



# Aberford & District Parish Council



## Aberford Neighbourhood Development Plan

2018-2028



# Contents

<b>Foreword</b> .....	4
<b>1 Introduction</b> .....	5
<b>2 The Neighbourhood Plan Area</b> .....	6
<b>3 The Neighbourhood Plan Preparation Process</b> .....	8
<b>4 The Vision and Aims for Aberford</b> .....	12
<b>5 The Plan Policies and Community Actions</b> .....	14
<b>5.1 Green Environment</b> .....	15
<b>5.2 Heritage Assets</b> .....	21
<b>5.3 Community Facilities and Services</b> .....	26
<b>5.4 Housing</b> .....	31
<b>6 Monitoring, Review, Implementation</b> .....	34
 <b>Appendices</b>	
<b>Appendix 1: Local Green Infrastructure</b> .....	42
<b>Appendix 2: Candidate Local Green Space Sites Assessment</b> .....	44
<b>Appendix 3: Key Conservation Area Views</b> .....	58
<b>Appendix 4: Non-Designated Heritage Assets</b> .....	72
<b>Appendix 5: Community Facilities</b> .....	83
<b>Appendix 6: Neighbourhood Plan Map – Large Scale Maps</b> .....	85

# Foreword

Neighbourhood Development Plans came out of the 2010 Coalition Government's intention for local communities to determine the decisions which affect them – "The Localism Bill" as it became known. The Aberford Neighbourhood Development Plan has been developing since then with the aim of forming a vision for the future of the village and representing the local community's aspirations and needs. Unlike the Aberford Village Design Statement and the Village Masterplan it is the intention that our Neighbourhood Development Plan will become a statutory document and be incorporated into Leeds City Council's planning framework in order to be used to determine planning applications. The Neighbourhood Plan also proposes additional non-planning 'community actions' to improve Aberford's facilities, services and local environment and to address issues beyond the scope of town planning.

Our plan has been produced by local residents, with the support of the parish council, using the views of the residents, landowners, businesses and interest groups of Aberford. The neighbourhood plan group has consulted and listened to the community and local organisations on a wide range of issues that will influence the well-being, sustainability and long-term prosperity of our rural community. Every effort has been made to ensure that the views and policies contained in this document reflect those of the majority of Aberford residents.

Over the past few years many residents in our area have taken the opportunity to express their concerns and aspirations for the place where they live – they have spoken of their fear of flooding, parking issues, excessive development and a great many other problems. They have expressed their ambitions for the local bus service to improve and for a new shop to be opened in the village. This document is intended to represent those concerns and seeks opportunities to build on those ambitions.

One of the key aspirations expressed by the community was an earnest desire to protect the greenery which enhances and surrounds the village. An easily understood desire coming from people who live alongside one of the busiest motorways in the country with all its implications in terms of traffic noise, pollution, etc., not to mention the old A1 which continues to pass through the village reverting to type whenever the present day motorway ceases to function, bringing with it a variety of unimaginable problems.

Another clearly expressed aspiration is the need to reinstate some of the facilities lost to the passage of time - Aberford used to have eighteen public houses, admitted that was some five centuries ago! Today it boasts one 'pub' and the one shop that was, for many, a valuable community asset, closed a while back. Reinstating the shop sits high on the parish council's list of priorities as do a great many other resident-led aspirations.

More recently, fresh fears have arisen as a result of moves by The Parlington Estate and Leeds City Council to put forward a large part of the estate as the location for a sustainable new settlement in what has been longstanding Green Belt and a much-loved historical landscape. This could see anything from 1850 to 5000 homes being built in future years, together with employment, a school and community facilities. The parish council and neighbourhood plan group have thought long and hard about how to address this prospect through the Neighbourhood Plan, particularly given the delays and uncertainties surrounding a final decision which could yet drag on for another year or more, with any one of a number of outcomes yet possible. Given that it is technically impossible for the Neighbourhood Plan to oppose Parlington or any such Local Plan development proposals, as the Neighbourhood Plan must be in accordance with the Leeds Local Plan, the conclusion was reached to take a more generic approach to possible new housing proposals, via policies designed to control and shape such proposals wherever in the area they may be located, seeking to minimise negative effects and maximise benefits.

