design that is appropriate to its location, scale and function. New development should respect and enhance existing features, landscapes, streets and buildings according to local distinctiveness.

Core Strategy Policy G1

Policy G1 includes provisions for enhancing Green Infrastructure and green spaces within new developments. Walton currently experiences a deficiency of local amenity green spaces, and is the only parish in Leeds not served by a network of formal public rights of way (PROW). Efforts by the Parish Council and Steering Group as a result of progress on the Walton Neighbourhood Plan have resulted in a new cycle path being built along the southern edge of the village connecting the village to Wetherby and Thorp Arch. The proposed housing sites all provide opportunities to improve the PROW network, and the owners of the sites at Hall Park road and west of Spring Lane have expressed their wish to contribute to this objective. In addition, the site west of Spring Lane provides a new village green for Walton. The allocation of this site has been conditional upon that basis, both from the perspective of the Steering Group and more significantly, the Landowner.

National Planning Policy Framework (NPPF)

Paragraphs 56 to 58

Sets out the Government's requirement for good design in new development, outlining how good design is intrinsic to plan-making and place-making. Paragraph 58 requires neighbourhood plans to set out policies for the quality of development expected for the area, based on set objectives and an understanding and evaluation of its defining characteristics. This report provides the basis for this and appropriate policies set out by the Walton Neighbourhood Plan. Paragraph 58 also requires that policies optimise the potential of the site to accommodate development, including the incorporation of green and other public space, a criteria satisfied by each site in some way, most notably by the proposed site west of Spring Lane.

Paragraph 55

Outlines how sustainable development can be achieved in rural areas. Housing should be located where it will enhance or maintain the vitality or rural settlements, in particular, that housing development in one village may support services in a nearby village.

Paragraphs 73 and 74

Paragraphs 73 and 74 outline how access to open spaces contribute to the health and well-being of communities, and that planning policies should address deficits or surpluses of open space, sports and recreational facilities in the area. As stated in the above section, Walton is currently deficient in the provision of open spaces, one key open space in the village being the Cricket Pitch. Development of the site west of Spring Lane would draw the Cricket Pitch further into the envelope of development in Walton. Coupled with the provision of a new village green on this site, the deficiency of public open space would be addressed.

Paragraph 75

Outlines how planning policies should protect and enhance public rights of way and access. Again, as stated in the section above, each of the proposed allocations seek

to provide some accessibility to new public rights of way, helping to realise the long-held objective of creating a circular footpath around the village (indicated on the spatial concept drawing at page 6).

Neighbourhoods for Living

Neighbourhoods for Living [NFL]: is a comprehensive residential development guide which details everything from process, key themes include:

- Use: in terms of planning, the appropriate siting of uses, including residential development, within existing contexts;
- Movement: aspects of highways and how highways are an element which contributes to the overall character of a development;
- Space: areas around developments and dwellings are just as important as the dwellings themselves and this chapter explores successful public realm;
- Form: finally exploring the architecture of dwellings themselves;
- NFL also explores design process through analysis, concept, scheme, detail.

Neighbourhoods for Living Memorandum 2015 [NFLM15]: is not an adopted document, but supports NFL and expands on key design issues.

Street Design Guide [SDG] is a highways-led design SPD which details appropriate street types for use within residential development, which is often key to creating pedestrian-friendly residential streets with character, which also function correctly and avoid the car becoming a dominant element of the street scene.

