

Boston Spa **Neighbourhood** **Development Plan**

Planning for a
Successful Future
2012-28



Contents

NEIGHBOURHOOD DEVELOPMENT PLAN

Introduction and Background	03	Transport and Getting About	42
Vision and Objectives	05	- Traffic Management	42
- Neighbourhood Development Plan	05	- Context	42
- Objectives	05	- Evidence and Justification	42
- Parish Council Implementation	06	- Policies	44
Housing and Development	07	- Community Actions	44
- Housing and Development	07	- Car Parking	45
- Context	07	- Context	45
- Community Profile	07	- Evidence and Justification	45
- Existing Housing Stock	07	- Policies	45
- New Housing	07	- Community Actions	45
- Type and Tenure	08	- Public Transport	46
- Context	08	- Context	46
- Policy	08	- Evidence and Justification	46
- Location of New Housing	09	- Community Actions	46
- Policy	09	- Safer Cycling	47
- Design Considerations	09	- Context	47
- Context and Evidence	09	- Evidence and Justification	47
- Policies	10	- Policies	47
- Possible Development sites map	11	- Community Actions	47
- Housing Tables	12	- Accessibility and Footpaths	49
Heritage	13	- Context	49
- Context	13	- Evidence and Justification	50
- Evidence	13	- Policies	50
- Key Views	13	Creating a people-friendly village	51
- Policies	15	- Context	51
- Community Actions	15	- Village Centre	51
- Listed Buildings in the Parish	16	- Evidence and Justification	51
- Non Designated Heritage Assets	17	- Policies	52
- Boston Spa Heritage - Archaeology, Ecology, Geology, History	18	- Community Actions	52
- Boston Spa Heritage List Map	23	Community and well-being	53
- Green Corridors and Sites of Nature Conservation Value	24	- Context	53
Environment and Energy	25	- Evidence	53
- Greenspaces	25	- Services and Community	53
- Context	25	- Community Assets	53
- Evidence	25	- Policies	54
- Policies	25	- Community Actions	54
- Community Actions	26	Sustainability	56
- Development Locations	27	- Introduction	56
- Trees, Hedges and Wildlife Habitat	38	- Our Checklist	56
- Context and Evidence	38	- Sustainability Checklist	57
- Policies	38	Glossary	58
- Community Actions	38	Contact Information	60
- Energy Efficiency	38	Appendices 1-13	
- Context and Evidence	38	- Neighbourhood Plan Area	Appendix 1
- Policies	38	- Constraints & Opportunity Plan	Appendix 2
- Community Actions	38	- Survey Results	Appendix 3
- Business and Employment	39	- Young Persons	Appendix 4
- The Local Economy	39	- Key Features	Appendix 5
- Evidence	40	- Community Profile	Appendix 6
- Policies	40	- Housing Needs Advice	Appendix 7
- The Local Employment Context	41	- Character Assessment	Appendix 8
- Evidence	41	- BS CAAMP	Appendix 9
- Policies	41	- Environmental	Appendix 10
		- Hub of the Village	Appendix 11
		- Sustainability	Appendix 12
		- Leeds Neighbourhood Index	Appendix 13

INTRODUCTION AND BACKGROUND

The Need for Boston Spa's Neighbourhood Plan....

1. Neighbourhood Development Plans are a refreshingly new way for local people to shape the future planning of their village or neighbourhood. They are "can-do" Plans. All ages and groups of people in the community are able to have a real say upon important local issues. A Neighbourhood Plan gives residents the opportunity to create a shared and sustainable vision of how they would like their village to be over the next 15 years or so, to ensure that any new development or change fits in and contributes to the well-being of the village, and to conserve the village character and sense of belonging that is so valued especially here in Boston Spa. A Plan will help to manage any pressures for change positively, for the good of the community. It's about making the village an even better place, for present and future generations.

2. For these reasons, the Parish Council took the first steps to get a Neighbourhood Plan for Boston Spa off the ground, with encouragement and support from Leeds City Council (Appendix 1).

In Spring 2012 several Parish Councillors and residents formed a Steering Group charged with carrying out consultations and fully involving the community at each stage of the Plan. In turn the Steering Group carefully considered all of the valued responses, insights into village life, and concerns for the future. This enabled the creation of a Draft Plan called "Planning for a Successful Future 2012-2028". Subsequent revisions took place which led to Pre-Submission Consultation in 2015 where once again responses and representations were carefully considered. The final draft has to be examined by Leeds CC and by an independent examiner. Subject to the outcome of the examination the Plan is then voted on by the whole community in a referendum. If the majority is in favour the plan is made and it becomes a legal document that must be taken into account in future Planning decisions.

How Our Neighbourhood Plan Will Work....

3. Neighbourhood Plans, and the consultation process that brings them into being, are prepared under Regulation 15 of the Government's Neighbourhood Planning (General) Regulations 2012.



All Neighbourhood Development Plans have to align with the local council's overall planning policies - in our case Leeds City Council. However, such Plans are new and different because, more than ever before, the community is at the heart of the decision-making process. Boston Spa Plan covers the whole of Boston Spa Parish. It has its own distinctive local policies, with legal standing, that must be taken into account in any planning decisions, including planning applications.

4. Whilst our local policies need to relate to planning issues, such as the use of land, the Plan also includes aspirations, or what have been called 'Community Actions'. These do not have the same legal standing, but are valuable in expressing the community's wider concerns, helping to direct future resources and galvanise potentially exciting community projects.

All policies need to be considered in 'the round' to inform planning decisions. Examples of how the collection of policies and community actions may influence specific development sites are shown in appendix 2.

The Evolution of Our Village....

5. Boston Spa is one of the larger settlements, towards the north-east boundary of the Leeds City Council area. Residents refer to it as "the village", even though it has several urban qualities. There is evidence of occupation hereabouts from the Iron Age onwards, through successive periods of history. Yet the village only sprang to life in the mid 18 Century, with the discovery of the spa mineral waters in 1744. Until then, Boston Spa was part of the open field system in the township of Clifford village. There followed rapid growth until the 1830s, with the elegance of Georgian architecture that characterises Boston Spa to this day; at the heart of its sense of place. However, Harrogate took over as a spa destination.

6. The pace of change in Boston Spa slowed, with a re-awakening in the early 19 Century establishing the strong linear character of the village, astride the A659 and bounded by the River Wharfe. Much later, mid and late 20 Century developments, suburban in style, expanded the village to its present shape.

The village's population growth tells its own story from 600 people in 1879 to 2400 by 1951, then a jump to 4046 in 2011.

All the while, the village retained the green setting and separation from neighbouring settlements; essential to its identity. In finding a future for Boston Spa, we believe the Plan needs to involve today's community in "Respecting History....Adapting to Change....Improving Lives".

Introduction

NEIGHBOURHOOD DEVELOPMENT PLAN

Involving the Community, step by step....

7. The community needs to be at the heart of Neighbourhood Planning.

We aimed to consult and involve all sectors of our community, as widely as possible, in several stages.

The Consultation Statement attached to the Plan sets out the process, the responses received and how they influenced the Plan. Firstly we sounded out the community, towards the end of 2012 and early in 2013. We wished to find out about the main likes and dislikes of village life. This included: discussions with organisations, community groups and schools; publicity about the Plan; and a leaflet delivered to all properties in the village. Our village-wide questionnaire followed. The response rate was very encouraging. At the same time, projects involving young people and the business community were started. The resourcefulness and insights of our community soon became evident. The outcomes of this stage of consultations were brought together in a Public Exhibition and Meeting in July 2013, with a lead-in of publicity and going out to people around the village in our gazebo (Appendix 5, 6 and 7).

8. The Steering Group got down to analysing the gratifying range of responses that was received to enable the Plan's vision and objectives to be formed. The results were presented to the community through the next stage of publicity and a series of events and drop-in sessions, using our gazebo in different parts of the village, culminating in our second Public Exhibition and Meeting in July 2014.

Again we advertised the exhibition, for example by delivering a flyer to all properties, and held lead-up events.

All the while, posters were displayed up and down the village. This stage of consultation gave us the go ahead to prepare the Draft Plan. Throughout we were grateful for the support and guidance of Leeds City Council and Planning Aid.

9. Consultation upon the Plan led up through publicity and a series of events to our third Public Exhibition in July 2015. Beforehand, to make a final push to involve as many people as possible, a flyer was delivered to all properties, together with a twelve-page insert about the Plan in the Parish Council's Annual Newsletter. The gazebo was out and about again in the village, to encourage people to come and chat and raise awareness. Then, before the exhibition, a summary of the draft Plan was delivered to all properties in the village, with a questionnaire asking people's views upon the policies in the Plan.

As in earlier stages of consultation, our web-site was updated and articles included in the local press. We worked with the Parish Council throughout, including presentations at their annual meetings.

10. It is interesting how the main likes and concerns about the village were reinforced stage-by-stage, now we trust, reflected in the Plan. Also exciting projects emerged, such as the ideas for creating a people friendly village in the village centre, and the Parish Council's improvements to the Stables Lane playing fields.

Sustainability: Our Future

11. All Neighbourhood Plans must ensure that any development or changes contribute to the sustainability of the area concerned.

What do we mean? Well, sustainability starts with the responsibilities of our generation. We need to hand over to our descendants places, the world ultimately, that will be better in environmental, social and economic terms. We've checked the policies in the Draft Plan to see how we are doing.

Are we going to improve things?

12. We believe the answer is yes, working with you. The policies will have no negative effects.

On the contrary, taken individually most will contribute to sustainability. For example, they do so through better-designed and more energy-efficient homes, or by protecting trees and green spaces.

Also, because the policies are related to one another, taken overall the benefits accrue, in what we can do day-by-day, as well as in the longer term.

What's in this Plan?

13. The Plan comes in sections. They cover the main topics of concern that resulted from consultations and extensive research by the Steering Group and many other people. The Plan is supported by a completed evidence base, summarising all the comments received and studies undertaken.



NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

Boston Spa can be described as a Georgian Gem set in the Wharfe Valley. The village is friendly, convenient and a desirable place to live with a wide range of services and a great sense of community pride. Its residents comprise a range of ages and social backgrounds.

Our vision is to respect and preserve those beneficial things which we enjoy (such as the riverside) and to adapt to the changes (such as more homes, an ageing population, extra traffic, the digital age, pressure on public services and the changing retail scene). We wish to further develop a positive social wellbeing environment for those who live, visit, or work in the village. We will preserve the historic legacy of our forefathers and overcome some of the adverse features that have beset us (such as the paucity of social and green amenity space and the conflict between traffic and people). Our vision is that we will become a truly sustainable community in all aspects whether they are social, economic or environmental.

“Respecting History, Adapting to Change, Improving Lives”



Objectives

1. Retain the character and scale of the built environment.
2. Encourage new housing that contributes positively to the sustainability of the village, providing a mix of properties to meet the needs of the population and preferably built within the current built-up area, in order to preserve the rural character and prevent urban sprawl.
3. Create a vibrant and attractive village centre in which all members of the community and visitors can relax, socialise and enjoy; and where local businesses can thrive.
4. Preserve existing, and promote an increase in green spaces, and provide better access to the riverside as a key feature of the village.
5. Improve wildlife habitats and increase the tree cover in the village.
6. Improve access through the village by provision of new footpaths and cycle-ways, and address the issue of improving road safety by deterring through traffic.
7. Work with neighbouring communities to address weaknesses in public transport, in particular improving connectivity to York.
8. Promote and encourage renewable energy generation using low carbon technologies.

OBJECTIVE	TOPIC AREAS	SUPPORTING POLICIES
1	Heritage Housing & Development Environment & Energy	H1 - H2 Dev1, Dev 2 Des1, Des2 GS1, GS2, T1
2	Housing & Development Creating a People Friendly Village	Dev 1, Dev 2 PFVC1
3	Business & Employment Creating a People Friendly Village	BE1 - BE2 CW1
4	Housing & Development Environment & Energy Heritage	Des2 GS1 - GS4 H3
5	Environment & Energy	T1 - T4
6	Transport & Getting About	CP1, CP2, SC1, AF1, PTCA1
7	Environment & Energy	E1 - E3

Parish Council Implementation

Over the period of the Plan delivery will be by different stakeholders and partners. It is not a rigid blue-print but provides a direction for change through its vision, objectives and strategy. Flexibility will also be needed as new challenges and opportunities arise over the period of the Plan. In this respect the review processes will be crucial. There will be three strands of activity which will direct delivery and each is important in shaping Boston Spa in the years ahead. These comprise:

1. Securing the right private sector investment in the Parish through new developments. The statutory planning process will direct and control private developers and investors in the Parish alongside the context provided by the Neighbourhood Plan and the wider Local Authority and National Planning Policy Framework.
 2. Investment in, and management of, public services, assets and other measures to support local services, vitality and sustainability for the village. In the context of the prevailing economic climate and public funding there is a recognition that public investment in the village will be challenging to secure.
 3. The voluntary and community sectors will have a strong role to play, particularly in terms of local community infrastructure, events and village life. This sector may play a strong role in the future.
- In terms of the key areas of action the following summarises the Parish Councils approach to delivery and implementation.

Housing Growth:

The Parish Council will work with developers and the Local Authority to deliver incremental and sustainable growth over the Plan period. The Parish Council will also work to implement the design policies of the Plan to ensure the village retains its unique characteristics. The Parish Council will prioritise Community Infrastructure Levy monies (CIL) in the following priority areas:

- Developing green spaces as a public amenity in the village and environmental protection works
- Creating a people friendly village
- Developing cycle ways in the Parish
- Traffic calming and car parking works

Local Character:

The Parish Council will work with residents, owners of land and buildings, and other stakeholders to bring back into economic use brownfield sites and vacant properties, especially those which make a positive contribution to the character of the area. The maintenance of the unique Georgian feel to the village will be a priority and the Parish Council will work with local voluntary, history and archaeological groups to develop this work.

Local Facilities:

The Parish Council will work with local organisations, the Local Authority and neighbouring Authorities to improve facilities and services for local people.

Local Economy:

The Parish Council will encourage businesses to improve local employment opportunities. The creation of a range of retail opportunities within the village will be encouraged.

Transport and Communication:

The Parish Council will work to find ways to improve road safety, address speed and parking issues and to encourage better public transport links to major towns and cities in the area. The development of a "People Friendly Village" will be a priority, with the Parish Council working together with community safety groups, developers and the highways representatives of the Leeds City Council.

The Environment:

The Parish Council will work with Local Authority planners to ensure the development of amenity and greenspaces is prioritised to overcome the current lack of such space. The aim will be to provide the amount of greenspace as recommended in National Planning documentation. The Parish Council will work with local environmental groups to ensure that wildlife, the riverside and the countryside surrounding Boston Spa is protected.

Processes for Monitoring the Neighbourhood Plan:

The Neighbourhood Plan is intended to be a living document and as such will be regularly reviewed. The Parish Council will ensure that a progress report on its implementation is provided for the Annual Parish Meeting for residents. Any actions that need to be taken thereafter should be reported in the minutes of the Annual Parish Council meeting and on its web site.

Housing and Development Context

The village of Boston Spa was established in the mid eighteenth century. Much of the original centre of the village is dominated by elegant Georgian buildings built in the local magnesium limestone which, to this day, provides a classic style to the village. Although the designated Boston Spa Conservation Area is centred around the historic core of the village, it does extend from Deepdale to Grove Road. Over the years the village has grown in a largely linear manner and has been known as having the longest High Street in Britain.

The controlling factors in respect of any expansion of Boston Spa are the river Wharfe to the north, the county boundary to the east and the fact that the village is built right up to its southern boundary with Clifford. To the west is the A1M, and the village is also built right up to its Green Belt boundary.

However, under current national planning policy and at a city wide level there is a requirement to provide for the future housing needs of the growing population. Leeds City Council's Core Strategy (LCS) Spatial Policy 7 proposes that the Outer North East area, which includes Boston Spa, should provide land for housing sufficient to accommodate 5,000 of the new overall housing growth towards the City Council's total requirement of 66,000 additional homes up to 2028. Under the provisions of the Core Strategy policies, the majority of housing provision should be focused on the main urban areas and major settlements, meaning Wetherby in the case of the Outer North East (ONE) area.



The data in the tables in this section highlight some of the key facts about the existing housing stock within Boston Spa.

Community Profile

(as at 2011 see appendix 6)

Comparison with Leeds as a whole shows that the :

- Mean age in Boston Spa is 45.4 years; in Leeds it is 37.6 years
- Median age in Boston Spa is 47 years; in Leeds it is 35 years
- Proportion of over 60's in Boston Spa is 35.1%; in Leeds it is 19.9%.

Existing housing stock

In 2014 the total number of dwellings registered for Council Tax was 1941, of which 11.5% were Council owned, and a further 9.5% were privately rented or Housing Association owned. The overall increase in dwelling numbers since 2012 was 54. The mix of housing as at 2012 is shown at Table 6.

New Housing

The Neighbourhood Development Plan must balance the need for providing opportunities to deliver the identified number of new homes over the plan period, against the issues that further development will raise, such as pressure on local infrastructure, capacity in schools, medical services, play and sports facilities etc, as well as the impact on the environment, whilst recognising the benefits that the provision of new homes could deliver, such as improved facilities, economic benefits and affordable homes for local people.



While the Boston Spa Neighbourhood Plan policies apply to developments within the Plan boundary, developments in adjacent or nearby parishes could potentially place a burden on infrastructure and services within Boston Spa. Where such developments would have an adverse effect on the community, they must make appropriate provision for the mitigation of any such impacts.

Since the introduction of the Leeds Strategic Plan developments have been scheduled of various sites which have now resulted in more than 200 new homes.

Type and Tenure of New Housing Context

A finite availability of building land, within Boston Spa, requires that each proposed building site is developed in such a way that makes optimum use, both in terms of meeting the need for housing provision and maintaining the character of the village. It can be seen that there is an overall bias towards an ageing population within the village (see tables 4 & 5 on page 12).