The parish council would like to thank the members of the neighbourhood plan group and pay tribute to their work since 2012. The parish council is also grateful for the help and the engagement of many others in the village without which it would not have been possible to produce this Neighbourhood Plan.

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# 1 Introduction

## Background to the Aberford Neighbourhood Development Plan

The Aberford Neighbourhood Development Plan (NDP/'Neighbourhood Plan') is a new type of community-led planning document introduced by Government in the 2011 Localism Act. Neighbourhood Plans are part of a raft of new community rights to enable local communities to better shape their places.

A Neighbourhood Plan can be used to decide where new development takes place, what type it should be and what it should look like, together with other matters of local interest such as open space and community facilities. It cannot be used to stop development already allocated or permitted, or propose less development than that in the Local Plan (principally, the Leeds Core Strategy and Site Allocations Plan). It could, however, propose more development than the Local Plan if a community was so minded. Neighbourhood Plans also provide the opportunity for communities to set out other non-planning actions and aspirations so that the resultant document presents a holistic framework for the future of an area over the next 10 to 15 years (up to 2028 in the case of Aberford).

The process of producing a plan also provides an opportunity for communities to work with their District Council on the allocation of sites as well as other corporate objectives, such as improving equality, cohesion and integration and recognising diversity.

Once adopted, the plan forms part of the statutory Local Plan (The Leeds Local Plan) and carries real legal weight in decisions on planning applications and planning appeals.

The decision to produce a Neighbourhood Plan for Aberford was taken by Aberford and District Parish Council on 17th January 2012 in response to the Government's publication of the Localism Bill, on the grounds that it would enable the community to have more of a say in the future development of the local area, albeit within certain limits and parameters. It was felt that taking the step to produce a plan was a necessary move forward in order to protect and form the future shape of the village, allowing local residents to air their views throughout the process. This imperative was strengthened by Leeds City Council's work on a Local Plan and a search for housing sites, several of which were initially identified within the parish.

## 2 The Neighbourhood Plan Area



Aberford is an historic area and village, approximately 15.5 kilometres to the east-north-east of Leeds city centre, set in the real and metaphorical shadow of the A1(M) motorway.

Its origins and evolution reach back over thousands of years, with extensive evidence of prehistoric, Roman, Saxon and medieval activity. This is varyingly apparent, for example in the impressive Aberford Dykes/Becca Banks earthwork structures, the Romano-British settlement at Parlington, in the tower of St Ricarius Church and in the stream bed of the Cock Beck at the village's ancient, central fording point.

By the 17th century, Aberford had developed as a local industrial centre, expanding in the process. By the end of the 18th century, it is clear from historical mapping that the village had developed into essentially its present form. Many of the outstanding buildings within the village centre (e.g. Aberford House) date from this time.

The coming of the turnpike saw Aberford thrive as a coaching stop with former coaching inns (e.g. what was the Swan Hotel) and milestones bearing testament. The wide drovers' verges, particularly to the south of the village, also bear witness to its importance in the movement of goods (e.g. cattle) through the region. Though thriving, Aberford remained a fundamentally rural settlement and this is still true of today, with its grand architecture located amongst ex-coaching inns, historic farm complexes and workers' cottages.

The Gascoigne family (of Parlington in the west and Lotherton in the south-east) had a vast and lasting impact on both the local architecture and rural landscape from the late 18th century onwards, with fascinating industrial remnants (e.g. the wagonway/'fly-line'), former estate lodges and more imposing buildings (none more so than the Gothic-inspired almshouses at Priory Park) still gracing the countryside and illuminating the past.

Aberford's location on The Great North Road ensured its continuing development and importance through the 19th century, but the 20th century signaled a gradual decline, with the coming of the A1 bypass in 1962 having the most telling impact.