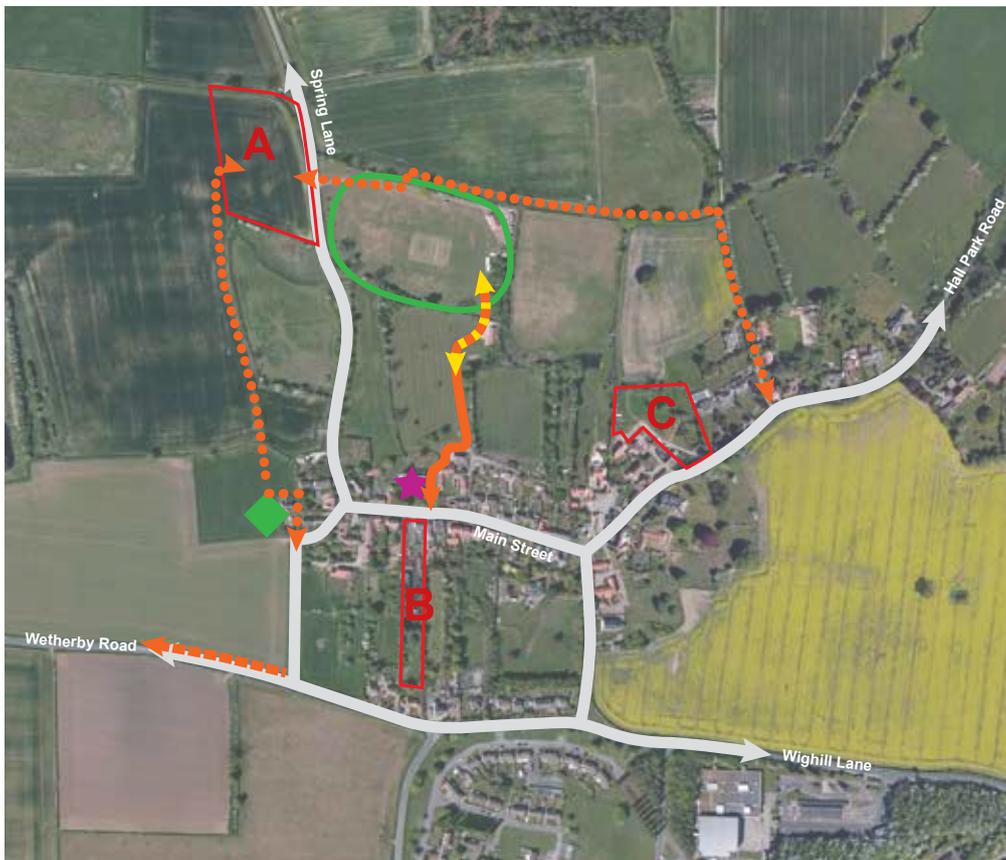
Walton Conservation Area Appraisal and Management Plan (CAAMP) (2010)

In February 2010 a Conservation Area Appraisal and Management Plan was published for Walton, which offers guidance on the historic development of the village, important physical characteristics such as form and layout, through to architectural principles.

A conservation area covers the historic centre of the village, within which there are four Listed Buildings (further structures may be curtilage listed);

- Walton Old Hall (Grade II);
- Croft Holdings (Grade II);
- The Old Vicarage (Grade II); and
- Church of St. Peter (Grade II*).

Development within the Conservation Area must maintain and enhance the character of the area and not be detrimental to its notable qualities. Specialist advice should be sought for working within the Conservation Area and number of important recommendations are made regarding local characteristics that should be conserved, protected and reflected in any future development in the village including:



▲ Illustration of potential development sites and proposed/existing connections and green space improvements

Key

- | | | | |
|---|-----------------------------|---|------------------------------|
|  | Potential development sites |  | Indicative proposed footpath |
|  | Existing highways |  | Church |
|  | Existing footpath |  | Proposed green space |
|  | New cycle route |  | Cricket pitch |
|  | Permissive footpath | | |

- New development must respond sensitively and creatively to the historic environment;
- Surviving historic features should be retained and where necessary sympathetically repaired;
- The historic toft-and-croft plan and the current relationship between spaces and buildings should be respected;
- Mature trees which make a positive contribution to the character of the Conservation Area should be retained whenever possible; and
- Stone boundary walls which make a positive contribution to the Conservation Area will be retained and new boundary treatments should fit with the character of existing boundary walls and should be constructed from matching limestone.