In order to try and balance the age profile, it is essential that we encourage the twenty-thirty-year old villagers in general and those with young families in particular, to remain here. This can only be done by providing them with low cost accommodation within both the rented and ownership sectors. We currently have some 34% of our social housing unsuitable for young families i.e. one bed-bungalows. This, added to a high cost rental and a high buy cost, make it difficult for young people to remain in the village.

In addition to this, the URS report dated September 2014 (see appendix 7) clearly identifies the need for an above average proportion of suitable accommodation to be made available for older residents wishing to downsize. In addition to this there will, inevitably, be an increased requirement for managed accommodation for the elderly.

Based on national statistics for population increase during the next 15 years and our statistics for the village, it can be shown that the following applies to Boston Spa:

- 63% of the increase in population will be generated by longevity
- 33% by increased birth rate

These figures re enforce the fact that we need to prioritise development within the village towards:

- accommodation for the young people of the village, i.e. two-bed accommodation
- accommodation for the elderly wishing to downsize, thus releasing accommodation for larger families, i.e. one-and-two-bed accommodation.

Development of large, detached dwellings, should be discouraged on the basis that they underutilise valuable building land and do not address the needs of the village.

Policy Dev 1.

The provision of one and two bedroomed new homes that meet the needs of young people and the over-55s will be supported.

Location of New Housing

Residents and visitors recognise the attractiveness of both the built and natural environment of the village and surrounding area. It is therefore important that the location of new housing development should harmonise with the prevailing character.

Policy Dev 2.

New development in Boston Spa's village envelope that respects local character will be supported.

Design Considerations

Context and Evidence

The type and number of dwellings in any new development will be determined on the merits of the particular location, and in relation to surrounding types and density of development.

Due regard should be paid to the different characteristics both within and outside the Conservation Area. In the central area the tradition is for terraces, sometimes of uniform size, sometimes of mixed large and small units. These are interspersed with large family houses in spacious grounds – often adapted to other uses. In the outer areas the dwellings are often detached and grouped informally to create a garden suburb effect.

However, the main characteristic is the retention of sufficient space for tree cover (traditionally of large forest trees) which is a major contributor to the special appeal of the village in general and the Conservation Area in particular.

The growth of the village in parallel with the Wharfe means that access to dwellings on the north, and the circulation of most traffic, is confined to the High Street itself or to a historic road pattern to the south of it. The High Street is part of the A659 and carries heavy flows of through traffic at times. .

The other roads, from the Conservation Area leading south, are largely inadequate for modern traffic, flows and are particularly ill-equipped to cope with through traffic and parked vehicles.

N.B. The Boston Spa Character Assessment, and the Conservation Area section in particular, will provide relevant background information to the Neighbourhood Plan's development Policies (See Appendix 8).

Sustainability

Local opinion supports the national trend of increasing sustainability standards in new housing. It is acknowledged that new housing should be encouraged to comply with high standards.

Design Strategy

Policy Des 1

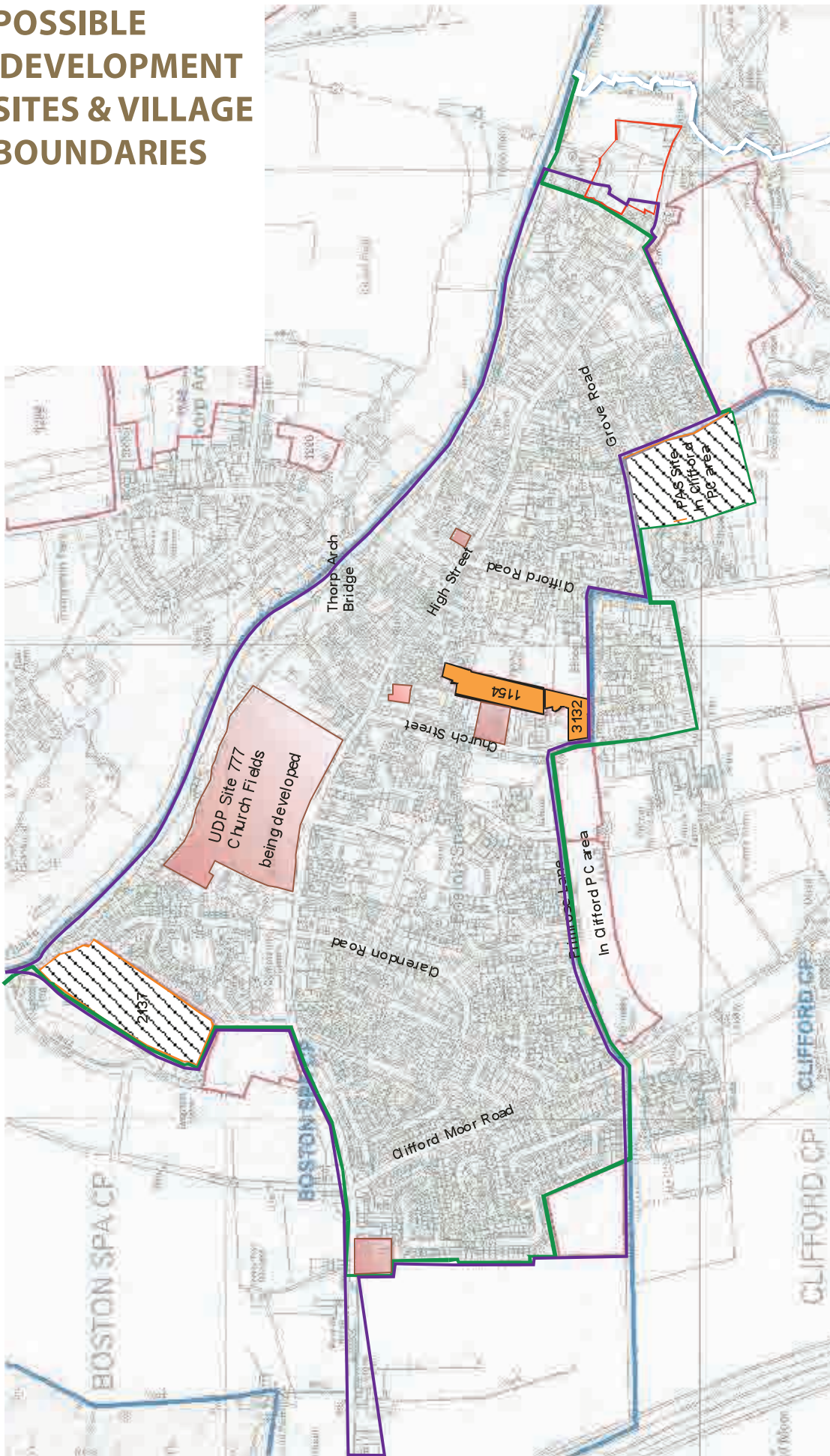
- a.** Developments should be designed to reflect the predominant characteristics of existing developments within the immediate vicinity in terms of scale, density, massing and material.
- b.** Innovative design and use of materials will be encouraged where it is not in conflict with existing design and can be assimilated within existing development.
- c.** Where existing boundary treatments make a positive contribution to a local character, new development should ensure that new boundary treatments provide an appropriate match, with particular respect to the materials used.








Policy Des 2

Design in the Conservation Area.

- a.** New development within the Conservation Area must respond sensitively to the historic environment and respect the special characteristics established in this document and the Boston Spa Conservation Area Adopted Management Plan. (See Appendix 9).
- b.** New shop fronts in the Conservation Area should be designed to conserve or enhance local character. Exceptional modern design may be accepted if supported by appropriate justification.
- d.** Access to sites and associated car parking must be designed in a manner sympathetic to the character of the site and its surroundings in terms of layout, effect on the appearance of the streetscene and use of materials.
- e.** Any alterations, conversions or extensions must be carried out in a manner sympathetic to the building and the Conservation Area.

POSSIBLE DEVELOPMENT SITES & VILLAGE BOUNDARIES



- Boston Spa - Potential Housing Sites**
-  PAS sites
 -  Green Belt boundary
 -  Parish Council boundary
 -  Village Envelope
 -  Sites classified by planners as red or amber
 -  Probable development sites
 -  Sites with planning consent in SHLAA
- BSNP : Plan D1**

Housing

Key facts:

Table 1 - Change in housing stock by (private/public) ownership - shows that council stock has reduced by 5 and private stock has been increased by 54 units between March 2011 (census) and March 2014.

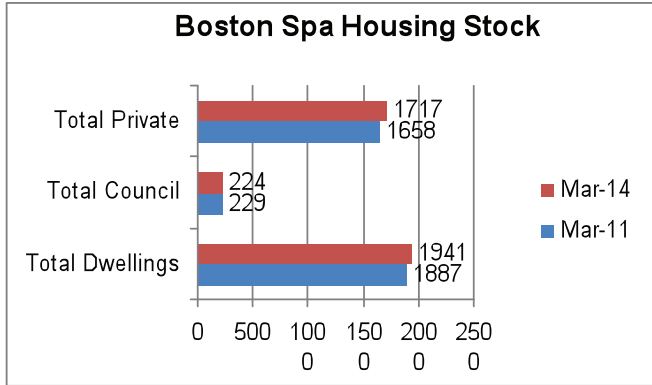


Table 2 - Housing ownership by tenure

The proportion of rented housing to owner occupied is approximately 20% to 78% respectively (excluding Housing Association managed/owned stock).

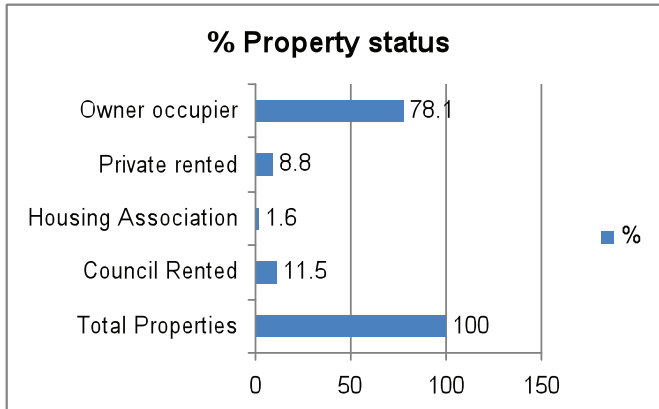
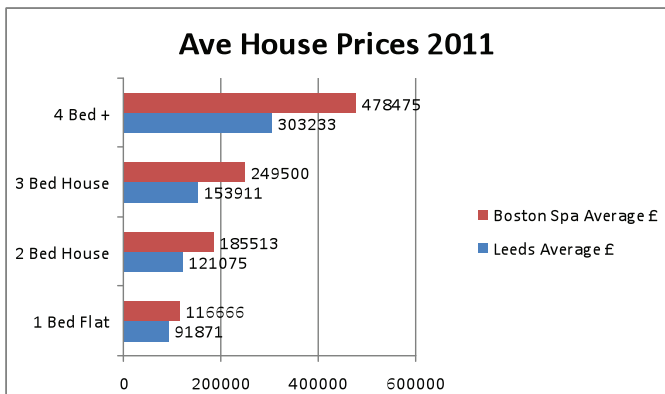
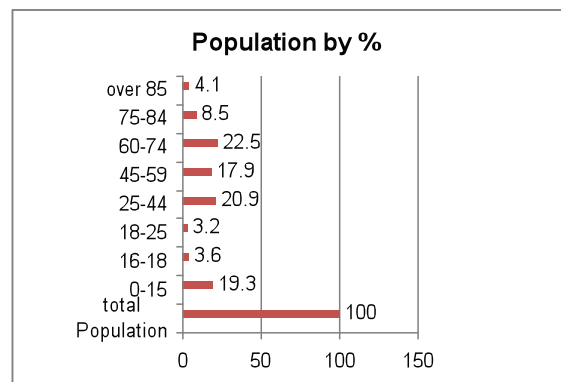
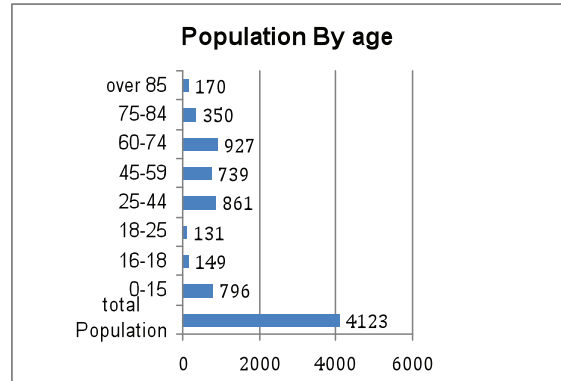


Table 3 - Average house price (by type)



Tables 4 & 5 - Population by age (No. and %) N.B. Population figures are based on March 2011 census



House Type	HOUSING MIX			No of Bedrooms
	Council	Private	Total	
1 Bed Flat	6	48	54	54
2 Bed Flat		48	48	96
3 Bed Flat		36	36	108
1 Bed House	68	16	84	84
2 Bed House	84	348	432	864
3 Bed House	77	803	880	2640
4 + Bed House	8	330	338	1352
TOTALS	224	1717	1941	5421

TABLE 7	
<u>Dwelling occupancy</u>	
from 2011 census	
Total dwellings	1887
Total occupants	4118
Average occupancy	2.13

TABLE 8		
<u>National Stats over 15 year plan</u>		
from 2011		
projected increase in population	8%	321
increase in over 74s	50%	261

TABLE 9		
<u>Additional housing required to meet projected population growth in</u>		
Boston Spa	171/2.13	174
houses included in SHLAA calculations		211

HERITAGE

Context

Boston Spa is a place of special character and historical interest. The Conservation Area showcases its' distinctiveness. In responses to our consultations, residents have said how much the heritage and architectural style of the village are important in creating the "feel" of Boston Spa. Outside the Conservation Area we also have pleasant, well-established housing areas; surrounded by an attractive rural setting.

Evidence

The Conservation Area is a key element of the many reasons that respondents said they liked living in Boston Spa. Over 60% of village respondents said they wanted to preserve listed buildings and that the architectural style of the village was important to them. The village is very lucky to have had a well researched, well written Boston Spa Conservation Area Assessment Management Plan (CAAMP) available (see Appendix 9) and this document tells the story of the history of the village and details its Heritage assets.

Key Views

The Conservation Area is surrounded by pleasant, well established housing areas within an attractive rural setting.

There are many key views around the village, detailed in the BSCAAMP, which enhance and frame the settings of the many important buildings, and these views need to be treated sensitively when future developments are being considered. The views, detailed below include rural and urban views:

1. Views north from Leys Lane
2. Views towards Moor End Farm from Leys Lane
3. Views from Jackdaw Crag towards Thorp Arch
4. Views from the riverbank towards Thorp Arch Hall
5. Views of the church eastwards from along the High Street
6. View of High Street westwards
7. View across the weir towards Thorp Arch Mill
8. View of the bridge
9. Views along the riverside path from the bridge
10. View across the river to Bridge Farm
11. Views across the river towards Thorp Arch church
12. View across meadows to the quarry
13. Views across the allotments
14. Views across fields to Clifford church
15. View from Primrose Lane to Thorne Croft Stables and St. Johns school.

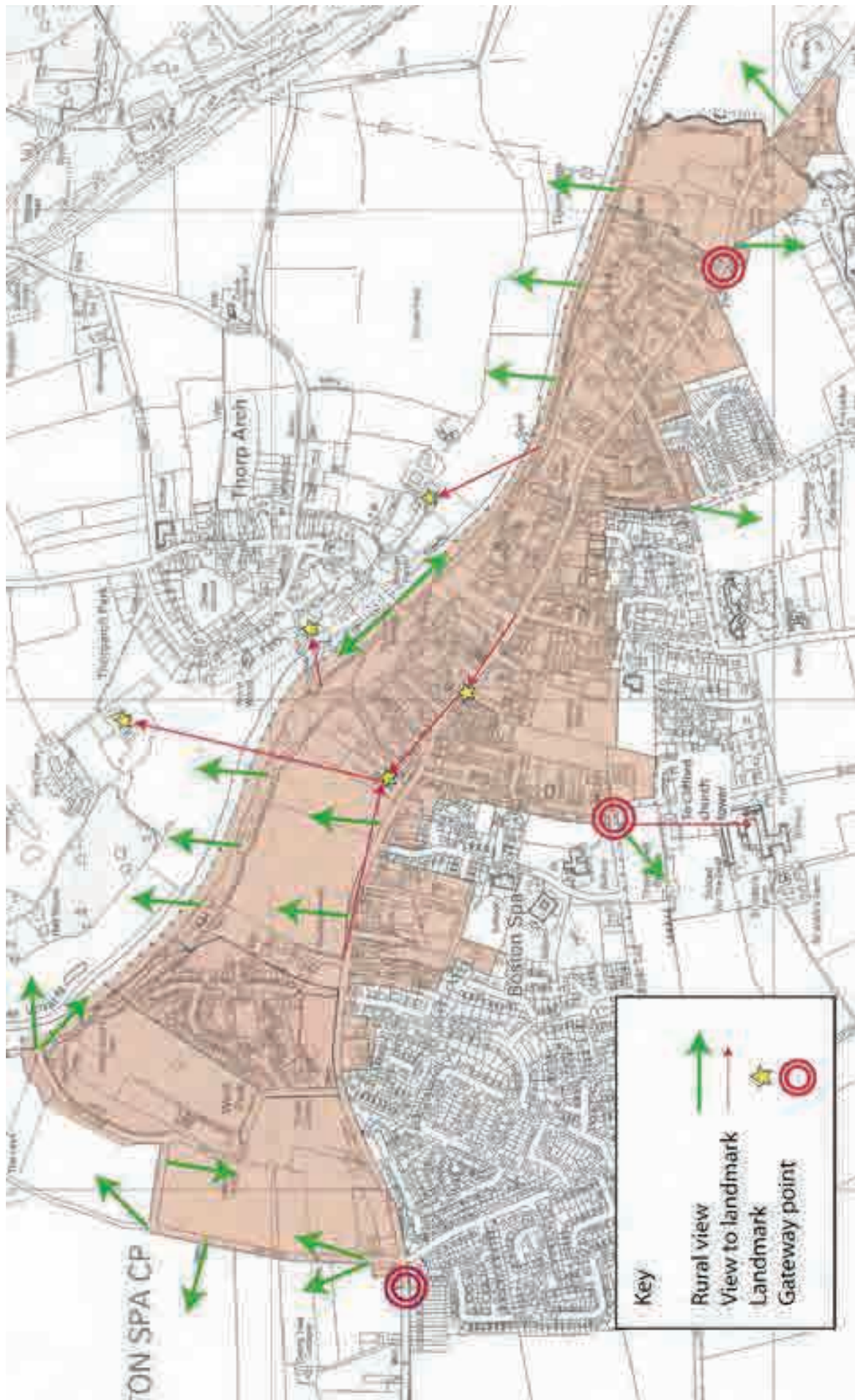
Although Leeds City Council currently has strong policies in place to protect , for example, Listed Buildings, the Neighbourhood Plan seeks to conserve the heritage assets of the village so they can be enjoyed for their contribution to the quality of life of this and future generations.