This history is more extensively documented in both the 2011 Leeds City Council Aberford Conservation Area Appraisal and Management Plan and the draft Aberford Village Design Statement of 2013.

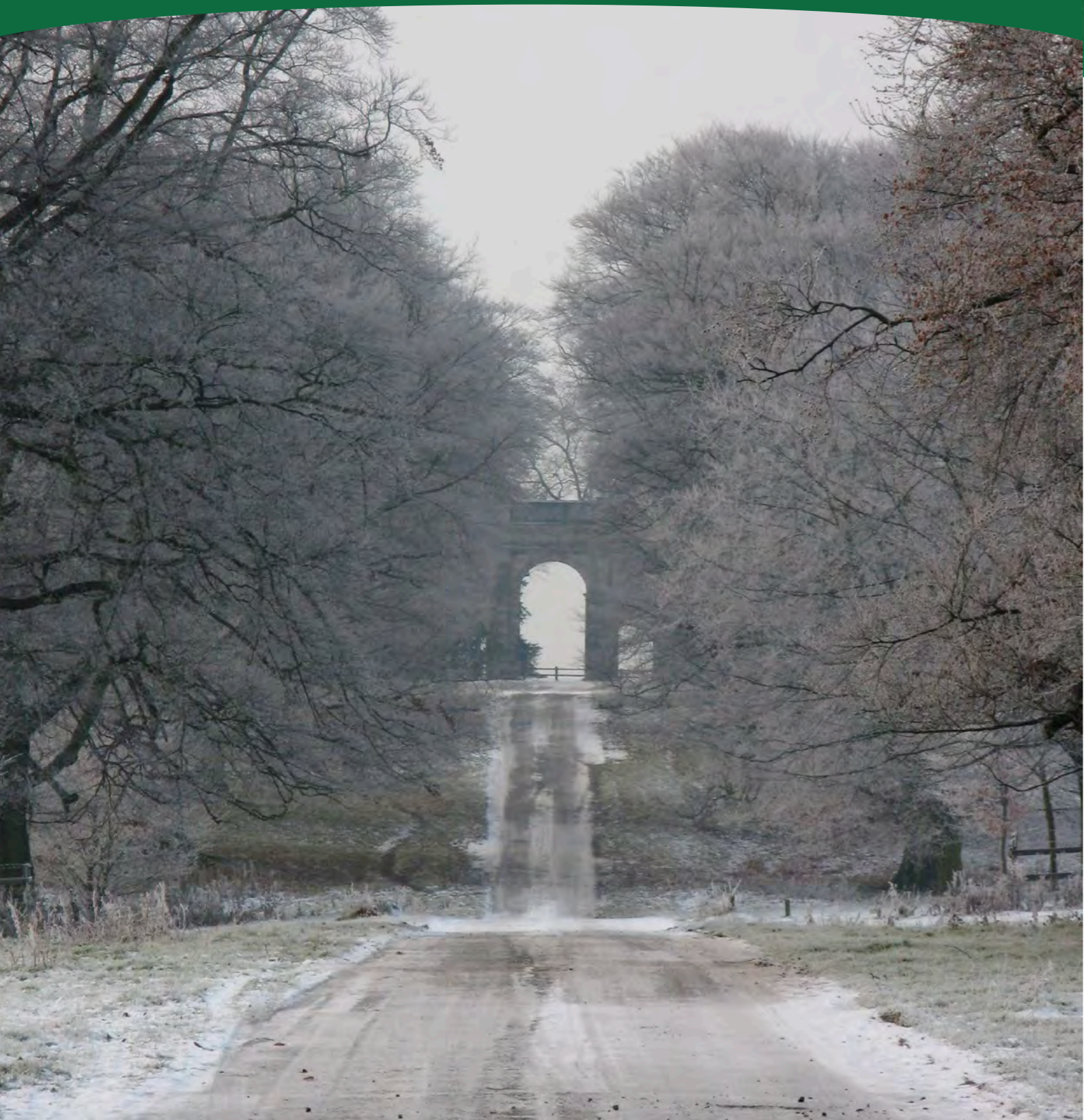
So what of Aberford today? The village sits, as it has done since ancient times, long and narrow astride The Great North Road, within the valley of the Cock Beck, with a small nucleated area around the Pump Hill village green. It is accessed from north and south off the all-pervading A1(M) and via minor roads from the west (Cattle Lane) and east (Lotherton Lane). It retains a small town character in its central areas due to the high quality of the historic architecture and restricted views out towards the open rural setting. The surrounding landscape is formed of gently rolling, predominantly arable farmland, with large fields, woodlands and low gapped hedgerows with occasional hedgerow trees. Historic estates blanket much of this landscape.