▲ Approximate boundary of the proposed site off Spring Lane

3. Potential Development Sites

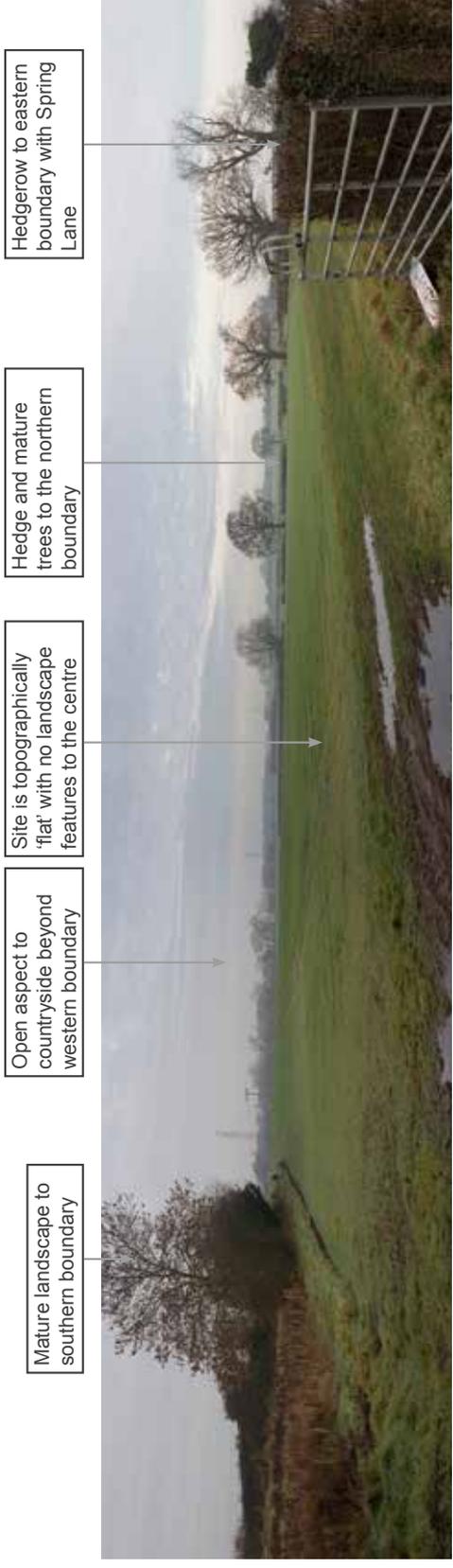
The image on page 6 illustrates the sites identified as possible locations for development, and on the following pages, opportunities and constraints are discussed, followed by concept illustrations of how the sites could be brought forward in a sensitive manner.

Land off Spring Lane (Walton Cricket Pitch) [A]

This site is currently used for grazing and farmland, relatively flat topographically, bounded to the north and south by hedgerows, mature trees and other open land, to the east by Spring Lane, beyond which is Walton cricket ground, and to the west open agricultural land. No formal plot boundary is established, meaning to the western edge, the site has little constraint. The site is 1.3ha in size, the largest of the three proposed sites, meaning that it offers greater opportunity to deliver on wider objectives of the neighbourhood plan, which will be addressed in the sections to follow.

Rationale for the site proposal

The site was favoured by the residents through NPSG consultation. In addition, it offers the opportunity to deliver on the wider objectives of the draft neighbourhood plan, namely to provide a village green for Walton, which has been a long-term aim of both the Parish Council and the Steering Group. It would also serve to integrate the Walton Cricket Pitch into the village which further adds to re-orientating the village around existing community facilities in Walton. The landowner has expressed that they want the site to deliver a village green, as well as providing large gardens for new homes to allow opportunities for families and residents to grow their own food. They have also expressed that they would be unwilling to release the site for development should these criteria not be satisfied. An aspiration to provide a footpath adjacent to the highway leading to the cricket pitch and this development site exists, and bringing forward this site could help deliver this and further enhance connectivity around the village.