It is important that the NDP's policies conserve what we cherish about the village, including the need to:

- > Preserve the fabric and settings of important buildings
- > Support efforts to maintain the local architectural character of buildings
- > Preserve the important archaeological assets within and around the village
- > Ensure that key views around the village are treated sensitively when future developments are to be considered
- > Support the retention of mature trees
- > Ensure any new development respects our heritage, and is in sympathy with its surroundings
- > Use building materials in any new development that blend with the village character



KEY VIEWS



Heritage

NEIGHBOURHOOD DEVELOPMENT PLAN

Policies

Protection of key views.

H1. Development should respect local character, including Key Views listed on page 12 and indicated on the plan on page 13.

Protection of listed buildings.

H2. Development must respond sensitively to the character and setting of Listed Buildings.

Community Actions

CAH1. The Boston Spa Parish Council will seek to encourage LCC to implement an Article 4 (2) Direction within the Boston Spa Conservation Area Management Plan, to protect features of special interest including windows and doors, roof materials and boundary materials.

CAH2. The Boston Spa Parish Council will establish a Heritage Trail to showcase historic buildings to local people and visitors .

CAH3. Efforts will be made to maintain the local architectural character of buildings through the Village Design Statement.



LISTED BUILDINGS IN THE PARISH OF BOSTON SPA

GRADE	PROPERTY NAME	STREET	PARISH	PST DIS
II		1 & 2 Spa Lane	Boston Spa	LS23
II		1-3 [consec] The Terrace	Boston Spa	LS23
II	Westwood House	106 High Street	Boston Spa	LS23
II		110 & 112 High Street	Boston Spa	LS23
II	The Sycamores	114 High Street	Boston Spa	LS23
II	Lane Lodge	122 High Street	Boston Spa	LS23
II	Craven Lodge & Craven House	124 & 126 High Street	Boston Spa	LS23
II	Crown Hotel	128 High Street	Boston Spa	LS23
II		144-152 [even] High Street	Boston Spa	LS23
II	The Royal Hotel	182 High Street	Boston Spa	LS23
II	St Kitt's	189 High Street	Boston Spa	LS23
II		200-204 [even] High Street	Boston Spa	LS23
II		207-213 [odd] High Street	Boston Spa	LS23
II	Boston House	212 & 214 High Street	Boston Spa	LS23
II	Lister's Bedding Company	212 High Street	Boston Spa	LS23
II	Langton House	215 High Street	Boston Spa	LS23
II	Boston Cottage	216 High Street	Boston Spa	LS23
II	Shelley House	217 High Street	Boston Spa	LS23
II	Boston Hall & Mews Cottage (222)	218, 218a, 220 & 222 High Street	Boston Spa	LS23
II	Brantwood House	219 High Street	Boston Spa	LS23
II		223 High Street	Boston Spa	LS23
II	Jasmine Cottage & Jasmine House	224 & 226 High Street	Boston Spa	LS23
II		225 & 227 High Street	Boston Spa	LS23
II	Manna Ash	228 High Street	Boston Spa	LS23
II	Rosemary Cottage	230 High Street	Boston Spa	LS23
II	London House (Nos 238 & 240)	238-242 [even] High Street	Boston Spa	LS23
II	The Admiral Hawke	252 High Street	Boston Spa	LS23
II	Scoreby House	254 High Street	Boston Spa	LS23
II	Greystones	262 High Street	Boston Spa	LS23
II		262 High Street	Boston Spa	LS23
II	Willow Green	263 High Street	Boston Spa	LS23
II	Fir Tree House & The End House	264-270 [even] High Street	Boston Spa	LS23
II	Brook House	265 High Street	Boston Spa	LS23
II		267 High Street	Boston Spa	LS23
II		267 High Street	Boston Spa	LS23
II	Wharfedale House	269 & 271 High Street	Boston Spa	LS23
II	Grove House	274 High Street	Boston Spa	LS23
II		279 High Street	Boston Spa	LS23
II	Fairseat Cottage	300 High Street	Boston Spa	LS23
II	Riverside & Oxpark House	4 & 5 The Terrace	Boston Spa	LS23
II	Oak Lodge	42 Church Street	Boston Spa	LS23
II	Boston Lodge	42 High Street	Boston Spa	LS23
II	Ashley House	44 High Street	Boston Spa	LS23
II	Lismore House & Clarendon Lodge	58 & 60 High Street	Boston Spa	LS23
II		64 & 66 High Street	Boston Spa	LS23
II		74-78 [even] High Street	Boston Spa	LS23
II	The Vicarage	86 High Street	Boston Spa	LS23
II	Highbury House	94 High Street	Boston Spa	LS23
II	Thorp Arch Bridge	Bridge Road	Boston Spa	LS23
II	Thorpe Arch Bridge	Bridge Road	Boston Spa	LS23
II	Beechfield & Glebe House	High Street	Boston Spa	LS23
II	Church of Mary the Virgin	High Street	Boston Spa	LS23
II		High Street	Boston Spa	LS23

GRADE	PROPERTY NAME	STREET	PARISH	PST DIST
II	1-3 [consec] The Terrace	High Street	Boston Spa	LS23
II	4 & 5 The Terrace	High Street	Boston Spa	LS23
II	Grove Farm	Moor End	Boston Spa	LS23
II	Moor End Cottage	Moor End	Boston Spa	LS23
II	Parkside House	Moor End	Boston Spa	LS23
II	South Lodge	Moor End (A1 Roundabout)	Boston Spa	LS23
II	Langton House	Spa Lane	Boston Spa	LS23
II	Rockholm, Stoneleigh & Old Manse	Spa Lane	Boston Spa	LS23
II	Spa Baths	Spa Lane	Boston Spa	LS23
II	Spa Lane Methodist Church	Spa Lane	Boston Spa	LS23

Non Designated Heritage Assets from NPPF

Non-designated heritage assets such as buildings, monuments, sites, places, areas or landscapes identified in and around the village by local people and categorised by the Boston Spa Archaeology and Heritage Group. These assets have had to satisfy one of the following criteria: they should be of architectural, ecological, geological or historical interests. These assets are the ones which are valued by the community and contribute to its local character. They have been judged as having a degree of significance meriting consideration in planning decisions since they are not formally designated as heritage assets and therefore are not provided the same level of Protection.

The National Planning Policy Framework identifies two categories of non-designated sites of archaeological interest:

(1) Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (National Planning Policy Framework Paragraph 139). They are of three types:

- Those that have yet to be formally assessed for designation.
- Those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State has exercised his discretion not to designate usually because they are given the appropriate level of protection under national planning policy.
- Those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.

The reason why many nationally important monuments are not scheduled is set out in the document Scheduled Monuments, published by the Department for Culture, Media and Sport (DCMS). Information on location and significance of such assets is found in the same way as for all heritage assets. Judging whether sites fall into this category may be assisted by reference to the criteria for scheduling monuments. Further information on scheduled monuments can be found on the Department for Culture, Media and Sport's website.

(2) Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective.

Re Article 4 direction.

An Article 4 Direction is made by a local planning authority. It serves to restrict permitted development rights, which means that a lot of the things people do to their land or houses without planning permission and often take for granted, are brought into the realms of planning consent. It does not in itself prohibit any action but means that a landowner is required to seek planning consent whereas without the Direction this would not be necessary. It is mainly used to protect important features in conservation areas such as windows and doors.

Boston Spa Heritage List Archaeology, Ecology, Geology and History Sites

This is a list of Local Heritage Assets in Boston Spa compiled by Boston Spa Archaeology & Heritage Group, in association with West Yorkshire Archaeology Advisory Service, and agreed by the Group's Committee in July 2013. The BSA&H Group believes that these local heritage features are worthy of preservation as far as is reasonably practical. At a meeting on September 16th 2013 Boston Spa Parish Council formally agreed that the list should be included within the Neighbourhood Plan and periodically reviewed and updated. Inclusion on the list does not necessarily imply public access to sites or that they are accessible or safe to visit.

Any recommendations included are for guidance only. The map indicates approximate locations of assets. For exact locations see listed Grid References.



Introduction and Background to the 'Local Heritage List' Scheme

In 2012 West Yorkshire Archaeology Advisory Service invited several local archaeological groups in West Yorkshire to liaise more closely with them to 'protect our heritage' and help them be more informed about heritage features valued by local communities in order to be in a better position to respond to planning issues. The idea is to help protect the 90% of 'undesigned' heritage assets and sites not already protected by being 'scheduled'. Many heritage sites and features have never even been recorded. Groups working with WYAAS on the scheme have been invited to identify features of importance and value to local communities. Boston Spa Archaeology and Heritage Group agreed to coordinate an initial list within the district, nominating, along with other interested parties, potential sites or features to go onto a 'local list'. This will record the kind of feature, its location and where the information about it can be found. It will take the form of a catalogue that people and organisations can consult. WYAAS will then register the assets and inform us of planned development that might affect them. The list should be agreed with the relevant parish council and can be reviewed and amended periodically. In compiling the list we have drawn on the expertise of various organisations as well as the knowledge of local people. It is not necessary for everyone to be familiar with all the specialised information about each site or feature in order to include it in the list, but it is important that we all know the assets exist, are valued and where the information about them is held. Features included can be of historical, archaeological, ecological, geological, architectural or artistic interest. Local heritage lists can assist councils by being a part of their Neighbourhood Plans and helping to inform future decision-making.



BOSTON SPA HERITAGE LIST

No.	Name / Grid Ref	Type	Period	Description	Evidence, recommendations
B1	Holgate Lane SE 42084576 to SE 43024584 SE 42074582	Archaeology Ecology History Geology	Medieval to modern Permian	Holgate Lane, like Deep Dale valley, would have been created by an ice age melt-water channel through the magnesian limestone. Prehistoric flint found, Ancient 'hollow-way' and part of a medieval route from Clifford to Thorp Arch, which continued via a ford before the bridge to Thorp Arch existed. It is now a bridle way. Remains of old edging wall near lower end (as seen on old photographs) (interesting part-eroded Cadeby limestone algal reef dome with glacial till above it three quarters down lane on left)	See: Report by BSAHG 'Deep Dale to Holgate. A Heritage Survey' 2009. Manage trees. Maintain access and atmosphere with attention to natural surfaces, native trees and shrubs and maintenance of old wall
B2	Old road to ford SE 43024584 to SE 43124580	History Ecology	Medieval to industrial	Old road to ford alongside Holgate Meadow, with remnants of old lapsed laid hedge, now grown into avenue of large trees along a public footpath	See: Report by BSAHG 'Deep Dale to Holgate. A Heritage Survey' 2009 Preserve historic layout and old hedge
B3	Holgate meadow SE 43034584 to SE 43174574	History Ecology	Medieval to modern	Field in area mentioned by C13th charters detailing donations by medieval landowners to Kristall Abbey. It is now a meadow crossed by old route to ford and a Parish Council amenity area	See: Report by BSAHG 'Deep Dale to Holgate. A Heritage Survey' 2009 Preserve historic layout. Thin self-seeded trees around it for light
B4	Dam House and leat SE 43014593 Leat SE 42064596 to start of culvert at SE 43004594	Archaeology History	Industrial	Remains of Dam House water basement. Rare example of industrial archaeology and a valuable part of early Boston Spa history (uncertain date of origin). Has part filled-in 'leat' now visible as shallow depression, (arched culvert) into building and remains of two stone tanks, possibly used for flax-wetting in the C18-19. High quality magnesian limestone ashlar masonry and hand carved water management features. Upper storey (perhaps storeroom or dwelling and later reputedly the ferryman's or river keeper's house) was demolished mid C20th. Water basement suffered river damage since	See: Report by BSAHG 'Deep Dale to Holgate. A Heritage Survey' 2009 and Information Board at bottom of Holgate Lane Investigation and recording on-going by BSAHG, plus minimal conservation work to prevent further damage. Tidy annually. Keep leat clear of self-seeded shrubs & trees so its course can be seen
B5	Dovecote SE 43134574	Archaeology History	Early-mid C18th	Grade 2 listed dovecote, originally for Littlecote House. Base on Holgate meadow below and rises to house and grounds above. Retains internal features, including nesting recesses and platforms inside. Interesting but unconfirmed suggestion that basement used as a C19th parish 'lock-up', thought current door galle filled by owner recently	See: 'Listed Building Survey' 1998 Visible from riverside path. Part of a proposed development
B6	The Bridge SE 43184574	History Archaeology	Industrial (1770)	Grade 2 listed bridge in magnesian limestone. Five (originally six) segmentally arched spans, two over the course of the river. Triangular cutwaters rising to form pedestrian retreats in parapets	See: H. Speight 'Lower Wharfedale 1802', 'Boston Spa' Beatrice Scott 1985, and 1998 Listed Building Survey
B7	Millennium Garden SE 43034564	History Geology	Modern	Small multi-purpose paved garden in front of Library with seats and plants designed locally to celebrate the Millennium. An installation of magnesian limestone boulders reflecting the local geology is set in the central space and to the rear is a historical information panel	See Parish Council Important amenity and focal point in village
B8	Direction stone to Spa Baths SE 43294542	History Archaeology	Industrial	Grade 2 listed ashlar magnesian limestone slab set high in east wall of Spa Lane near High Street inscribed 'To the Spa Baths'. Probably similar date to Spa Baths (1834). Spa lane was the original track across Ox Close field, owned by Joseph Tate, allowing access to Spa Baths	See: 'Listed Building Survey' 1998. (Quote: 'interesting reminder of Boston Spa's mass of stone')
B9	Stone gatepost at Spa Lane SE 43294546	History Archaeology	Industrial	Sandstone gatepost a few yards in from the High Street, now set in the west wall of Spa Lane. Once probably for a gate at the start of the old track towards Spa Baths across Joseph Tate's portion of Ox Close. May date from between 1767 when Tate allowed access to the spring and the building of Spa Baths in 1834	See: records held by BSAHG for yet unpublished Survey Report 'Stone Gateposts in Boston Spa and Clifford'
B10	Spa Baths site SE 43434550	History	Industrial	Spa bath house, built in 1834 of ashlar magnesian limestone, overlooking the River Wharfe. Entrance to rear from Spa Lane. Riverside front on rock-faced plinth. Built to exploit demand for medicinal spring waters discovered in 1774. Later had pleasure boats and fishing shop. Now developed as dwellings	See: 'Listed Building Survey' 1998 and 'Boston Spa' by Beatrice Scott 1985 cover photograph
B11	Loys Lane flint site (approx. 25 ha) centred on SE 42204602	Archaeology	Prehistoric	Arable fields & woodland within 0.75km wide loop of river. Multi-period flint industry site with flint tools and waste pieces from knapping show prehistoric activity and use of the site over thousands of years, from Mesolithic Neolithic, Bronze Age and Iron Age	See: Report by BSAHG 'The Loys Lane Project' 2007; Aerial Photographs Survey Report for BSAHG 2003; and Report of Geophysical Survey for BSAHG 2004