In the village, many of the workers' cottages have either been demolished or improved into desirable properties. Most of the farmyards are no longer in agricultural use and have either been or are in the process of being developed for housing. Yet the essence of the village is still evident through its wide, open approaches, its linear form, its mix of building ages and architectural styles, all of which have had a significant influence on its character. The extensive conservation area is evidence of the historical importance attached to the village and its built fabric.

And what of daily life? Though its population has increased, due to new housing development, notably in the later 20th century and at the north end of the village, Aberford retains very few of the amenities and businesses it once had and has become essentially residential in nature. In relatively recent times (as recently as the lifespan of this NDP project in some cases), two of the last three pubs have closed and are now private houses. The Catholic and Methodist churches have suffered the same fate. There is no longer a convenience shop in the village. Three former doctors' surgeries have disappeared. What survives are the sole public house, village hall, primary school, surgery and Anglican church, football and bowls clubs for recreation and a smattering of local businesses. This together with the heavy vehicular presence at all times - an ironic reminder of more thriving times.

Aberford's past is what it is and the community is proud to play its part as custodians of that history. It is recognised that the worst of yesterday's changes cannot be rectified but that the issues of today can be addressed in order to help bring about what will hopefully be a better tomorrow and a better Aberford for all. The vision, aims and policies which make up the core of what follows seek to do just that.

# 3 The Neighbourhood Plan Preparation Process



The Aberford Neighbourhood Plan has been prepared by residents and members of Aberford and District Parish Council, working as part of the Aberford Neighbourhood Plan Management Group. The work has been supported at various times by Locality, Planning Aid England, independent consultants and Leeds City Council. The process has involved a number of key steps.

## The Aberford Neighbourhood Area

The first step in the neighbourhood planning journey is always to define the extent of the area the plan will cover ('The Neighbourhood Area'). An application to Leeds City Council (LCC) for the designation of the Neighbourhood Area was made on 25th May 2012. The Neighbourhood Area was approved by the council on 26th June 2013. In parished areas such as Aberford and District, it is normal to approve the whole of the parish as the Neighbourhood Area. However in the case of Aberford, LCC determined that a smaller area, limited by the M1 to the south, be defined, on the grounds that this physical barrier represented a more sensible boundary for planning purposes. The inclusion of land in the parish to the south of the motorway would have encompassed the northern extremities of the expanding town of Garforth.

The designated Neighbourhood Area is illustrated on Map 1 (p10). The Neighbourhood Plan and its policies can only apply to this area, not beyond.

## Consultation and Information Gathering

The process of gathering community views and other information to support the preparation of the Aberford plan began in spring 2013 with the production of an explanatory newsletter and questionnaire which was delivered to all homes within the Neighbourhood Area. This was supported by a very well-attended 'open day' in the village hall, which attracted around a hundred people. The questionnaire garnered an impressive 27% return rate (170 responses), indicating keen community interest in the village, its environs and their future.