Hedgerow to eastern boundary with Spring Lane

Hedge and mature trees to the northern boundary

Site is topographically 'flat' with no landscape features to the centre

Open aspect to countryside beyond western boundary

Mature landscape to southern boundary

▲ View from south eastern site access from Spring Lane looking north west



Hedgerow to eastern site boundary with Spring Lane

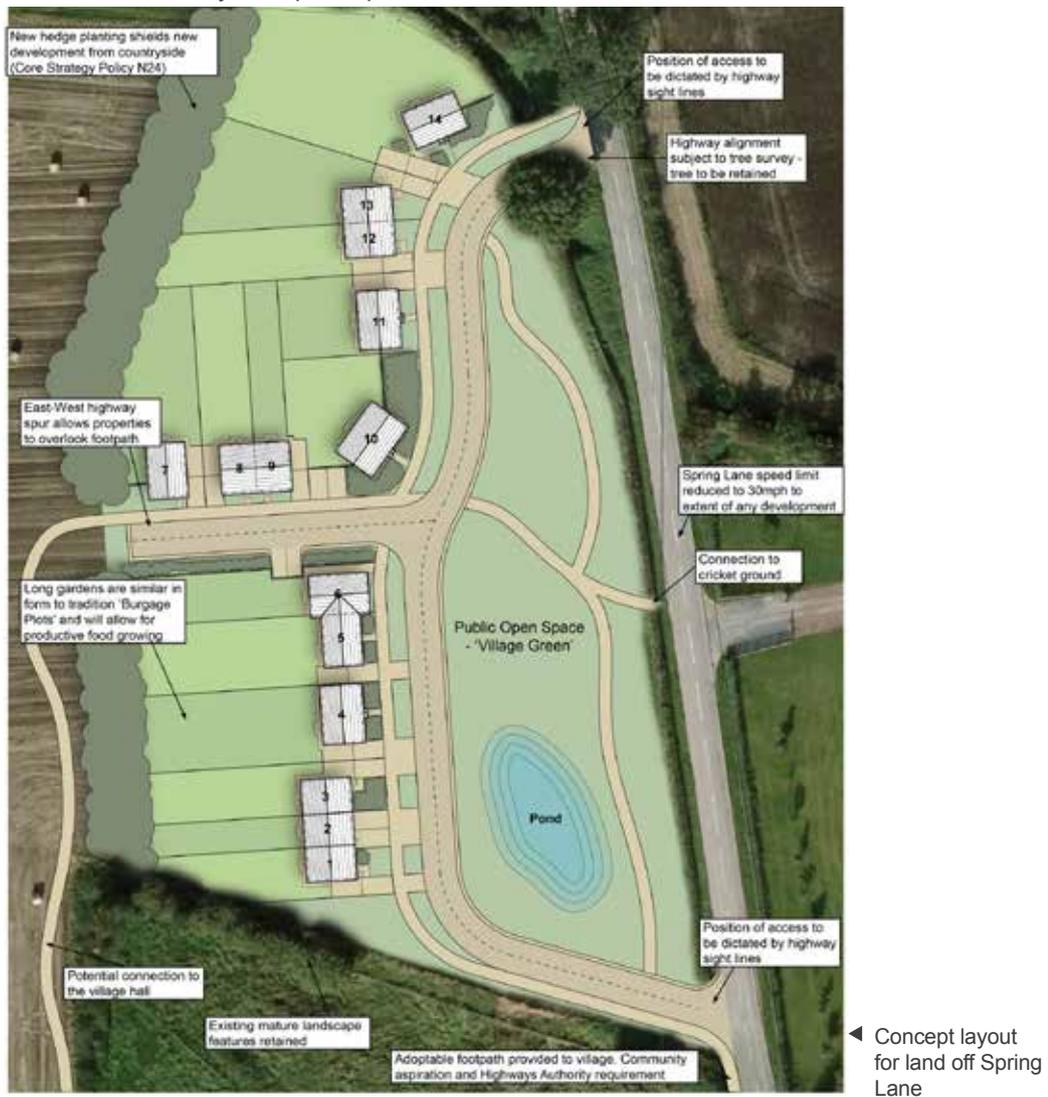
Site access onto Spring Lane and beyond to cricket pitch

Trees to south eastern boundary around site access

▲ View from south west of site looking to north and east toward Spring Lane and Cricket Ground