Heritage

NEIGHBOURHOOD DEVELOPMENT PLAN

B12	Prehistoric Pit Alignments site centred on SE 42044637	Archaeology	Prehistoric	Arable field with two parallel ceremonial prehistoric pit alignments containing structured deposits, such as selected animal bones, carved rocks and pottery. Excavated in 2004-7 by BSAHG. Part of a prehistoric landscape shown by crop marks of Iron Age and Romano-British field systems in nearby fields to west of Leys Lane and to east of Deep Dale valley	See: Report by BSAHG 'The Leys Lane Project' 2007; Aerial Photographs Survey Report for BSAHG 2003; and Geophysical Survey Record for BSAHG 2004
B13	Whay Wood earthwork SE 42154691	Archaeology History Geology	Medieval to post medieval	Rare and unusual archaeological 'sheepwash' feature excavated by BSAHG. This has similar ingredients to medieval stone-built versions found in the Cotswolds (in similar geology, but its construction is cruder. With a spigot to provide water, it had an elongated comma shaped ditch dug through a large raft of magnesian limestone into an area of clay with falling properties (Edlington Marl). These geological conditions were created in the last ice age. A 'slurry' of clay and water was used to de-grease the fleece of sheep. It had a stepped entrance chute, stone lining, cobbled exit ramp, traces of wattle hurdles preserved in the waterlogged deposits and a pebbled gathering yard	See: Report by BSAHG 'The Leys Lane Project' 2007
B14	Jackdaw Crag field (West Park) SE 42304632 and SE 42274640	Archaeology History		Arable field by Riverside path and West End Estate with adjacent pasture to NW. Prehistoric flint scatters, crop marks, Iron Age and Romano-British to medieval pottery and geophysical survey indicate early settlement. An important unexcavated local site	See: Report by BSAHG 'Investigations at Jackdaw Crag Field' 2013; Aerial Photographs Survey Report for BSAHG 2003; and Report of Geophysical Survey for BSAHG 2004
B15	Deep Dale Valley (upper) SE 41914580	Archaeology Geology	Iron Age and Romano-British	Glacial run-off valley, now dry, between High St, Leys Lane, and start of Deep Dale path to riverside, with ancient & modern drainage ditches. Crop marks visible from the ground and on aerial photographs of a double-ditched Romano-British track-way SW to NE across the field. Excavated by BSAHG in 2010. Wider ice-age melt-water channels also visible	See: Aerial Photographs Survey Report for BSAHG 2003 and yet unpublished excavation records by BSAHG. Crop marks of track show on BSAHG ground level photographs and Google Earth 2006. The latter also shows the ice-age drainage channels.
B16	Track-way to Gunter Wood SE 41324502 to 41184593 and on to SE 41164641	Archaeology History Ecology	Romano-British	Crop marks visible on aerial photographs and sometimes from the ground of another section of the ancient system of double-ditched track-ways identified in upper Deep Dale valley. This section crosses the arable field between High Street, Moor End Farm and Gunter Wood in a SE to NW direction. It continues into the next parish NW through Gunter Wood as a 'hollow-way', then north as a raised double earthwork track. Along the slightly raised track are very significant colonies of Early Purple Orchid <i>Orchis mascula</i> . This species was only found associated with this woodland earthwork track way and confirms that it represents a fragment of ancient shaded habitat from early times	See: unpublished data from woodland flora and fieldwork surveys held by BSAHG 2013
B17	Deep Dale Valley (lower) SE 42154625 to SE 4229146467	Geology History Ecology Archaeology	Multi-period	The valley, like Holgate further east, would have been created by an ice-age meltwater channel. A stream draining fields in the upper valley now runs alongside a hollow-way track down to the riverside and Jackdaw Crag. There is ancient woodland as well as managed plantations. An information board is sited at the start of the track. SW from Jackdaw Crag the wood is mixed in character with the slopes west of the stream being recently (<100 years) wooded from steep field portions at the ends of C19th strip fields. The part to the SE of the stream resembles the older woodland on the riverbank. Ancient woodland indicator species suggest it has maintained a level of shading suitable for such shade tolerant species to continue	See: Report by BSAHG 'Deep Dale to Holgate: A Heritage Survey' 2009, and Pamphlet by West Yorkshire Geology Trust 'Boston Spa Riverside Cliffs, Rocks and Landscapes' 2012. Manage woodland and streams and maintain the correct balance of shade to favour the continuance of the valuable ground flora. Mitigate erosion of soil (rabbits) and encourage native shrubs
B18	Jackdaw Crag Carvings SE 42284643	Archaeology History	Post medieval to industrial	Heads, fox-hunting scene and figures of soldiers carved on rocks at riverside below Jackdaw Crag. The later figures are reputed to have been carved by off-duty church masons at the time of the Napoleonic or 1 st World War periods. Their kit may suggest the former	See: Report by BSAHG 'Deep Dale to Holgate: A Heritage Survey' 2009 Photographed. Needs proper recording, but access difficult. Some graffiti
B19	Riverside path west SE 42274642 to SE 43024584	Archaeology Ecology History	Post medieval to modern	Historic scenic footpath for visitors to Boston Spa and local walkers, providing views of the riverside. High level sinuous double-hedged path formed between 'headlands' of old field system and riverside woodland from Jackdaw Crag to Holgate. Considerable amenity value	See: Report by BSAHG 'Deep Dale to Holgate: A Heritage Survey' 2009 Manage hedges. Maintain path with natural materials.

B20	Riverside woodland from Jackdaw Crag in Holgate SE 42204648 to SE 43024584	Ecology Archaeology History	Pre-medieval to industrial	Ancient woodland originally, becoming managed plantations in medieval times, with some post-medieval coppicing and trees harvested until management lapsed in modern times. Interesting limestone ecology. The current stock of trees is relatively recent - less than 150 years old. Ancient woodland indicator species suggest the woodland has maintained a level of shading suitable for shade tolerant species to continue. There are some significant rare species in the woodland ground flora, including Fingered Sedge <i>Carex digitata</i> , Lily-of-the-valley <i>Convallaria majalis</i> , Bird's-nest Orchid <i>Neotria nidus</i> (a species lacking chlorophyll and restricted to the denser shade created by Beech <i>Fagus sylvatica</i>) and Spangle <i>Saxifraga europaea</i> . These are also characteristic species for the Magnesian Limestone location.	See: Report by BSAHG 'Deep Dale to Holgate: A Heritage Survey' 2009 Manage it to maintain correct balance of shade to favour the continuance of the valuable ground flora. Maintain Beech where Bird's-nest Orchid occurs. Avoid exposing sensitive shade tolerators to too much light when replanting or thinning.
B21	Cliffs and rock exposures in the Riverside Woods (such as SE 42384630 SE 42834602)	Geology	Permian	Cadeby Formation limestone cliffs with fossilised algal reefs, designated as a 'Local Geological Site' by West Yorkshire Geology Trust, including Jackdaw Crag and other rock exposures, some more accessible than others. Good views from some promontories and some of the more accessible paths to features of interest.	See: Report by BSAHG 'Deep Dale to Holgate: A Heritage Survey' 2009; Pamphlet by West Yorkshire Geology Trust 'Boston Spa Riverside Cliffs: Rocks and Landscapes' 2012; and West Yorkshire Geology Trust records
B22	West End Quarry SE 42474619	Archaeology History Geology	Post-med to industrial Permian	Deused quarry in riverside cliffs with tool marks and spoil heaps. Maybe associated with the building of Boston Spa Inscribed date (1767) in rock face. Good example of the geological heritage (Cadeby magnesian limestone formations). Part of the Deep Dale to Holgate 'Local Geological Site' designated by West Yorkshire Geology Trust. Site accessible with care.	See: Report by BSAHG 'Deep Dale to Holgate: A Heritage Survey' 2009; Pamphlet by West Yorkshire Geology Trust 'Boston Spa Riverside Cliffs: Rocks and Landscapes' 2012; and West Yorkshire Geology Trust records. Potential for excavation at quarry face
B23	Moorside Quarry SE 42524617	Archaeology History Geology	Post-med to industrial Permian	Deused quarry in riverside cliffs, with tool marks and spoil heaps. A >150 year old tree on spoil heap suggests association with the development of Boston Spa. Good example of the geological heritage (Cadeby magnesian limestone formations) with stromatolite formations. Site not easily accessible without guide. Part of the Deep Dale to Holgate 'Local Geological Site' designated by West Yorkshire Geology Trust	See: Report by BSAHG 'Deep Dale to Holgate: A Heritage Survey' 2009; Pamphlet by West Yorkshire Geology Trust 'Boston Spa Riverside Cliffs: Rocks and Landscapes' 2012; and West Yorkshire Geology Trust records.
B24	Promontory Quarry SE 42724606	Archaeology History Geology	Post-med to industrial Permian	Small quarry site near top of cliffs, with tool marks. Maybe associated with the building of Boston Spa Good example of the geological heritage (Cadeby magnesian limestone formations) with bry-alve and brachiopod fossils. Site not easily accessible without guide. Part of the Deep Dale to Holgate 'Local Geological Site' designated by West Yorkshire Geology Trust	See: Report by BSAHG 'Deep Dale to Holgate: A Heritage Survey' 2009; Pamphlet by West Yorkshire Geology Trust 'Boston Spa Riverside Cliffs: Rocks and Landscapes' 2012; and West Yorkshire Geology Trust records
B25	Cave SE 42004612	Geology Ecology Archaeology	Permian	A small cave in the Cadeby magnesian limestone formation with platform outside and geologically interesting reef formations. Overhanging rock dome has trees of small solution holes or 'yags' often used by nesting birds, insects and spiders. Site not easily accessible without guide. Some damage and graffiti	See: Report by BSAHG 'Deep Dale to Holgate: A Heritage Survey' 2009; Pamphlet by West Yorkshire Geology Trust 'Boston Spa Riverside Cliffs: Rocks and Landscapes' 2012; and West Yorkshire Geology Trust records Some potential for excavation
B26	Church Fields SE 42684600 known on maps as 'The Moorlands'	History Archaeology Ecology	Medieval to modern	Open limestone grassland areas between housing development, church and riverside path are remnants of field systems between riverside path & High Street and part of original medieval strip field system of Clifton Township (referred to as Ox Close) on which Boston Spa developed in C16th. Church Field excavated in 2012	See: Report by BSAHG 'Deep Dale to Holgate: A Heritage Survey' 2009; Report of Archaeological excavation by Durham University, and 'Boston Spa', Beatrice Scott 1965
B27	Riverside path east SE 43184572 to SE 43964531	History	Industrial to modern	Riverside path from The Bridge to Wharfedale (Gas Works Lane). Historic scenic footpath for visitors to Boston Spa and local walkers. Continuation of B19 above	Maintain path and area with natural materials and native plants
B28	Rock exposures near Spa Baths SE 43374550 and SE 43564545	Geology	Permian	Examples of 250 million year old Cadeby magnesian limestone formations, alongside riverside footpath (section of Ebor Way) to west and east of old Spa Baths site. This stretch gave rise to the original spring in the river bank below the Spa. The section east has an old eroded 'grotto'	See: West Yorkshire Geology Trust records
B29	Ridge & Furrow of Primrose Lane Primary School playing fields SE 42724543	Archaeology History	Medieval	Remnants of ridge and furrow agriculture from the pre-Boston Spa township of Clifton. Excavated by BSAHG with local schoolchildren led by West Yorkshire Archaeology Service in 2001. Probably early with wide ridges and some medieval to post-medieval pottery	See: West Yorkshire Archaeology and Advisory Service records and BSAHG photographs

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NEIGHBOURHOOD DEVELOPMENT PLAN

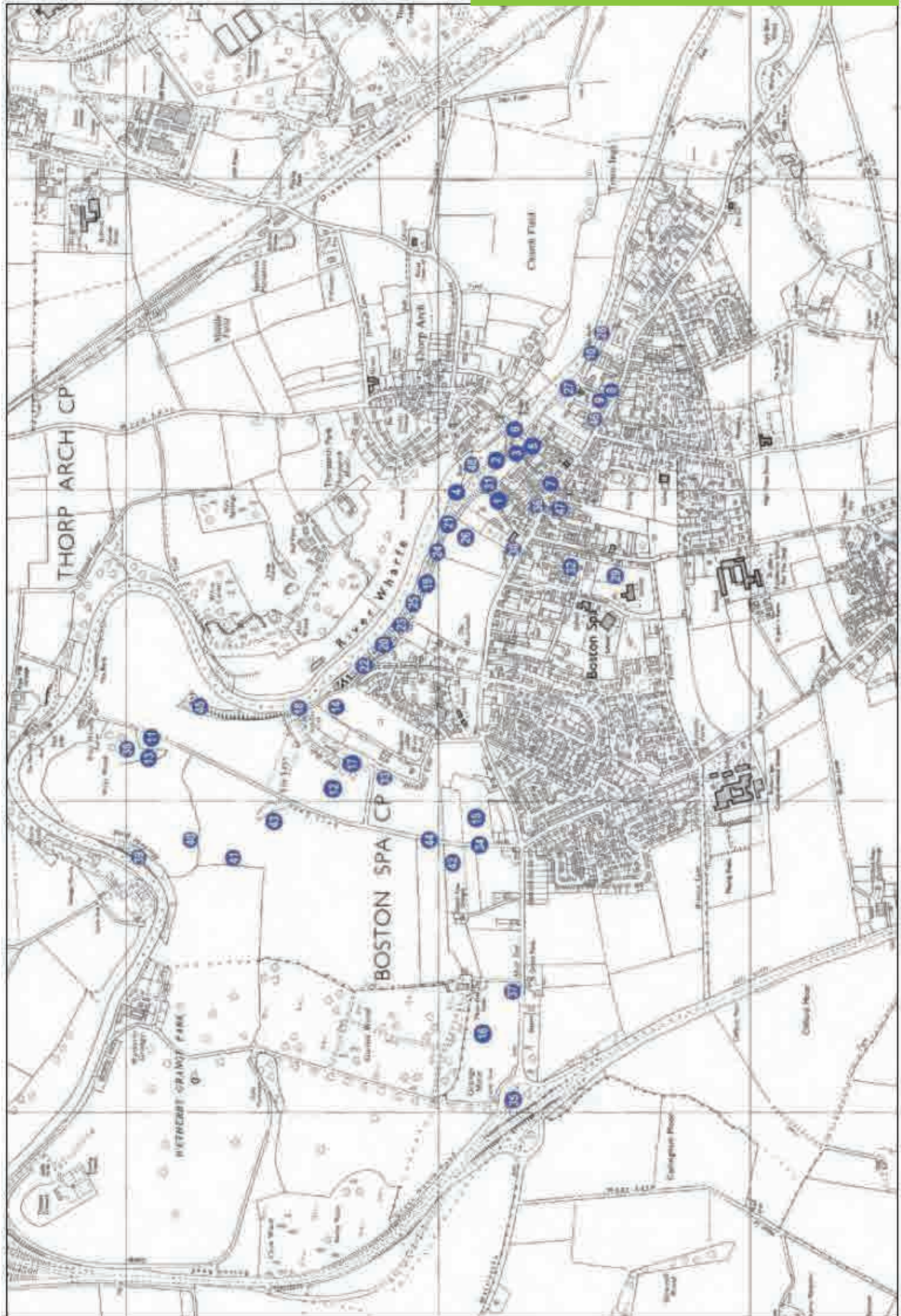
B30	Obelisk and stone gateposts St Mary's Church, High Street SE 42814574	Archaeology History	Industrial to modern	A plaque on wall just inside the gates records that the gates which now hang from these posts were from Boston Lodge Park and were restored and re-erected by the Village Society in memory of Douglas Grant, Chairman, 1962-69, who lived in the village and was Professor of English Literature at Leeds University.	See: records held by BSAHG for yet unpublished Survey Report 'Stone Gateposts in Boston Spa and Clifford'
B31	Holgate Lane stone gateposts. SE 42844572 and SE 43034584	Archaeology History	Post medieval	Pair of stone gateposts at top by High Street, with two separate ones at the bottom. The latter may once have belonged to gated entrances eastwards into Holgate Meadow and north-westwards through the old wall to Dam House (the latter post broken and part buried)	See: records held by BSAHG for yet unpublished Survey Report 'Stone Gateposts in Boston Spa and Clifford'
B32	Stone gatepost in Primrose Hill allotments SE 42084614	Archaeology History	Post medieval to industrial	Single sandstone gatepost in allotment plot. Possible remnant of gateway from former farm complex into the fields to the west of Church Street. A historical anomaly illustrating the development of the village.	See: records held by BSAHG for yet unpublished Survey Report 'Stone Gateposts in Boston Spa and Clifford'
B33	Stone gateposts Deep Dale Lane just south of the start of the path down to the river SE 42104618 and SE 42034616	Archaeology History	Post medieval to industrial	Two interesting sets of sandstone gateposts in the current field hedge where former field entrances show on C19th maps. They belonged to two adjacent strip fields recorded on 1784 Field Name lists. The more northerly of the two fields was no 161, named 'Two Acres' (grazing). On the 1807 Tithe Map the owner was Samuel Houghton. The entrances are now filled in by the hedge turning around one larger modern arable field.	See: records held by BSAHG for yet unpublished Survey Report 'Stone Gateposts in Boston Spa and Clifford'
B34	Stone gateposts in hedgerows in Leys Lane at SE 41854600 SE 41874593 SE 41854592	Archaeology History	Post medieval to industrial	Remnant stone gateposts partly hidden in hedgerows, in south section of lane, where there were entrances into old strip fields. Some are pairs. Some single gateposts remain where entrances have been widened and are still in use. They are historical anomalies that show changes in the rural scene.	See: records held by BSAHG for yet unpublished Survey Report 'Stone Gateposts in Boston Spa and Clifford'
B35	Stone gate pillars & pairs at South Lodge SE 41014577	Archaeology History	Industrial	Probable late C18th, listed sandstone gate pillars and rusticated magnesian limestone gateposts, attached to the South Lodge of Wetherby Grange, in the middle of the A1 Roundabout. One of the pillars is topped by a carved oak-leaf wreath from which rises a bear's paw grasping a severed human hand.	See: 1988 Listed Building Survey and records held by BSAHG for yet unpublished Survey Report 'Stone Gateposts in Boston Spa and Clifford'
B36	Milestone on north side of High St opposite St Mary's Street SE 42964580	Archaeology History	Industrial (late C19th)	Grade 2 listed, cast iron, fixed on gritstone pillar. Angled sides and sloping top plate beneath round-headed panel. Raised lettering (upper: Tadcaster & Otley Road, Clifford cum Boston; left: Tadcaster 4 miles; right side gives mileages to Wetherby, Harwood and Otley)	See: 1988 Listed Building Survey Maker: Brayshaw and Booth, Liversidge. There is a 'milestone group' who record and look after them
B37	Milestone opposite Grove Farm SE 41404575	Archaeology History	Industrial (late C19th)	Grade 2 Listed, cast iron, fixed on gritstone pillar. Angled sides and sloping top plate beneath round-headed panel. Raised lettering (upper: Tadcaster & Otley Road, Clifford cum Boston; left: Tadcaster 5 miles, Boston 1 mile; right side gives mileages to Wetherby, Harwood and Otley)	See: 1988 Listed Building Survey Maker: Brayshaw and Booth, Liversidge. There is a 'milestone group' who record and look after them
B38	Witay Wood SE 42154606	Ecology Archaeology History	Prehistoric to modern	Remnant ancient woodland and near managed woodland of medieval Clifford township. Divided by internal 'woodbank' & ditch excavated by BSAHG in 2001. The portion north of the woodbank is degraded, probably from being in the medium past. That to the south comprises a rich and typical ancient woodland ground flora under a recent plantation of closed canopy timber trees. Species include Yellow Archangel <i>Lamium galicifolium</i> , Wood Anemone <i>Anemone nemorosa</i> and Dog's Mercury <i>Mecurialis perennis</i> . The latter shows evidence of advancing colonisation northwards from the woodbank. Small colonies of the 'wood bank' grass, Wood Melick <i>Melica uniflora</i> , occur along the SW boundary bank of the wood.	See: Report by BSAHG 'The Leys Lane Project' 2007
B39	Hatfield Banks SE 41544588 to SE 41054724	Ecology History Archaeology	Pre-1800	Ancient woodland on the steep sloping banks of the River Wharfe. Evidence of historic management in the form of frequent coppiced Hazel and some spaced coppices, including a large ancient coppice ring of Lime <i>Tilia x europaea</i> . Typical ancient woodland ground flora including Early Purple Orchid <i>Orchis mascula</i> .	See: Report by BSAHG 'The Leys Lane Project' 2007
B40	Leys Lane, Sinuous Hedgerow SE 41754586 to SE 42154678	Ecology Archaeology History	Medieval or earlier	A sinuous ancient hedgerow on what may have been a boundary of an earlier, possibly medieval Witay Wood. Rich in both trees and shrub species it has a significant shade-tolerant flora that includes Ramsons <i>Allium ursinum</i> , a critical woodland indicator locally.	See: Report by BSAHG 'The Leys Lane Project' 2007 Pg.55.7 - 032-036 & 037-038. An important and irreplaceable ecological heritage asset