Although the preparation process then stalled, due to personnel changes within the Neighbourhood Plan Management Group and the reduced threat of new housing development via the Local Plan, impetus was renewed in late 2014 with the securing of support from Planning Aid England. This led to the production of a Policy Intentions Document in spring 2015, based on an analysis of the original questionnaire responses, setting out what the parish council was minded to include in a final draft Neighbourhood Plan. The 'document', together with a questionnaire, was again circulated to all households, as well as to local businesses and Leeds City Council. A supporting drop-in event was also held. Some 60 respondents (a roughly 10% response rate) indicated clear majority support for the proposed vision, aims and intentions.

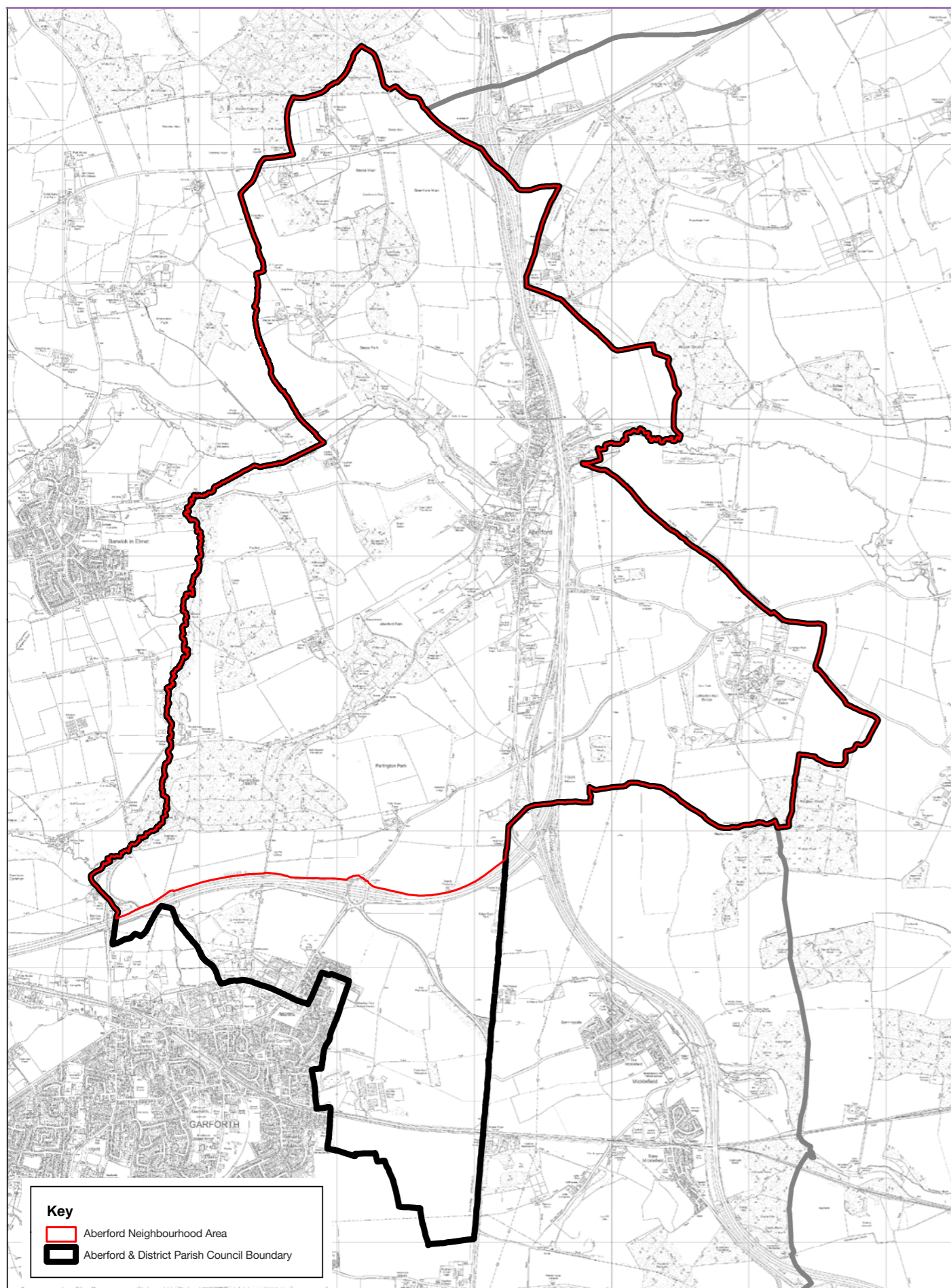
Following a further lull in activity, the responses to the consultation on the Policy Intentions Document were used during the second half of 2016 to guide detailed evidence gathering and to develop a first full draft Neighbourhood Plan. This draft now contained a number of policies and proposals relating to individual sites and buildings within the Neighbourhood Area. As such, it was considered necessary to carry out a targeted informal consultation with those with legal interests in these sites/buildings, as well as giving local people the opportunity to comment on these detailed proposals. The draft was also submitted to LCC for informal comment and for the purposes of obtaining a screening opinion in respect of European Environmental and Habitat Assessment requirements.