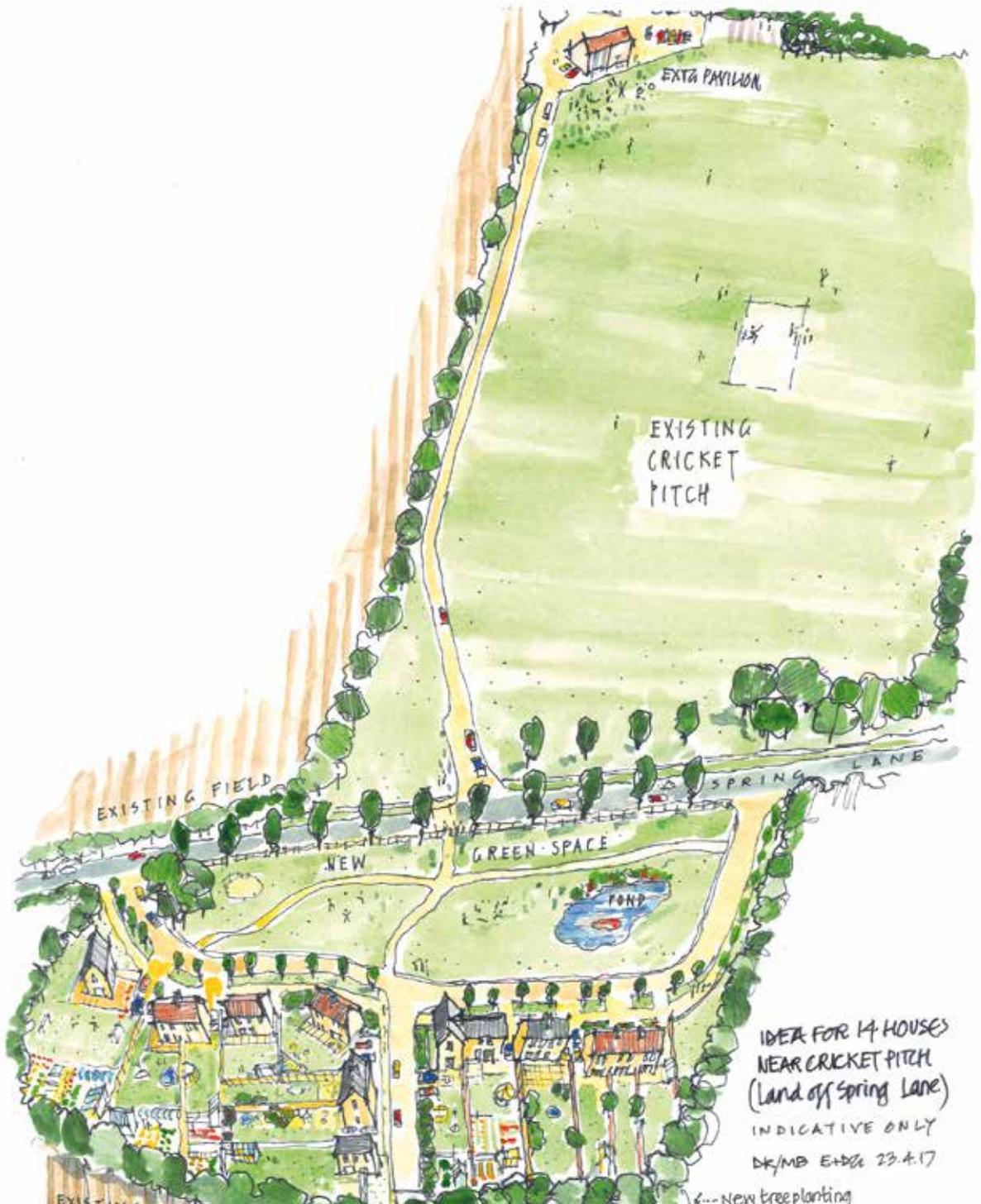
Site Opportunities

- To integrate the village and the cricket ground;
- A flat site with few constraints capable of being delivered quickly;
- Use positive features from the nearby Conservation Area to enhance the village overall;
- Potential for on-site affordable housing;
- Provision of a village green;
- The delivery of a footpath link around the village;
- Proximity to cricket ground may enhance security to the sports ground;
- Attractive views of the open countryside;
- Site is unlikely to impact upon view of the church;



Site Considerations

- Access onto a 60mph highway
- Screening – there is an open aspect to the wider countryside
- Somewhat disconnected from the centre of the village



Land off Main Street (Coal & Haulage Yard Site) [B]

Located to the south of Main Street, this site is accessed by a narrow frontage to the west of an existing house and is linear in nature, being much longer north-south than it is wide east-west. Main Street forms the northern boundary, with domestic plots with gardens and out buildings forming the eastern and western boundaries and a further garden and residential property to Wetherby Road forming the southern boundary.

Currently, the land has a residential component to the north, an industrial use, as a coal & haulage yard, to the centre and an open grassed area to the south. Mature trees and hedgerows are found to the boundaries, however there is little landscaping to the centre of the site. A number of small agricultural/industrial buildings are located within the site; however the size and configuration of these are likely not to lend themselves to residential development without significant expansion and/or modification.