Heritage

NEIGHBOURHOOD DEVELOPMENT PLAN

B41	Leys Lane Hedge south of sinuous hedgerow SE 41794677 to SE 41794655	Ecology Archaeology History	Medieval or earlier	Ancient hedgerow attached to the sinuous hedgerow to the north. Rich in both trees and shrub species and has a significant shade-tolerant flora that includes Ramsons. <i>Allium ursinum</i> , a critical woodland indicator locally. May have been part of an ancient field system and linked the sinuous hedge to the east-west hedgerow to the south	See: Report by BSAHG 'The Leys Lane Project' 2007 Fig 55.7 - 028-032 & Fig 56.9 An important and irreplaceable ecological heritage asset
B42	Leys Lane east-west Hedgerow SE 41644596 to SE 42014599	Ecology Archaeology History	Medieval or earlier	Ancient hedgerow running in a straight line east-west. Degraded in shrubs, but has a significant shade-tolerant flora that includes Ramsons <i>Allium ursinum</i> , a critical woodland indicator locally. May have been part of an ancient field system and linked the sinuous hedge via the north-south hedgerow (B41) to the north. Could be Romano-British or earlier	See: Report by BSAHG 'The Leys Lane Project' 2007 Fig 55.7 - 011-012 & 013-014 & Fig 56.9 An important and irreplaceable ecological heritage asset
B43	Leys Lane: old hedged Stock Enclosure SE 41984652 with hedges from SE 41944657 to SE49784640 and SE 41944659 to SE 41994651	Archeology Ecology History	Medieval or earlier	Ancient hedgerows surrounding a small enclosure that may have been a stock control feature associated with the local medieval sheep industry centred on Clifford. Aerial photographs show a track running NW towards a spring near the river (possibly Molewell in medieval documents). It has a significant shrub flora that includes Damson <i>Prunus domestica</i> (indicating a probable dwelling nearby or chance seeding from Damson brought to the enclosure by humans); and an unusually high proportion of Hazel <i>Corylus avellana</i>	See: Report by BSAHG 'The Leys Lane Project' 2007 Fig 54.8 - 024-030 & 028-031 An important and irreplaceable ecological heritage asset and a rare and unusual historical feature
B44	Leys Lane Hedgerows SE 41864583 to SE 42284680	Ecology Archaeology History	Post-medieval	Along both sides of the lane are valuable hedgerows with a good variety of plants. These date from around the enclosure inward period in the early C18th	See: Report by BSAHG 'The Leys Lane Project' 2007
B45	Plantation 104 SE 42284667	Ecology Archaeology History	Post-1900	Plantation woodland recorded on C18th Field Names Map. Significant lack of ancient woodland indicator species, but contains a large number of interesting coppiced Beech and Sycamore demonstrating past woodland management	Unpublished data held by BSAHG.
B46	War Memorial SE 43214550	History	Modern	Cross above column set on a four-cornered base (all Ancaster limestone) with plaques, above a two-tiered stepped plinth of local limestone, commemorating the fallen soldiers of two world wars. Unveiled June 26 th , 1921	See Parish Council Important local focus of remembrance
B47	St Mary's Street Pavement SE 42964564 to SE 42934558	History Archaeology	Industrial	York stone flagged pavement and kerb stones. Continuous for approximately 84m and 1m wide	Photographed by BSAHG Worthy of protection as last substantial example in the village
B48	Weir SE 43054592	History Archaeology	Unknown	Weir across the River Wharfe. Runs obliquely from Dam House, Boston Spa to Thorp Arch Mill, angled 45° downstream to funnel the main force of water to the mill	See: 'Boston Spa', Beatrice Scott 1985 photograph of repair work in 1920, construction method and materials
B49	Other stone gateposts at various locations	Archeology History	Industrial to modern	62 sites with stone gateposts have been recorded. Some are pairs and some singles. The assemblage reflects the 250 year history of the village. Gateposts in agricultural locations (12 sites) are mostly of magnesian limestone. The vast majority are more ornamental sandstone ones, largely associated with dwellings (45 sites) or businesses and public buildings (5 sites). Most are on the High Street, but in the side streets too. Although certain architectural features recur, there is also a variety of styles. They add interest and flavour to the local scene	See: records held by BSAHG for yet unpublished Survey Report 'Stone Gateposts at Boston Spa and Clifford'
B50	Other listed buildings or building features not mentioned above	History Archaeology	Industrial to modern	Over 80 listed buildings, many privately owned or occupied, or building features attached to them, with features of architectural or historical interest. Many of them make a major contribution to the visual interest of the village and add to its distinctive heritage	See: 'Listed Building Survey' 1998

BOSTON SPA HERITAGE LIST



Green Corridors and Sites of Nature Conservation Value

1) Oaks Lane

Approx. 0.41 ha. of meadowland lying some 5 metres below road level. This area is used for grazing and free range hens and provides a valuable habitat for both birds and wildlife. The following are known to frequent the meadowland: foxes, owls, pied wagtails, woodpeckers, and bats. (A)

2) Jackdaw Crag and adjoining woods

Approx. 2.4 ha. of woodland with a low level footpath leading to the riverbank and a higher level footpath connecting to the riverside public footpath. This is mixed woodland, with bluebells in the spring and providing a significant bird and wildlife habitat. (B)

3) The riverbank and public footpath

This stretches from Jackdaw Crag to the bottom of Bramham Beck being approx. 2 miles of mature woodland with a natural footpath. This is the most valued green corridor of the village used by old and young alike with and without dogs. It provides views of the river and weir with longer distance views across to Thorp Arch Hall. (C)

4) Holgate Lane

A deepcut lane bordered by mature overhanging trees that winds down to the riverbank from the High St. It provides a quick and convenient access point to the river and its footpath from the western end of the village. (D)

5) Gasworks Lane and Spa Lane

Both these short lanes provide access points, to the riverbank, from the centre and eastern end of the village. They are semi-urban with mature trees and bushes bordering a narrow pathway. (E) (F)



GREEN SPACES

Context

Boston Spa is surrounded by land which is actively farmed and is bounded by the beautiful Wharfe Valley to the north and green field land of Clifford Parish to the south. The Wharfe Valley is designated by Leeds City Council as 'green corridor' which it will 'maintain and enhance'. In particular the protection and development of the riverside as a public amenity will be encouraged.

Within the village envelope there is a limited number of green spaces that can be used by the community as land for socialising and sport. Greenspace is categorised by Leeds City Council into parks and gardens; natural and semi-natural and woodland space; outdoor sports provision; children's and young people's play areas; allotments; amenity land for socialising.

Evidence

Boston Spa is deficient in all categories by a total of 12.75 hectares when compared with the National Playing Fields Standards and Leeds CC standards (see Appendix 10). Policies G3, G4 & G6 (p108-110) in the Leeds Core Strategy aim to protect and develop green space where there is not an 'adequate supply of accessible green space/open space within the analysis area'. Locally, 83% of respondents to the questionnaire said that green spaces are 'extremely important to the character of the village', so it is necessary to protect existing or potential sites and facilities.

55% of respondents to the questionnaire said there is a need for more green space. Leeds Core Strategy (5.5.14) says where there is a deficiency 'the priority is provision of new space and improved green links to existing space'. The Neighbourhood Development Plan provides a one off opportunity to protect green space by designating it - thus saving it from development.

The sites proposed by residents during public consultation (Appendix 10) and justified by fulfilling conditions in paragraph 77 of the National Planning Policy Framework, will be designated as Local Green Space (see <http://planningguidance.communities.gov.uk>). All sites are of importance to the residents as they have amenity and social value and therefore contribute to sustainability in the crowded Parish. Details of individual sites are listed in the appendix.

Two of the three largest green spaces that do exist have access difficulties.

1. Deepdale play area is separated from the majority of the population by a main road and is situated at the western edge of the village. It is therefore beyond some accessibility limits for people living east of Bridge Road.
2. Stables Lane playing fields is accessible only from a single entrance on the northern side. Both are deficient in quality and accessibility according to the criteria in policy G3 of the Leeds Core Strategy.
3. The third site, in the Conservation Area at West End, has few facilities and could be made more user-friendly with seating and trees.

The community has recognised the opportunity to improve Stables Lane as a community space for all the residents. Stables Lane already has two tennis courts, a bowling green and ten small allotments with a football pitch occupying most of the grass area.

One need is for play equipment for children, especially those on the eastern side of the village. Additional needs are for such things as landscaping, tables and seating, trees, and a running/cycle track. The removal of the football pitch to another location would enable Stables Lane to be developed as a more social public open space. There is also a need for access to and through the site.

The detailed policies therefore are:

Policies

Local Green Space

GS1: The following sites, shown in the plans below, are designated as Local Green Space, where development is ruled out other than in very special circumstances. (See Map Appendix 10):

1. Terrace Lawn Tennis Club
2. Surgery
3. Part of front garden of River House
4. Triangle of land adjacent to Hawthorne Cottage
5. Steep bank south of meadow as far as outfall from Church Fields
6. Riverside
7. Church Fields open space
8. Strip between skate park and Moorlands
9. Deepdale playing field
10. Triangle adjacent to cowslip paddock
11. Land at corner of West Dale and West End
12. West Park
13. North edge and west side of field with copse
14. Land east of Deepdale woodland
15. Land east of stream
16. Land west of stream
17. Field at corner of High Street and Deepdale Lane

18. Corner of Wickham Avenue/High Street
19. Primrose Hill allotments
20. Stables Lane playing fields
21. Bank south of river from Jackdaw Crag to outfall at Church Field
22. River View island and entrance splay
23. Primrose Lane School field
24. Holgate Lane side banks

Increase the quantity of green spaces.

GS2: The provision of accessible new green space in the Neighbourhood Area will be supported.

Improve the quality of green spaces.

GS3: The improvement of facilities for play and opportunities for social engagement in the village, at spaces such as Stables Lane Playing Fields and West End will be supported.

Improve the accessibility of green spaces.

GS4: Improvements to the accessibility of green space will be supported.

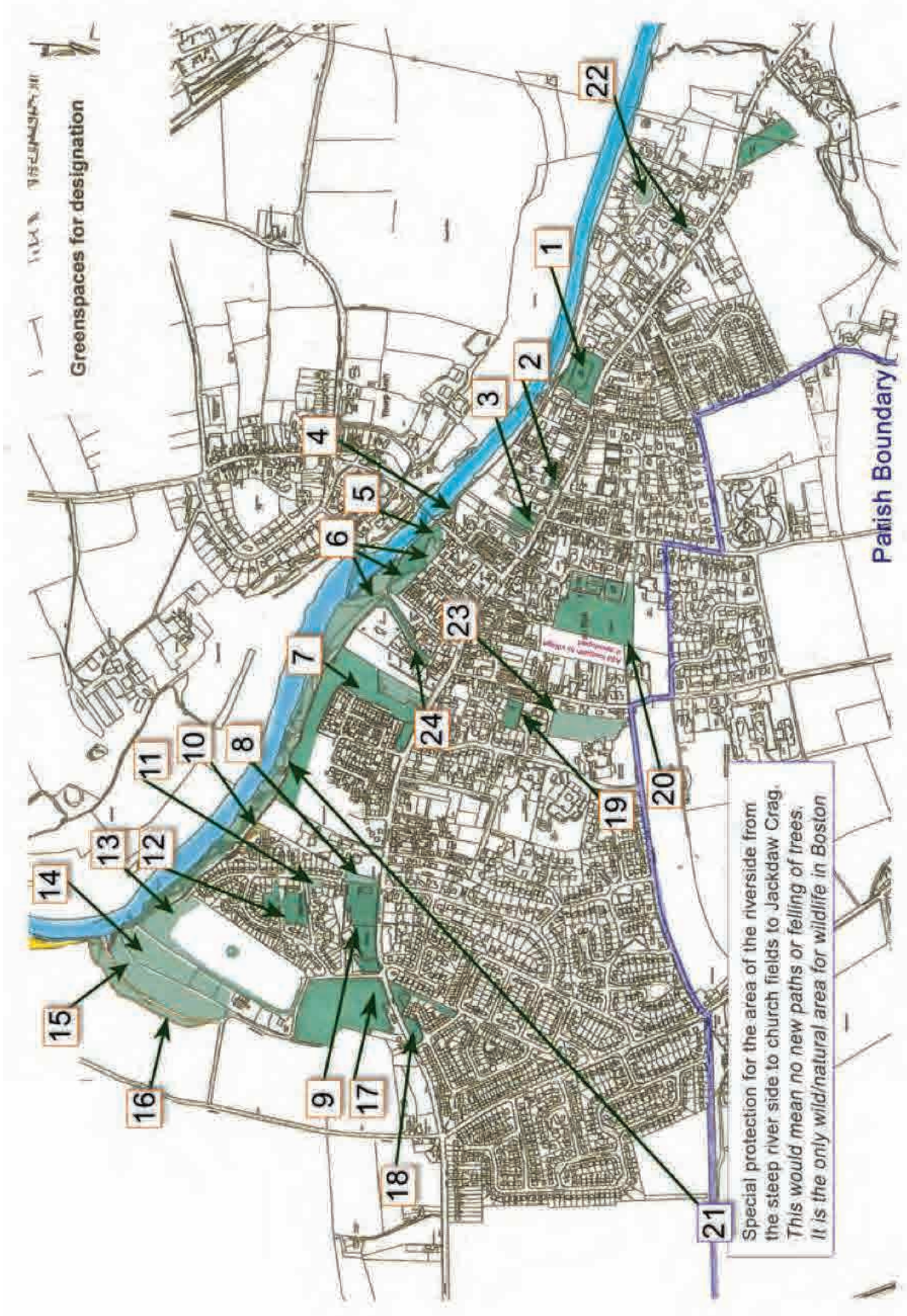
Community actions:

CAGS1:

- Preserve natural amenities of riverside
- The Parish Council will seek new accesses to the existing green space site at Stables Lane from adjacent landowners.
- The Parish Council will seek to enhance the facilities at Stables Lane, West End and Deepdale.
- The Parish Council will seek to enhance the 2.5 Ha of land at Church Fields for use by the residents of the village during the lifetime of the Plan.



GREEN SPACES





**1 - Terrace Lawn
Tennis Club**

**2 - Surgery
Green Space**



**3 - Garden West
of Village Hall**

4 - Triangle of land, East of Hawthorne Cottage



5 - River Meadow



6a - Riverside





6b - Riverside



6c - Riverside



7 - Church Fields



8 - Land between Skatepark and Moorlands

9 - Deepdale Playing Field



10 - Triangle adjacent to river path



11 - Corner of West Dale and West End

12 - West Park open Space



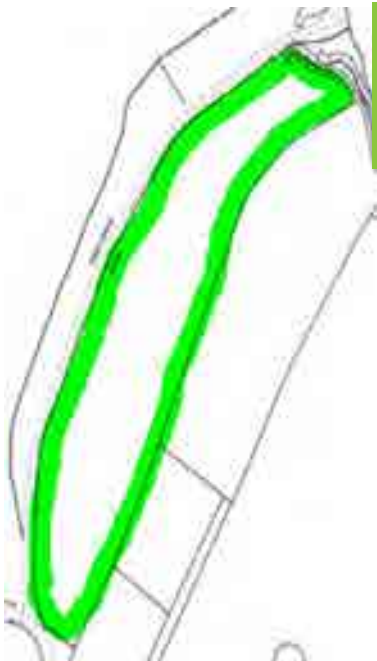
13 - Field with central copse

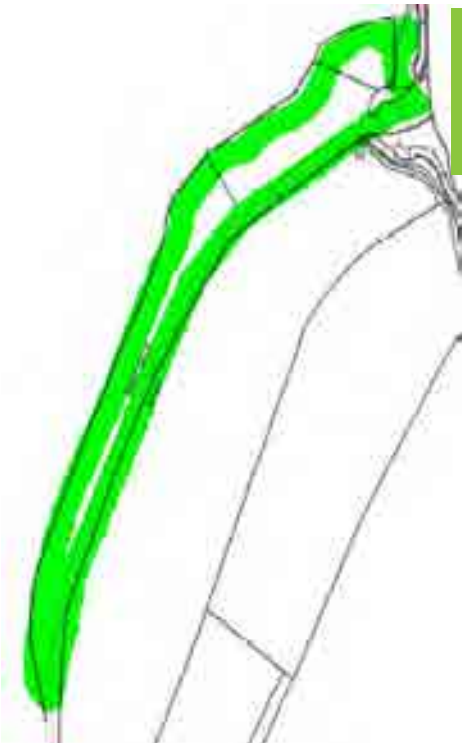


**14 - Field with central copse,
west of West Avenue**



**15 - East of stream down to
Jackdaw Craig**





16 - West of stream down to Jackdaw Craig

17 - Field to North & West of High St and Deepdale Lane



18 - Wickham Avenue Corner



19 - Primrose Hill Allotments

20 - Stables Lane Playing Fields



21 - Riverside from Jackdaw Crag to Church Fields discharge outlet



22a - River View island



22a - River View island



23 - School Field at Primrose Lane



24 -Holgate Lane Side Banks

TREES, HEDGES AND WILDLIFE HABITAT.