The 'Informal Sites Consultation' was carried out over a three week period from 23rd January until 19th February 2017, including a one week extension due to administrative delays. The consultation included a community drop-in at Aberford Village Hall on Sunday 5th February, attended by 37 people. The consultation attracted responses from 12 separate sources, together covering 36 of the 77 consultation sites and additionally putting further sites forward for consideration.

## Draft Plan, Submission, Examination and Modifications

A draft Aberford Neighbourhood Development Plan (ANDP), based on the aforementioned Policy Intentions Document consultation results and on the responses to the detailed sites consultation of January/February 2017, was then the subject of a statutory six week Regulation 14 consultation period from late June until mid-

## Map 1: Aberford Neighbourhood Area



August 2017. This attracted over 50 separate detailed representations from a range of individuals, organisations and statutory consultees, via Survey Monkey, e-mail and written submissions. A public drop-in event, held on Sunday 23rd July, attracted 15 people. The consultation indicated clear majority support for all proposed policies, with between 70% and 90%+ endorsement in almost all cases.

The resultant Submission Draft Plan, as amended following detailed analysis of the statutory consultation results was formally submitted, as required, to LCC for a six week Regulation 16 publicity period in June 2018. There then followed an independent examination in 2019 with a successful outcome. This document represents the final plan, as modified in accordance with the examiner's recommendations.

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

### The Structure of the Plan

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

Chapter 4: The Vision and Aims for Aberford – sets out an overall ‘vision statement’ of how the community would wish Aberford to be by the year 2028, together with a set of aims framed in order to achieve that vision.

Chapter 5: The Plan Policies and Community Actions – sets out the detailed planning policies, under four key themes, which have been developed in order to meet the plan’s aims and deliver on its overall vision. These are accompanied by non-planning ‘community actions’ which, together with the planning policies, constitute a holistic statement for each theme of what needs to be done in the Neighbourhood Area over the next 10 years in order to meet community needs and aspirations.

Chapter 6: Monitoring, Review and Implementation – recognises that the Neighbourhood Plan, once ‘adopted’, is a living document which needs to stay in the parish council’s eye and be a standing agenda item. The ‘Project Delivery Plan’ in particular will be a key element of the plan which will guide the implementation of identified community actions and be rolled forward annually to keep it current and up-to-date.

The Appendices – provide detailed site-based and other information underpinning many of the planning policies and community actions set out in Chapter 5.

There is in addition a detailed evidence base, held by the parish council and to be found online ([www.aberford-pc.gov.uk](http://www.aberford-pc.gov.uk)), which contains the detailed references and links to other documents which have been drawn on in order to produce this plan.

## 4 The Vision & Aims for Aberford



### Background

In 2013, the parish council published a draft Aberford and District Village Design Statement, which included the following vision which had been roundly endorsed by the community during consultation:-

“Our Vision is for Aberford and District to provide opportunity for all to live, work and play in an environment which is safe, healthy and attractive. Our parish can and should provide opportunities for local people to find housing, find employment and access opportunities for education, recreation and community activities, while maintaining the essential rural character of the parish and surrounding countryside.”