Rationale for the site proposal

This site was a preferred option by residents throughout the NPSG consultation. In addition to providing further housing in Walton, it also provides the opportunity to deliver on wider NP objectives of minimising the impact of traffic in the centre of the village. The site currently serves as a coal & haulage yard generating high levels of HGV traffic in the centre of the village. The landowner has recognised the need to move his business out of the narrow and restrictive village centre. The site also lies within the Walton Conservation Area.

Site Opportunities

- Provision of smaller dwellings within the historic centre of the village with the potential for “downsizing” or starter homes
- Close to village amenities
- The re-development of a commercial HGV site will reduce HGV traffic through the village
- Brownfield site
- Mature landscape features to the site edge assist in screening any development within the site from its surroundings and provide an attractive setting;

Site Considerations

- Access – design challenge given the narrow and steep road (may require upgrading)
- Narrow and restricted site
- Mature landscape features at the site boundary
- Possible contamination given current use as a coal & haulage yard
- Maintaining suitable aspects to adjacent land and properties.



- ▲ Approximate location of the potential development site south of Main Street (The Coal & Haulage Yard)
- Approximate extents of the proposed development site off Main Street (The Coal & Haulage Yard)
- Land also in the same ownership as the proposed development site



- ▲ Access from Main Street and existing dwelling on the northern site boundary

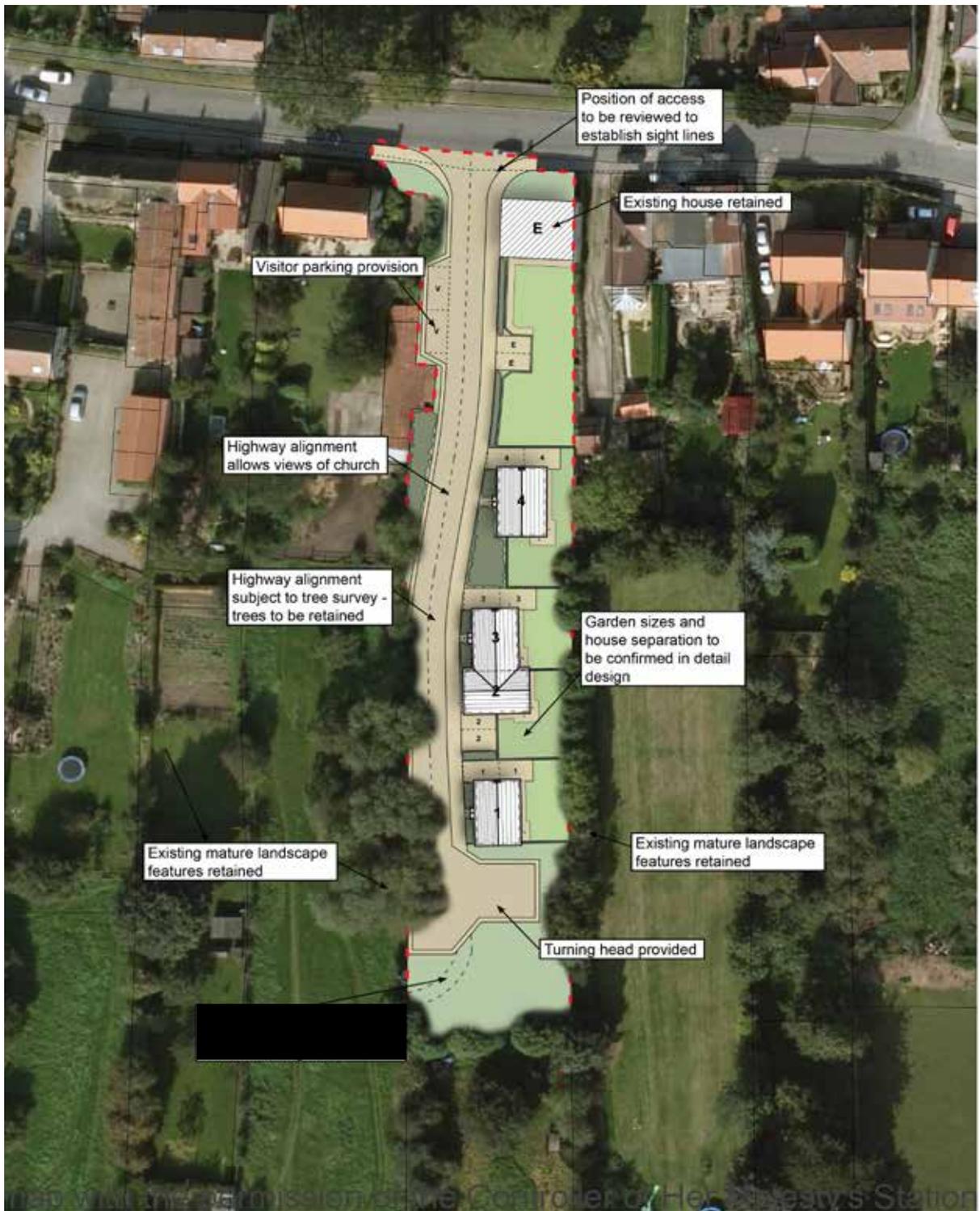


- ▲ Industrial buildings on site and opportunity for view to church



- ▲ Any proposed development must be sensitive to the setting of existing surrounding dwellings
- ◀ The site has challenging proportions, being much longer (north - south) than it is wide (east - west)





▲ Concept layout for Land off Main Street (The Coal & Haulage Yard)



Concept illustration of potential development on Land off Main Street (The Coal & Haulage Yard) [B] ▲

Development

Land off Hall Park Road [C]

This site lies to the north of Hall Park Road and behind several existing properties. It is bounded to the south and east by existing dwellings, to the west by open grassed private garden and to the north by open agricultural land. Topography is highest to the southern edge of the site along the access track and falls slightly to the north and east. Along the boundaries there are mature trees and hedgerows, with some mature trees within the irregularly shaped site, and there is a pond to the south east.

Rationale for the site proposal

This site was favoured by residents through neighbourhood planning consultation exercises. It is a small, infill site which again offers the opportunity to deliver on wider objectives of the neighbourhood plan.

Site Opportunities

- Mature landscape offers an attractive setting