Context and Evidence

The questionnaire showed that respondents viewed all environmental policies as important, with 91% of replies showing support for the planting of native trees and developing hedges and green corridors as 'important' or 'extremely important'.

Policies

Retain existing trees.

T1: The retention of important trees or groups of trees such as those along the South bank of the river near Jackdaw Crag and the copse of mature trees in the field west of West Avenue, will be supported.

Plant extra trees.

T2: The planting of native trees will be supported, especially in locations where they can serve to reduce pollution.

Retain and increase hedges.

T3: The retention of existing hedges and the use of hedges to define new boundaries, where appropriate, will be supported. Where appropriate, new developments will be expected to provide for the filling of gaps in hedges, using native species.

Provide wildlife habitats

T4: Where possible, new housing developments should deliver gains in biodiversity and incorporate natural areas of space.

Community Actions

CAT1: The Parish Council will seek to designate large trees in any situation which do not have a Tree Preservation Order and retain them wherever possible.

CAT2: The Parish Council will look for opportunities to plant young trees, particularly native varieties, to ensure the continuance of mature trees in the future.

ENERGY EFFICIENCY

Context and Evidence

There was broad support for renewable energy production in the village. 65% of respondents to the questionnaire said they were in favour of a hydro-electric scheme at the weir. 50% were in favour of ground source heat pumps. There was considerable objection (32%) to solar roof panels. However, the appearance of panels has improved since the time of the survey, as evidenced by the panels on the roofs of houses on Church Fields. Even greater objection was recorded for wind turbines, with 68% of people opposed to them. The Leeds Core Strategy map of wind speeds shows that the highest speed in Boston Spa is 6.0 - 6.4 m/sec and is therefore of limited value for wind generation. In addition, there is very little land available for turbines within the Parish. Smaller scale schemes, e.g. farm use, may be supported.

Community Actions

On-site energy efficiency.

CAE1: Developments that are more energy efficient than current regulations will be encouraged by the Parish Council.

On-site generation.

CAE2: Developments able to generate more than 10% of their predicted energy needs from renewable sources, other than large wind turbines, will be encouraged by the Parish Council.

Community generation.

CAE3: Community renewable energy schemes, other than wind turbines, such as hydro-electric schemes or photo voltaic roof panels on public buildings will be encouraged by the Parish Council.

CAE4: Schemes that promote the reduction of energy, such as voltage reduction schemes, or the reduction of street lighting hours, or energy generation systems on public buildings will be encouraged by the Parish Council.

THE LOCAL ECONOMY

Context

Boston Spa is a desirable and well-served community with a vibrant and prosperous economy. The commercial hub of the village is located between Church Street and the Doctors Surgery and is categorised as a Higher Order Local Centre in the Leeds Core Strategy (Appendix 11). Most convenience stores are located near to the junction with Bridge Road. The village has a wide variety of shops, restaurants, and other professional services. It serves the needs of its own residents, those in the nearby villages, and visitors. Most of the businesses are independently-owned but there is representation from a small number of regional/national brands. The commercial businesses in the village centre provide employment for local people and for many other workers who travel into the village daily. Business owners do not provide sufficient parking spaces for their employees and this has placed a consequential strain on the limited public car parking space.

Over the decades business owners have had to adjust to market forces and presently they face the challenge of out-of-town retail parks and internet shopping. The need to adapt to changing circumstances is recognised by traders and residents alike. In recent years TV rental & repair has given way to PC & Media services; fashion retail has given way to health related services such as podiatry and nail bars; empty shops have been transformed into successful eating establishments which provide much appreciated social meeting places.

Residents appreciate and support the range of shops with over 50% reporting that they visit the centre more than 4 times per week. The attractive riverside walks and Georgian buildings attract visitors who bring trade to the village. There are many flats and apartments above and behind the retail frontages and this helps to create a round-the-clock occupancy and sense of a sustainable community.

The proposal to 'Create a People Friendly Village Centre' has been warmly welcomed. In support of this, a preference has been expressed for convenience stores, with their greater footfall, to be focussed towards the centre of the village rather than at the margins.



Evidence

A small group of local residents with substantial business experience (retail management, accountancy, marketing, tourism, estate agency personnel) conducted a full survey of all visible businesses within the village. The findings, which included a SWOT analysis, looked at retail trends, cost structures, marketing issues and identified the fears and ambitions of local traders. The key findings were considered and the resulting data was presented to the businesses at public meetings in 2013, 2014 and 2015. The information derived through this consultation provided a primary source of information in the development of the policies and ambitions set out in the Neighbourhood Plan. Businesses were kept involved in the development of the plan throughout the process.

A survey of retailers and car parking was conducted in 2012. Key Issues arising were:

- Approximately 50 – 60 retailers with 15% vacancy rate
- Approximately 300 staff employed in retail businesses
- Majority are independently-owned
- Trend away from fashion and comparison shopping towards health and social eating
- High rent and rates seen as biggest difficulty
- Appreciation of free parking but more is needed

Responses to the NP Household Survey revealed the following:

- High utilisation of the village centre facilities
- 72% say good range of shops
- 67% walk to centre but 29% use a car

- 56% dissatisfied with parking
- 66% want more parking near the centre
- Dissatisfaction with untidiness and tatty shop fronts
- 86% say too much traffic going through village

It is important to maintain and protect a vibrant commercial hub in the village. The following policy will apply to strengthen the Leeds Core Strategy / Site Allocation Plan (SAP) Policy on shopping frontages. See appendix 11 which shows the Leeds SAP frontages.

Policies

Adapting to the needs of business.

BE1: Proposals requiring planning permission for a change of use away from A1 retail uses (as defined in the Town and Country Planning (Use Classes) Order) will be supported where:

- It is demonstrated that market forces do not favour a continuation of the existing use, for example where the vacant shop has been unsuccessfully advertised and promoted on the open market for a period in excess of 1 year.
- The proposed alternative use would maintain or improve the vitality and viability of the Local Centre.
- The change of use would not result in significant harmful impacts on the amenities of neighbouring residents.

Socialising in the Village Centre



LOCAL EMPLOYMENT Context

Working from home and creation of new jobs.

Working from home is quite commonplace and we enjoy good broadband support so many people are choosing to do just that. Working within the village helps the community to be more sustainable since it helps the residents to be socially interactive and it avoids unnecessary travel.



Evidence

Responses to the NP Household Survey revealed the following:

- Of those working, 25% work within the village or within 5 miles
- Residents appreciate the rural feel and the easy access to the countryside

Policies

Development that will create employment will be supported subject to it respecting local character, residential amenity and highway safety.

BE2: Planning applications for new buildings or building alterations which are likely to create employment will be supported provided that:

- It is of a scale and type appropriate to the locality and will not adversely alter the appearance and character of the surrounding area.
- The hours of business use will be restricted, if necessary, to minimise disturbance.
- It is well related to the existing road and the activity will not create conditions which are prejudicial to highway safety.

If appropriate, any planning permissions granted could be limited to the use specifically granted, and may have restrictions applied on any future Permitted Development changes.

TRAFFIC MANAGEMENT

Context

The High Street is the A659, and Bridge Road, which leads onto the bridge over the River Wharfe, gives single track access to Thorp Arch village and is used by traffic for access to the Thorp Arch Estate. This is home to 140 businesses providing around 4,000 jobs.

At the eastern end of the village, close to Newton Kyme, is an HGV traffic restriction which prevents access for goods vehicles into Tadcaster, and there is a weight limit over the bridge on Bridge Road.

These do reduce the number of trucks passing through, although there is a number of rogue vehicles which drive through the village despite the signage.

There is a bus stop close to Royal Terrace on the High Street and one on Bridge Road. Within 20 metres of the corner there are 3 entry/exit points to the centre car park, railings, and a traffic-light-controlled pedestrian crossing. The corner is a narrow, 90° turn. All of these often cause congestion when the 770 buses and other large vehicles try to round the corner.

The average traffic flow through Boston Spa, taken over the day, is not severe, but there are hotspots in the village, and there are peak times when traffic and car parking present a problem.

In the narrow sections of the High Street, drivers often struggle to negotiate parked cars, there are also five schools to which parents and guardians deliver children between 08:30 and 9:00am and collect them again between 3:30 and 4:00pm. A large proportion of pupils do not reside in the village.

This is particularly the case with the Secondary School on Clifford Moor Road which has 15 buses delivering and collecting pupils each day. The local primary schools are full, which means that any young families moving into the village are forced to take their children to nearby communities, again by car, further exacerbating the traffic flow.

Evidence

Analysis of the Household Survey Questionnaire (HSQ) responses received in the middle of 2013 indicated:

- 86% of residents felt there was too much traffic;
- 61% would like a lower speed limit;
- 24% think the centre is not safe for pedestrians.

The hotspots for traffic congestion are:

- The village centre at commuting times, plus problems arising when large loads try to reach Tadcaster or Thorp Arch Estate or service local needs such as new housing developments;

- The “pinch point” in the village centre at the junction of the High Street and Bridge Road which is difficult, in particular, for buses to negotiate;
- Deliveries to and from Kirby Builders Merchants at the eastern end of the village;
- On several of the village streets such as Church Street and Grove Road, parked vehicles make the carriageway narrow and difficult to negotiate;
- Westwood Way between 08:30 and 09:00am and 3:30 and 4:00pm when the 3 schools accessed from the road open and close for pupils;
- Clifford Road when St Mary’s school opens and closes;
- The western end of the village, particularly around Clifford Moor Road and the A1 roundabout, when commuters are making their way to and from the A1, and when the Boston Spa School opens and closes for business with feeder buses bringing in the pupils.

The issues and policies for the village centre have been addressed separately, see “Creating A People Friendly Village Centre”.

An enforced 20mph speed limit throughout the village, and particularly around the schools, would be welcomed to discourage through traffic and reduce the risk from speeding vehicles.

Traffic surveys were carried out in 2013 and 2014 throughout a number of days in various village locations to assess the typical traffic flow profile. During peak times there are over 900 vehicles per hour moving through the centre of the village (one every 4 seconds).

Of these approximately one third is through traffic. Over the coming years the problem can only get worse with the ongoing development of Church Fields, the development at Newton Kyme and potential new developments elsewhere.

The weight limit on the bridge over the river and the HGV ban at Newton Kyme do not seem to stop all of the large vehicles passing through the village centre. As a consequence they have to turn round and come back through the village again.

It may be appropriate to consider introducing a ban at the west end of the village to address this situation. As work progresses on new construction sites in the area, suppliers and builders need to be sensitive to the anxieties of the local community.

The Parish Council will promote timed deliveries of goods with the aim of reducing the impact of these types of vehicles accessing the High Street and adjoining roads at peak times.

Boston Spa Traffic Flows - Volume



Traffic Flows			
	East	West	Net
1	628	603	23 E
2	434	508	74 W
3	408	523	115 W
4	287	352	65 W
5	149	280	131 W
6	166	238	72 W
North South			
	North	South	Net
7	62	47	15 N
8	95	99	4 S
9	296	143	153 N
10	203	182	21 N

Weekly average over 08:00-17:00 Mon to Fri during May 2012

At point 3 (Church Fields), in the hour there are 931 vehicles passing, one every 4 seconds
 At point 4 (Stables Lane), there are 639 vehicles passing, one every 6 seconds.

Boston Spa – Through Traffic



Analysis

Traffic was monitored at the four points highlighted, plus measures made of traffic turning off into and joining at the roads running north and south – Grove Road, Clifford Road, Church Street, etc.

Calculating the traffic continuing on the high street after each turn gave the measure of what was going straight through the village:

Approximately 33% of all traffic goes straight through the village to the A1, Tadcaster, Clifford or Thorp Arch

Areas around the schools would benefit from a coordinated and strategic approach from the establishments and authorities which would:

- Encourage the creation of cycle routes and adopt “Cycling to School” policies, see the section “Safer Cycling”;
- Reduce the number of pupils not resident in the village;
- Create a drop-off area for parents delivering pupils to all the schools, see map. This could also be used as a parking area outside the “drop-off” periods, particularly if access into the Stables Lane Playing Fields was incorporated into the construction.

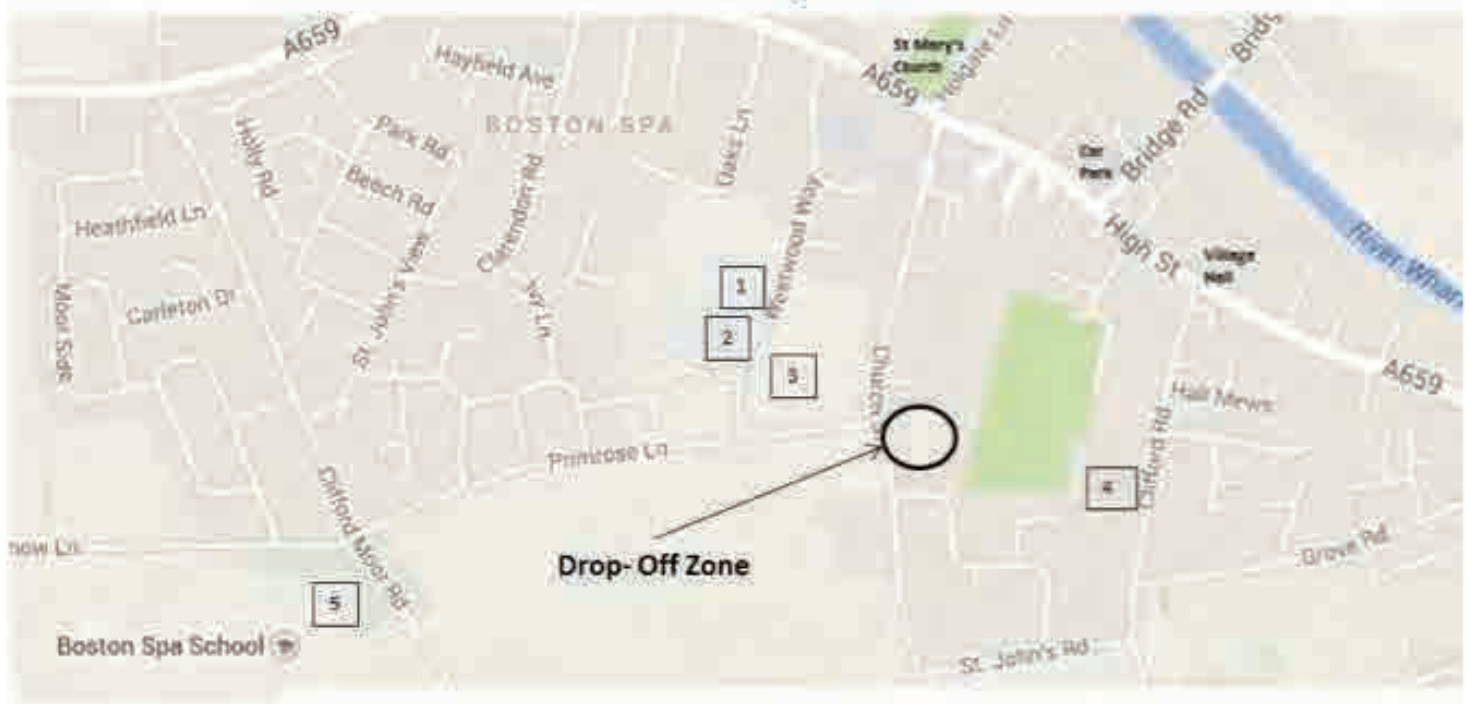
Community Actions

TMA1: The introduction of a 20mph speed limit throughout the village will be supported by the Parish Council

TMA2: The Parish Council will support initiatives which encourage behaviour-modification to reduce traffic speed and unsociable parking.

TMA3: The Parish Council will seek to encourage the creation of a drop-off zone, which will serve local schools, as indicated on the plan below.

Potential Drop-Off Zone



Schools

- 1 – St Edwards
- 2 – West Oaks
- 3 – Primrose Lane
- 4 – St Mary's
- 5 – The Comprehensive

CAR PARKING

Context

Parking in the village is a particular problem:

- At the junction of Bridge Road and the High Street there is short-duration street parking and off-highway parking which is attractive to shoppers and visitors. Residents' cars are parked throughout the day and night on Bridge Road.
- The number of private parking places provided by employers is limited, with the result that many workers use the free public car parks, all day.
- "Residents Only" parking restriction are already in place on Lynton Avenue and Lee Orchards in the centre of the village.

There are several car parks for use by the public in the village:

- 44 spaces in Church Fields, with an overspill for 22 more for the exclusive use of St Mary's Church, none for disability vehicles;
- 43 spaces behind Millennium Gardens, 2 for disability vehicles;
- 53 spaces in Stables Lane, none for disability vehicles;
- Short term, on-road parking on the High Street, Stables Lane and Bridge Road.

In addition there is a number of car parks serving village facilities and amenities where the parking is for their users only:

- At the rear of the Village Hall: 31 spaces, 2 for disability vehicles
- Deepdale community association: 26 spaces plus 2 disability vehicle slots;
- Stables Lane Playing Fields: an unsurfaced area for 10 vehicles;
- Behind the surgery: 11 spaces plus 2 dedicated for doctors' vehicles;
- In front of the Methodist Church: 20 spaces plus 3 for disability vehicles.

Evidence

In the 2013 Household Survey Questionnaire (HSQ) traffic and parking were highlighted as the overriding concern raised by residents and this has been reinforced by subsequent consultations.

The provision of free car parking in the village is vital to the survival of local businesses and it is clear that the demand for capacity will increase in the coming years.

Our investigations into the car parking capacity highlighted good provision in the village, with the car parks rarely being full at any time.

However, this was at odds with the perception found in the analysis of the HSQ.

Policies

Developing off-road parking.

CP1: The provision of off-road public parking, particularly in the village centre, will be supported.

Reducing on-street parking.

CP2: Development that reduces the overall provision of off-road parking in the village envelope will not be supported.