This same vision was again strongly endorsed by some 96% of respondents in the 2015 Neighbourhood Plan consultation on policy intentions.

In mid-2016, Leeds City Council’s proposals to pursue major new housing development in the area, in the form of a Parlington New Sustainable Settlement, prompted the updating of this vision, to take account of this significant possible change in local circumstances. A resultant new vision, with a set of aims designed to achieve the vision, were consulted on in the Pre-Submission Draft Plan, receiving some 79% support from respondents.

In the light of the parish council’s decision to now pursue a plan not specifically addressing a potential Parlington development, the following revised vision is set out, together with a set of aims designed to achieve the vision and to guide the development of neighbourhood plan policies to deliver those aims.

### Aberford’s Vision Statement

In 2028, the village of Aberford and its surrounding rural hinterland will be very much the same. Its essential countryside character and historic architectural legacy will be intact and enhanced, with a distinctive and little-changed linear village still at the heart of a centuries old parkland estate landscape.

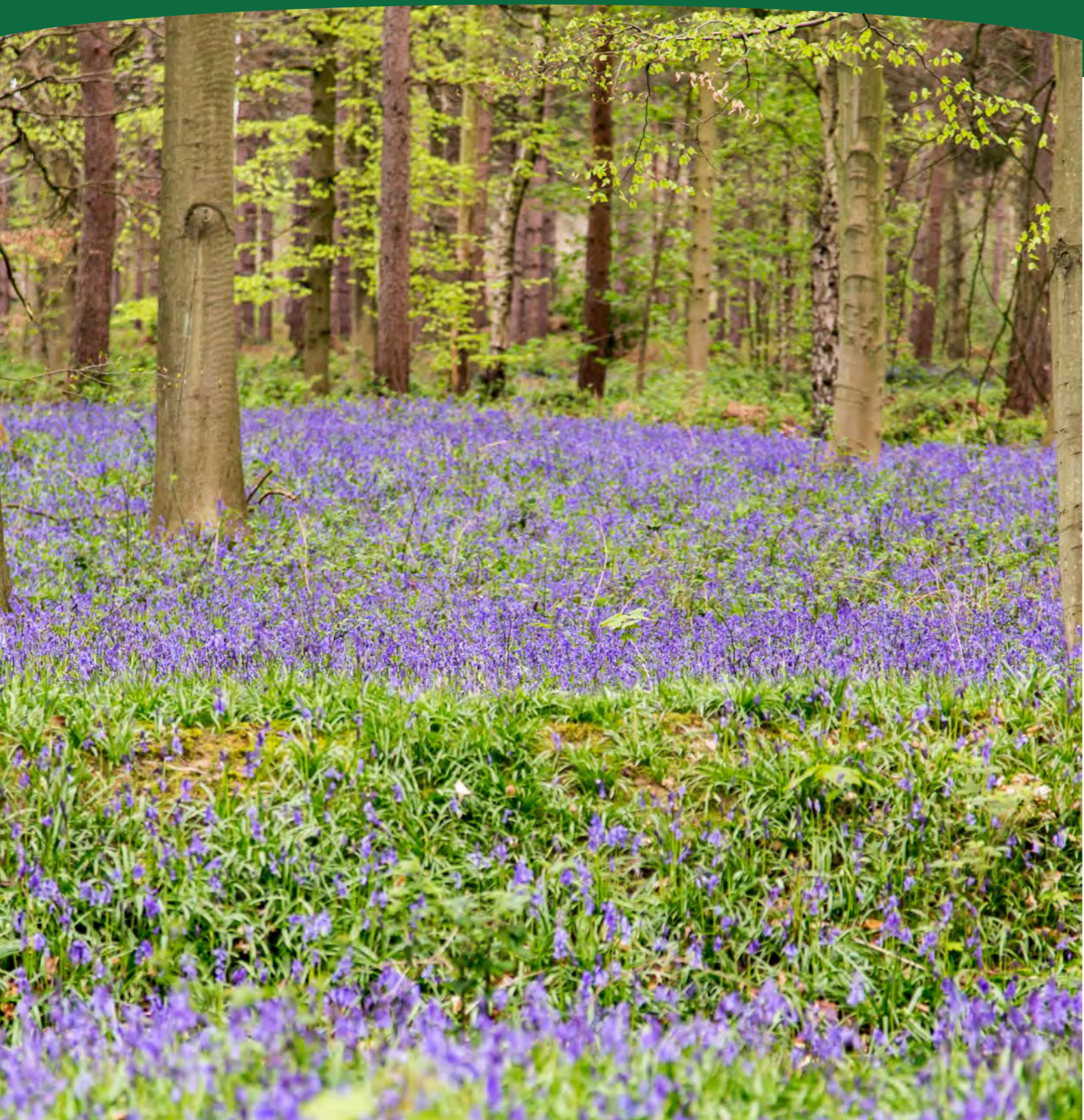
The village itself will have grown incrementally and, within its extensive conservation area, in keeping with the historic and architectural character of existing buildings and spaces, providing new homes for young and old. Key community assets will remain and have been improved, with a transformed village hall facility at the hub. The green spaces at the village’s heart will have prospered and will radiate out into the surrounding countryside, while public transport links will be wider and much improved.