- Existing pond could serve as an attractive focal point
- A logical infill site
- Help deliver improvements to PROW network and connections to Cricket Pitch

Site Considerations

- Highway access is established, however may require improvement
- Amenity of existing dwellings
- An adoptable standard of highway may be required
- Mature trees are located within the site
- Open aspect to the north may require screening
- Due to a history of drainage problems and concerns, the landowners have agreed to provide a self-contained, private, drainage system.



▲ Approximate boundary of the site - Land off Hall Park Road



▲ Site access from Hall Park Road



▲ Northern site boundary with open aspect to surrounding countryside



▲ Setting of existing dwellings should be considered and respected in any development proposal



▲ Access from track through site - image looking north into main body of site



▲ Concept layout of potential development on Land off Hall Park Road [C]



▲ Concept illustration of potential development on Land off Hall Park Road [C]

4. Design Principles

A number of design principles could serve as a guide to future residential development within the Walton village. These have been influenced by the analysis provided by this report, as well as consultation with relevant departments within Leeds City Council, for example Highways and Development Management as well as Policy and Plans:

1. Development proposals must be underpinned by a robust analysis of both the village of Walton of the immediate site context to inform the scale, massing, form, materials and details of any proposal
2. Development proposals should consider the importance of St Peters church to the village, including opportunities to protect and enhance its setting and impact on the local skyline
3. Small grass verges and landscaping to the edges of the highway are a particular feature throughout Walton and these features should be incorporated wherever possible
4. Wherever possible, the orientation of buildings should front the main highway, as characterised throughout Walton
5. Variation of the building line to the street will assist in mirroring the character of Walton where existing dwellings have a range of setbacks, from buildings which meet 'back of footpath' through to dwellings with generous front gardens with mature landscaping
6. Vertical articulation of dwellings and their façades should be dealt with sensitively. Many dwellings in the village benefit from chimneys which add definition to roof lines and also pitched canopies to entrance ways offer articulation to the front façade, joining the ground and first stories;
7. Landscape treatments within front gardens are a strong visual feature of streets within Walton, and a landscape plan for a development of any size should be considered from the outset, with plants, shrubs and trees provided with space to mature within the built form layout;



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For more information, and updates, please visit:
www.walton-pc.gov.uk