Community Actions

CPA1: The introduction of residents-only parking on designated streets will be supported by the Parish Council

PUBLIC TRANSPORT

Context

Currently the village is served by the following public transport services:

- The 770/771, which provides a half-hourly connection during the day to Harrogate in the north and Leeds in the south. This service runs through all the local communities and takes almost an hour to get to the centre of Leeds and 45 mins to reach the centre of Harrogate.
- An infrequent 173 and 174 service, which runs from Wetherby to Wakefield through the village, takes approximately 10 mins to get to Wetherby and 1hr 30mins to reach Wakefield.
- An occasional 923 service from Tadcaster to Otley. This takes 15 mins to reach Tadcaster and just under an hour to reach Otley.

Evidence

The results from the questionnaire in the middle of 2013 gave the following responses:

- 77% respondents claimed to be regular users of the bus services, particularly the 770/771 to Leeds and Harrogate, 29% doing so at least weekly, and were generally happy with it.
- 78% highlighted the need for a direct bus link with York.
- 33% of retired residents and 44% of people with limited mobility rated public transport as extremely important.
- The Junior Survey highlighted the high cost of public transport for teenagers.

From these responses it is clear that the village is poorly-served with public transport links to the north, particularly for teenagers in terms of the cost of going to Wetherby; to the east, there is no service to York albeit that Boston Spa is equidistant from Harrogate, Leeds and York.

The issue of cost for teenagers will be reviewed with the appropriate authorities but is not within the remit of the neighbourhood plan.

These requirements have also been reflected in discussions with the neighbouring communities of Clifford and Thorp Arch, and joint actions are planned to engage with the transport authorities to explore options. A key need is to provide a regular service to York, either directly or linked to the Coastliner service through Tadcaster. It will be important to actively market and promote any new service to raise awareness and encourage take-up.

Community Actions

Public transport.

PTCA1: The Parish Council, in collaboration with surrounding communities, will pursue actions to improve public transport services connecting the village with York.



SAFER CYCLING

Context

The areas surrounding Boston Spa are well served with cycling routes:

- Sustrans Route 665 (Copmanthorpe to Tadcaster),
- Route 66 (Bolton Percy to Tadcaster and the Wetherby Railway Path),
- Route 67 (along the A1)
- The West Yorkshire Cycling Route (WYCR).

However, access to these routes from the centre is limited by the bridge across the River Wharfe and the narrow streets and roads which bring traffic into the village.

The WYCR runs up Church Street, along the High Street and down Bridge Road but each of these streets presents its own hazards for cyclists, as there are no segregated lanes. Cyclists have to compete with cars and lorries, which at peak times can be quite intimidating.

There are 3 primary schools affecting traffic flow through the village: St Edwards Catholic School, Primrose Lane Primary and St Mary's Church of England.

There is one secondary school which, although it is in Clifford, is in fact titled the Boston Spa School.

In addition there are two special needs schools: St John's Catholic School for the Deaf and West Oaks School. Several of these offer cycling proficiency courses but none offer safe cycling routes so few pupils cycle to school.

Evidence

Evidence from the Household Survey Questionnaire (HSQ) produced in the middle of 2013 highlighted that:

- 35% of residents were dissatisfied with the provision for cyclists
- 42% of the respondents are in favour of cycle lanes

There would be significant benefits of cycle-friendly accessibility in order that:

- children can safely reach play areas,
- cycling to school, and work, in the village can be a pleasant experience,
- adults are able to walk or cycle to shops and services,
- workers can commute to and from Wetherby.

There is an obvious cycling corridor to the south of the village, from the end of Winnow Lane down Primrose Lane, Church Street, St John's Road and Grove Road, see the map below.

This would offer a safe cycling route to all the schools from the east and the west of the village.

It would link up with the existing cycle paths and, with the planned route into the Stables Lane Playing Fields and onto the High Street, would provide a better route for the WYCR as an alternative to Church Street.

With the site at Newton Kyme in development (as at January 2016), and the developer's commitment to renovate the bridge over the River Wharfe to provide a cycle route to Thorp Arch Estate, there is also the potential to create a cycle path alongside the A659 going east to make this connection. This would integrate all the existing cycle routes.

There is also the potential for a "Direct Cycle Route" alongside the A659 going west out of the village, to link up with the cycle paths which run from the A1 roundabout up to Wetherby.

This would encourage safer cycling on a shorter route.

Work is in progress with joint teams formed from similar planning groups in adjoining villages and communities: Bramham, Clifford, Thorp Arch, Walton and Wetherby. This will enable an integrated plan to be delivered which will give a joined up capability to the benefit of the whole area.

Policies

Cycle Roads.

SC1: The provision of new or improved cycling routes, in order to provide safe access to schools, play areas and the village centre, as well as to link up with national cycling routes and neighbouring communities, will be supported. The provision of cycle lanes along Primrose Lane, Grove Road and the A659, to link up with Route 66 at Newton Kyme, will be supported.

Community Actions

SCCA1: As new developments are made in the vicinity the evolution of the following routes will be sought by the Parish Council (see map) in priority order:

1. A safe cycling corridor to the south of the village.
2. An integrated network with adjacent settlements to provide wider access to the West and North Yorkshire cycling network.
3. A more direct cycling route to Wetherby running alongside the A659 and connecting to the existing A168 cycleway to Wetherby. This would provide a means of commuting to and from Wetherby and encourage a reduced use of cars for short journeys.

See next page for Cycle Path Map

CYCLE PATHS



ACCESSIBILITY AND FOOTPATHS

Context

It is a key aspiration of the Neighbourhood Plan that Boston Spa becomes accessible for all by ensuring that new developments, highways improvements and public realm work recognise the needs of people of all abilities and at all stages of their lives.

Within the village there are several homes and schools for disabled and vulnerable people, consequently accessibility needs to be considered from two differing perspectives:

- Footpaths and walking for the able-bodied
- Accessibility for the less able and vulnerable.

The principal footpath in the village is the linear walk east to west along the riverbank.

Due to inaccessibility and poor terrain it is suitable only for able-bodied people.

The paths down to the river are reasonably signposted but to the south of the village the signs are poor to non-existent, and all the paths are poorly-surfaced, which discourages people from walking in the area.

Access to the Stables Lane Playing Fields is only available from the High Street in one of the most congested areas of the village, which is a potential safety hazard for children.

The village is used by several homes and schools for disabled and vulnerable people:

- Errol House
- Martin House
- West Oaks School
- St John's Catholic School for the Deaf

In addition, as well as Boston Spa School for older children there are primary and nursery schools in the immediate area:

- Deepdale Community Pre-school
- St Marys
- Primrose Lane
- St Edwards
- Brook Babes

Consequently there is significant traffic in the village comprising:

- disabled people,
- carers with wheelchair users and people with mobility problems
- parents, relatives and carers with babies and toddlers

Pavements and crossings have been adapted for these groups but that is the extent of the accommodation made.



Evidence

Improvements to village centre access and pavements is covered in the “Creating a People Friendly Village” section.

Whilst there is footpath alongside the River Wharfe from east to west through the village, the surface is not good for users with pushchairs or wheelchairs, and the routes down to the riverside are poor, eg. Holgate Lane is barely more than an 18th Century farm track and Wharfeside is of a similar quality.

Currently there is only one access point into the Stables Lane Playing Fields, off the High Street down Stables Lane itself. The opening up of access from Church Street into Stables Lane, see the map below, would make it easy to enter the area from Church Street and create a pleasant walking and cycling path for people living in the south, east and west of the village.

Footpaths to the south of the village are barely identifiable and only fit for able-bodied walkers. The rights of way for the existing footpaths need to be protected, footpath surfaces need to be improved, and what could be attractive walks around and through the village need to be signposted and mapped.

In addition, it would be beneficial to have footpaths to neighbouring communities which take walkers off narrow country lanes and give opportunities to walkers from the village, visitors and neighbouring communities, to enjoy our rural environment.

There is no crossing point over the road at Deepdale. There is only one road crossing on the High Street, located in one of the most difficult areas in terms of traffic and congestion.

Policies

Accessibility.

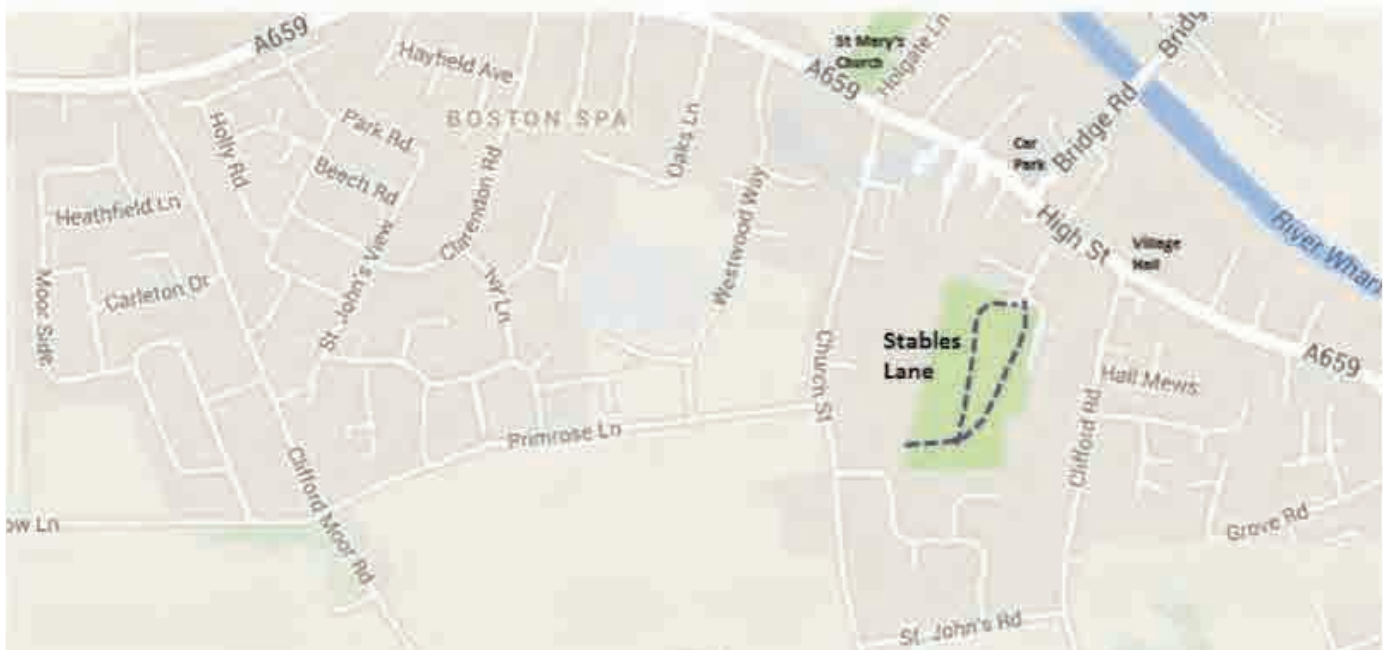
AF1: Improvements to public rights of way for the benefit of all pedestrians regardless of ability, will be supported.

Community Actions

Safer Crossings.

CAAF1: The Parish Council will seek to work with other parties to provide a crossing point on the High Street for the Deepdale Centre.

STABLES LANE PLAYING FIELDS



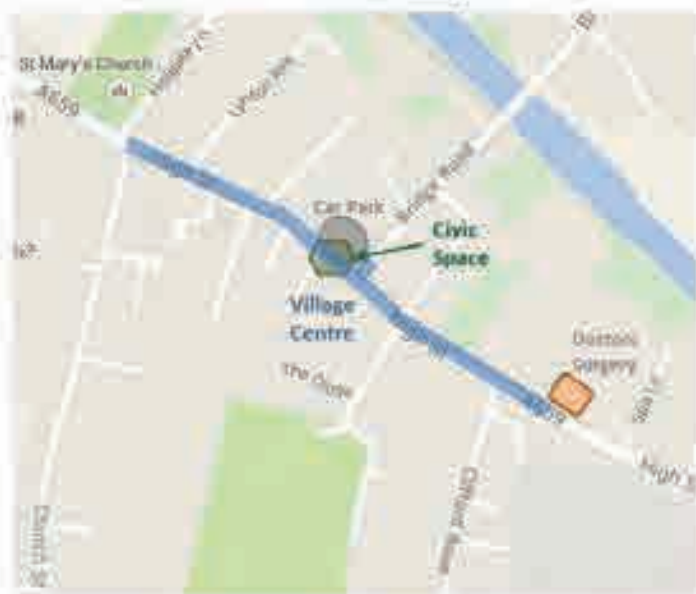
CREATING A PEOPLE FRIENDLY VILLAGE CENTRE

Context

The centre of the village should be a place where residents and visitors can meet and socialise.

The conflict between traffic and people needs to be addressed, so people feel that they can walk, cycle, or go on mobility scooters to the centre without the threat of hostile traffic, and with the freedom to be able to stop for a chat and socialise in comfort.

Centre of Boston Spa



The centre of the village is the area on the High Street bordered by Church Street, the car park exit on Bridge Road and the Doctors Surgery (see the map). Within this area there are terraced houses, shops, offices, some first floor apartments, a library, public toilet, car park and the millennium gardens (a small piazza-like area outside the library and toilets).

The Millennium Gardens and the pavement outside Royal Terrace form the 'Civic Space' for Boston Spa, which amounts to .06ha which is 1.6ha below the recommendation for the village population of 4,000.

There are four seats, three cycle stands, a rock formation and four trees on the north side of the road, in millennium gardens. There is one seat and two trees on the south side.

As of June 2014, there were over 60 retailers and commercial premises within the village centre.

In the previous three years there was a retail vacancy rate of 12% to 15% with many of the empty units being an eyesore for long periods (over 2 years).

Evidence

The feedback from the Household Survey Questionnaire (HSQ) in mid-2013 was:

- 29% of residents visit the centre every day, 25% between 4 and 6 days a week. Visiting the centre of the village was felt to be a pleasant experience, but they would like to have more places to socialise.
- 56% were dissatisfied with parking provision
- 77% were dissatisfied with the condition of the roads
- 46% were dissatisfied with the condition of the pavements
- 42% favoured a paved area for pedestrians
- 75% of those with limited mobility surveyed think more facilities are needed, plus discussions with staff at Martin House Hospice for terminally ill children highlighted poor facilities and access for those with impaired mobility.

Creating a People Friendly Village

NEIGHBOURHOOD DEVELOPMENT PLAN

Evidence from the traffic surveys conducted in the village, referred to in Traffic Management Policies, indicate that, particularly in the rush hours in the morning and evening, traffic flows have a significant and adverse impact on movements around the village centre.

There is a need to increase the quality and accessibility of the village centre to allow adequate space for all the activities it hosts.

These range from the regular, monthly Farmers' Market and charity stalls on Saturdays, to carol singing at Christmas, as well as providing an area for informal socialising for the general population. Improvement of the centre would increase the 'Sense of Place', the health and well-being of the people and hence promote social sustainability.

With Boston Spa School, four centres for disabled people, five nursery and primary education schools and an ageing population, the village needs to have a centre which offers services and facilities to support this diverse community: the disabled, young children and the elderly. Accessibility into the High Street shops and premises for people with disabilities is poor. It is important that shops and premises recognise this group and design access facilities which accommodate them, particularly when modifying or developing their buildings.

Efforts are being made to promote local shopping and encourage traders to move into the village. Recent residential property developments in the centre are:

- Coopers Fold where workshops have given way to new houses
- The former Congregational Church/furniture shop where a block of ten apartments has been erected.

This round-the-clock occupancy helps to maintain the sense of a sustainable community, keeps the place humanised and safe and helps to remove the dangers of lonely and unoccupied streets.

The development of the village centre in which residents and visitors can meet and socialise in comfort would be welcomed. This approach will involve significant design thought, engagement with many groups in the village and substantial investment.

Whilst the funds required to deliver this transformation may be a constraining factor, these in themselves, should not be viewed as a barrier to achievement. Work undertaken as part of the neighbourhood planning process has indicated that with time, patience and expertise the ambition to transform the centre is achievable within the term of the plan. This is a key objective of the neighbourhood plan and in 2015 work started on how it might be fulfilled.

Community Actions

Making a people friendly village

CAPFVC1: The Parish Council will seek to encourage development to make a positive contribution towards making the centre of Boston Spa more people friendly.

CAPFVC2: When businesses improve their shop fronts and doors, the Parish Council will seek to encourage them to provide better access for less able customers.

COMMUNITY & WELLBEING

Context

Boston Spa is an historical village established after the discovery of a medicinal spring in 1744. There is a mixture of building styles with Georgian buildings predominating on the two-mile long High Street.

There is a chronic lack of green space in the village as the estates built over the last seventy years provided little, if any, significant public amenity space, especially to the east side of the village.

Unfortunately, as the village has grown the amenities available to the residents have not grown in unison. Through our Neighbourhood Development Plan we want to encourage a healthy and active lifestyle for all our community.

To this end we aim to provide opportunities for residents both young and old to socialise, and create a more inclusive community.

Over 90% of respondents to the questionnaire believe that our village is an enjoyable and safe place to live and they do not want anything to happen to the village which would destroy the feeling of being part of a prosperous and vibrant community. Our aim is to protect, promote and enhance that sense of community.

Our policies will reflect this.

In the consultation a need was expressed for family-friendly eating and drinking establishments within the village, where residents can socialise. We will encourage owners of existing facilities and incoming developers to satisfy this need.

The wellbeing of our community is an important priority in our Neighbourhood Plan. We aim to ensure that all residents, young and old, able and disabled, active and inactive, have access to services, feel safe and secure, are able to get around the village and know where to get help if needed.

Evidence

- Pre-questionnaire consultations with various clubs and groups within the village.
- Neighbourhood Plan Questionnaire distributed to every household in 2013.
- Consultations with residents at open meetings during 2013 and 2014.

- The Leeds Core Strategy.
- The conservation area plan.

SERVICES AND COMMUNITY ASSETS

As a community we have an adequate provision of services for a village of our current size, including a Doctor's Surgery, primary and secondary schools, library, public toilets and a garage/petrol station. The village also has churches, many thriving societies, village hall, Deepdale community centre and some space for recreation both formal and informal. In addition, there are many events and organisations that contribute to the community, including Arts and Crafts festival, Jazz evenings, garden society, archaeological group, Christmas events, scouts, cub, brownie and guides groups, Boston Spa gala and a beer festival.

The Parish Council will seek to protect all of this and build upon it if we are to remain a strong, vibrant community able to meet our long-term needs. This will often be by community-led solutions but will also require the support of external agencies such as Leeds City Council.

Community Assets

Community assets, such as buildings and facilities, are of direct use to members of the community and can provide a source of income. The social fabric of the village will, in addition, be enhanced by providing opportunities for local people to meet. The Parish Council seeks to protect community assets for the future enjoyment of the community.

The Plan supports the creation of new community assets and improvement of existing ones. This is part of how we can ensure our ongoing self-reliance and wellbeing.

Community assets considered to be at risk are assets that are used by the community but, crucially, not owned by them. Where it is felt to be both appropriate and possible, the Parish Council will seek to register community assets as "Assets of Community Value". This is a formal process and as yet, there are no such "ACVs" in the Neighbourhood Area. Formal registration provides a layer of legal protection, providing the community with an option to purchase an ACV, if it were to come up for sale. Community assets (not ACVs) owned by Leeds City Council are:

- Deepdale community centre: leased to Deepdale Community Association

- Youth centre on Deepdale
- Skate Park and children's play area on Deepdale
- Deepdale
- Primrose Hill allotments: leased to Boston Spa Parish Council
- Primrose Hill care home (closed).
- Land on Wickham Close
- St Mary's Primary School including playing fields
- Primrose Lane Primary School including playing fields
- West Oaks School including playing fields
- St Edwards Primary School
- Library
- Public toilets
- Stables Lane car park
- High Street/Bridge Road car park

Community assets owned by third parties are:

- St Mary's Parish Church
- Methodist Church
- The Terrace Lawn Tennis Club
- Spa Surgery
- Building formerly The Royal Hotel now occupied by Costcutter
- Fox and Hounds Public House, High Street
- Admiral Hawke Public House, High Street
- Allotments, High Street
- Scout and Guide Hall, Church Street

Community Assets owned by the community are:

- War Memorial
- Village Hall
- Stables Lane Playing Fields including allotments
- Riverside Meadow

Policies

Improvement/enhancement of Community Assets Policy CW1:

Proposals for the improvement of existing and the provision of new services and facilities for community use will be supported, subject to detailed site considerations. Where proposed development affects any of the community assets listed above, consultation with the community will be welcomed.

Community Actions

Leisure

CACW 1: Improving Leisure Facilities

Many residents enjoy opportunities to lead a healthy and active lifestyle and the Parish Council seeks to increase the number and range of opportunities. In particular, the Parish Council will seek to address the matters set out below.

There is a great need to make more sustained use of existing sporting facilities at Boston Spa School, and to establish with the school what facilities are available to residents and crucially, how they can access them.

Every endeavour will be made to make better use of other existing facilities such as the Children's Centre at Deepdale, and the larger primary schools.

Over the lifetime of the Neighbourhood Plan positive encouragement will be given to the establishment of meeting places for members of the community who might not otherwise come into contact with each other, including mixed-use/age developments.

Consultations with young people/ teenagers highlighted the chronic lack of facilities for younger age groups in the village.

Stables Lane playing fields will be improved to provide outdoor and indoor facilities for young people to meet. The Village Hall is a community asset to be used by all, including young people.

The Parish Council will seek to establish a children's play area and outdoor seating areas on Stables Lane, and to improve access to facilities for both adults and young people.

Current facilities and services which the community wishes to improve are:

- Facilities for children, by the provision of a play area in the east end of the village
- Extension of library opening hours
- Improvement of cycle-ways and footpaths in order to develop active lifestyle opportunities
- Extension of leisure facilities in village

Communications

CACW2: Improving communications

The Parish Council will endeavour to establish methods to improve communications with residents and visitors by developing a village-wide interactive website. New technologies will be explored in order to enhance connectivity within the community. Increased use of social media will be encouraged and supported.

The welcome pack will be improved to include all information relevant to life in Boston Spa. All newcomers to the village will receive a welcome Pack, and all current residents will be able to apply for one through the website.

Liaison with all shopkeepers will be established to provide up-to-date information on what is available in our village.

Every encouragement will be given to the library to provide tourist information on the village, including places to eat, walks around the village and information on historic buildings and sites.

Further development of facilities at the Village Hall will be supported in order to improve communications between all age groups, with the possibility of providing meeting places for younger people by extending hours of operation at the Village Hall and Deepdale community centre.

General Wellbeing.

CACW3: Improving general well-being

The Parish Council will make every endeavour will be made to ensure that safe and accessible environments are maintained.

During consultations with residents it became apparent that many young people and people who work have great difficulty in accessing appointments with a doctor at Spa Surgery. To endeavour to meet the needs of all residents, an extension of opening hours at Spa Surgery will be encouraged and supported.

To support an extension of opening hours at the library, perhaps by utilising volunteers from local residents, would be encouraged.

Protection of community assets.

CACW4: Where possible, the Parish Council will seek to resist the loss of services and facilities unless:

- They are to be replaced with services and facilities of an equal or higher value to the community, on the same site or another site within the parish, or
- Where the services and facilities can be demonstrated to be no longer needed or viable, any proposed alternative use would, overall, provide equal or greater benefit to the community.

CACW5:

- Where appropriate, the Parish Council will seek to hold community assets on behalf of the local community.



SUSTAINABILITY: OUR FUTURE, OUR CHILDREN'S FUTURE

Checklist for the Sustainability of the Plan.

Introduction

i. All Neighbourhood Plans must ensure that any development or changes contribute to the sustainability of the area concerned. What do we mean? Sustainability starts with the responsibilities of our generation. These are the three principles enshrined in the NPPF. So our Plan needs to demonstrate the following...

An economic role that it is contributing to building a strong, responsive and competitive economy; supporting economic growth and innovation.

A social role that supports a strong, vibrant and healthy community; for example by meeting housing needs, creating a high quality built environment, facilitating access to local services for all sectors of the community.

An environmental role that protects and enhances our natural, built and historic environments; at the same time helping to improve biodiversity, see natural resources used prudently, minimise waste and pollution, and mitigate the effects of climate change.

ii. The Neighbourhood Plan includes what is called a Sustainability Checklist. It will be part of the full Sustainability Appraisal being undertaken for the Leeds Core Strategy. Our Checklist contains the criteria to be used to gauge how effective the Plan will be. The criteria are based upon the experience of other Neighbourhood Plans from around the country, tailored to meet the needs of Boston Spa.

Our Checklist

Sustainability Objectives for Boston Spa

1. To conserve and enhance the village's built heritage and sense of place:

Including the village's historic buildings and structures, the overall character of the Conservation Area and its streets, as well as the character of our established "suburbs". The village's archaeological heritage is also included. The heritage policies help here, for example.

2. To maintain, protect and enhance the village's setting and landscape qualities:

Including the village's rural setting, the riverside, the pattern of green spaces, and tree cover. Please see the green environment policies, for example.

3. To reduce our vulnerability to, and in turn our contribution to, climate change:

Whilst we can't really, as an individual village, make strategic policies on sustainability, the cumulative long-term effect of our policies can and will be beneficial; and will raise awareness of how we can all help to do our bit.

4. To reduce waste, especially going to landfill:

Again it is the overall benefits stemming from the cumulative effect of our policies that is important here.

5. To maintain and improve Soil, Water and Air Quality:

For example, policies and community aspirations for traffic, sustainable housing design and so on, will help to reduce air pollution.

6. To protect and enhance Biodiversity and the quality of Natural Habitats:

Policies for the green environment will be effective here, for example relating to flora, fauna, trees, and green corridors.

7. To provide sustainable Housing that meets the needs of the community:

Policies for housing will contribute directly, such as for its location, scale, and design quality.

8. To encourage Sustainable Economic growth:

For example, as seen in the business and employment policies.

9. To maximise Connectivity, whilst ameliorating its environmental impact:

This means enabling us to get around more conveniently and safely, yet in a more environmentally friendly way: achieving the best possible balance. Policies for traffic, green space and new housing will all help.

10. To reduce Energy consumption and encourage Renewables:

For example, through the approach to energy; as well as raising our awareness overall.

11. To ensure a Vibrant, Socially Inclusive community and to reduce Crime:

The cumulative effect of policies in the Plan will contribute to meeting these criteria, as will specific policies, for example for community wellbeing and the village centre.

12. To improve Quality of Life and encourage Opportunities for everyone:

This embraces all aspects of daily life, such as education, health, leisure, sport and employment opportunities. The policies and community aspirations in the Plan all contribute to meeting these criteria.

Glossary

Acronym	Subject	Explanation
	Boston Spa Parish Council	Boston Spa Parish Council is the parish authority for Boston Spa. Parish Councils are the first tier of Local Government. They provide some local services, collect and represent the views of local people, and make decisions on behalf of the Parish.
	Civic Space	Broadly a space which is open and accessible to people to create an extension of the community. It can include public buildings.
CAAMP		Boston Spa Conservation Area Assessment Management Plan. Approved by Leeds City Council in 1990, provides the basis for making informed sustainable decisions about the positive management, protection, and enhancement of the conservation area.
	Community Assets	Broadly Community Assets are of value to the community. They are structures and places which further the social wellbeing and interests of the local community.
	Conservation Area	Designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of environmental or historic interest or importance, the character or appearance of which it is desirable to preserve or enhance.
	Green Belt	A designation for areas of open land around built up areas where strict planning controls apply to keep the land open or largely undeveloped.
	Green Corridors	Green spaces that provide avenues for wildlife movement. They connect green spaces together and often provide links for walking and cycling.
	Green Space	A collective term to describe areas of open space and vegetation, whether public or private, used for formal or informal recreation. Includes playing fields, parks, play areas, pedestrian areas, or woodland.
Ha	Hectare (Ha)	One Hectare (Ha) is equivalent to 10,000 square metres (100x100). This is approximately the same size as a full size football pitch.
HSQ		Housing Survey Questionnaire. Issued to all residents and businesses within Boston Spa in 2013 as part of the public consultation to inform the development of the Neighbourhood Plan Policies.
LCC		Leeds City Council
LCS	Leeds Core Strategy	The principal document within the Local Development Framework. It sets out the special vision for the future of Leeds to 2028, and provides broad policies to shape development.
LDF	Leeds Local Development Framework	The collection of development documents, which set out the local planning authority's policies. They take into account the impact of the development on the economy, the environment, and the social make-up of the area.
	Leeds Site Allocations Plan	Provides site allocations and details that will help to deliver the Core Strategy's long term spatial vision, objectives and policies. It is a key document in identifying specific allocations for development.
	The Localism Act	The Localism Act became law in April 2012. The Act introduces a new right for people to draw up 'Neighbourhood Development Plans' for their area.

Glossary

NEIGHBOURHOOD DEVELOPMENT PLAN

NPPF	National Planning Policy Framework	The National Planning Policy Framework was published by the Government in 2012. It sets out the Government's Planning Policies for England and how these are expected to be applied.
NDP or NP	Neighbourhood Plan	The plan is prepared by a Parish or Town Council or a Neighbourhood Forum for a particular area. The Plan is a document subject to examination in public and approval by referendum. It will be used on approval in the determination of planning applications.
ONE		Outer North East area (as set out in the Leeds Core Strategy) which includes Boston Spa.
PAS		Protected Area of Search. The designation of green belt boundaries was accompanied by the designation of Protected Area of Search to provide land for longer-term development needs (post 2028). The suitability and sustainability of PAS for development is to be comprehensively reviewed as part of the LDF process.
	URS Report	The Parish Council, through RTPi/Planning Aid commissioned URS Infrastructure and Environment UK Ltd. to undertake an independent review of the Housing Market Assessment prepared by Council.
	Renewable Energy	Broadly energy from natural resources such as sunlight, wind, rain, waves, tides and geothermal heat.
SHLAA		Strategic Housing Land Availability Assessment. A technical study to identify potential housing sites that could be developed over the life of the Leeds Core Strategy. It will be used to demonstrate the available level of supply, and to influence the decisions taken in the Core Strategy regarding the location and phasing of sites.
	Steering Group	A group of people representing the Parish Council, residents, businesses, and community groups that have informed the work on the Neighbourhood Plan
SWOT		An analysis tool to identify Strengths, Weaknesses, Threats, and Opportunities to Inform Policies and Actions.
	Topic Group	A group formed around a specific topic (such as Housing Development) from the overall Steering Group.
TPO		Tree Preservation Order. Made by local planning Authority to protect specific trees, or an area, group or woodland, from deliberate damage or destruction.
WYCR		West Yorkshire Cycling Route. Part of the wider National Cycle Network developed by the Charity Sustrans, working with Local Authorities, Cycling Groups and other local networks.

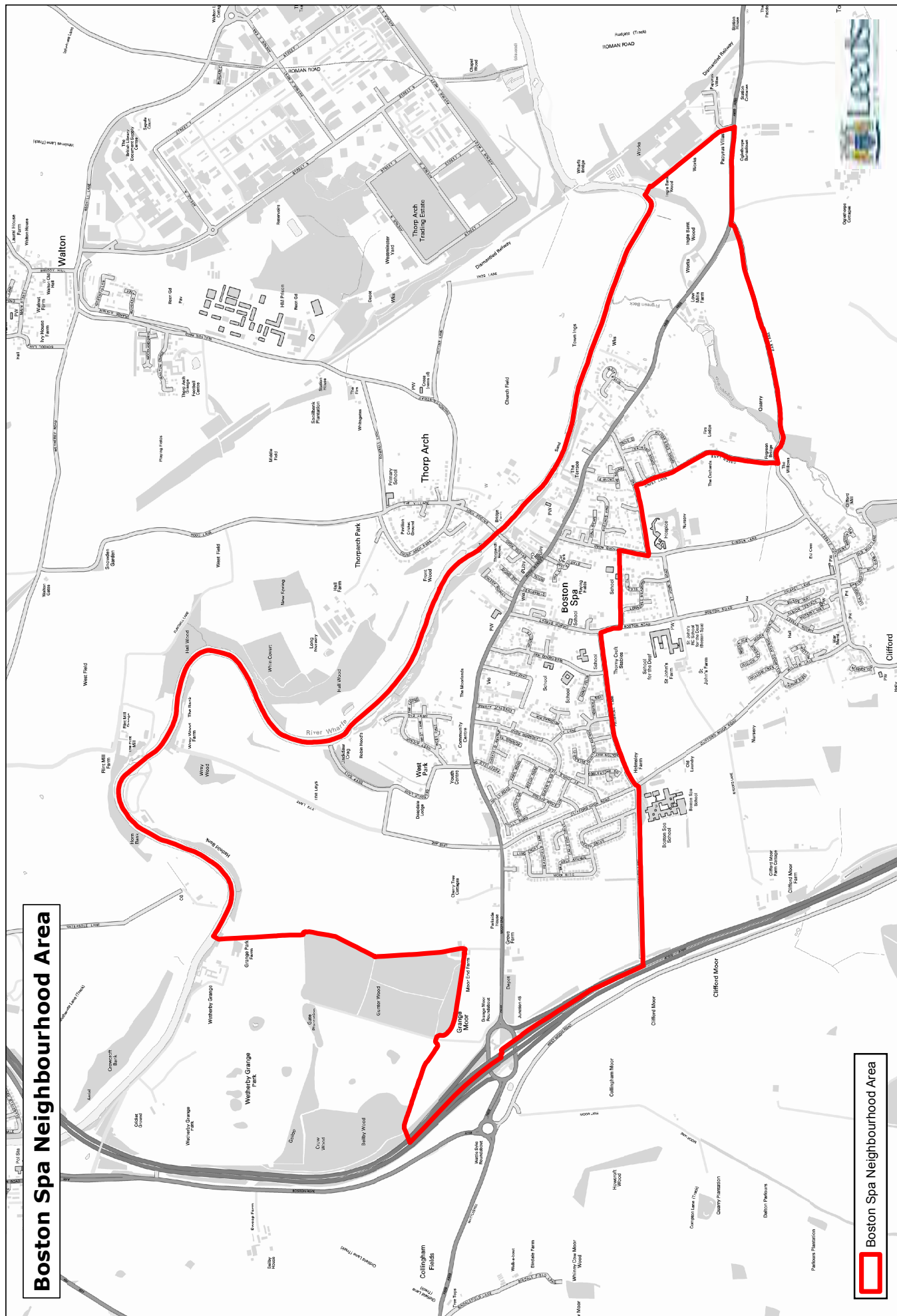
FINDING OUT MORE

You can see all about the Plan on our web-site at www.bostonspaneighbourhoodplan.org.uk or via the Parish Council web-site at www.bostonpapc.org.uk

If you'd like to write a letter, please send to Neighbourhood Plan, The Village Hall, 199 High Street, Boston Spa, Wetherby, LS23 6AA

Thank you!





Boston Spa Neighbourhood Area

Boston Spa Neighbourhood Area

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Boston Spa **Neighbourhood** **Development Plan**

[Appendix 1 – Neighbourhood Plan Area](#)

[Appendix 2 – Constraints and Opportunities Plan](#)

[Appendix 3 – Survey Results](#)

[Appendix 4 – Young Persons](#)

[Appendix 5 – Key Features](#)

[Appendix 6 – Community Profile](#)

[Appendix 7 – Housing Needs Advice](#)

[Appendix 8 – Character Assessment](#)

[Appendix 9 – Boston Spa Conservation Area Adopted Management Plan](#)

[Appendix 10 – Environmental](#)

[Appendix 11 – Hub of the Village](#)

[Appendix 12 – Sustainability](#)

[Appendix 13 – Leeds Neighbourhood Index](#)



Boston Spa **Neighbourhood** **Development Plan**