Opportunities for all to live, work and play in a safe, healthy and attractive environment will have been sustained and expanded.

### Aims

- To identify and adequately protect Aberford’s special countryside character and natural heritage assets, seeking enhancement wherever feasible;
- To identify and adequately protect Aberford’s local built heritage and archaeological assets, seeking enhancement wherever feasible;
- To conserve Aberford village’s characteristic built form, while accepting new sustainable development of an appropriate scale, design and quality;
- To secure new housing which meets evidenced local needs, as part of any new residential development, wherever feasible;
- To retain, improve and add to the village’s community assets;
- To retain and enhance the area’s green spaces and linkages;
- To secure more and better public transport links to surrounding towns and other key destinations.

# 5 The Plan Policies and Community Actions



## 5.1 Green Environment

### Introduction

This section of the plan responds to the vision statement's aspiration that Aberford's rural hinterland, its essential countryside character and the parkland landscapes at its heart will remain intact. It also addresses the importance of green spaces to village life and the connections between village and countryside, together with the wider environmental imperative to secure a safe, healthy and attractive environment for all. This embraces concerns such as highways, traffic and transport, flood risk and public rights of way.

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

- To identify and adequately protect Aberford's special countryside character and natural heritage assets, seeking enhancement wherever feasible;
- To retain and enhance the area's green spaces and linkages.

### Special Landscape Areas

Aberford is located within a rich historic landscape. Its proximity to open countryside with accessible green open spaces is one of the characteristics which define it. This is something which the community is anxious to preserve, a fact indicated in the 2013 consultation with 155 respondents wanting the Green Belt to be protected and 85 highlighting the 'atmosphere' of the village as being important. In the 2017 draft plan consultation, over 86% of respondents supported a policy to control development within Special Landscape Areas.

The attractiveness and variety of this landscape is confirmed by the numerous references to landscape features which figure prominently in the Leeds Landscape Assessment, produced by Leeds City Council (LCC) and The Countryside Commission in 1994. For example Becca Banks and The Ridge which date back to the Iron Age/Roman period; Parlington Hollins, an ancient re-planted woodland with four hundred year old origins, Aberford Dyke and the estates of Parlington, Becca (both dating from the late 18th Century) and Lotherton.

The importance of this landscape has been recognised by LCC, with much of it covered by two 'Special Landscape Area' (SLA) designations (Parlington/Becca and Ledsham/Ledston - see The Neighbourhood Plan Map) in the saved policies of the Unitary Development Plan. As a result, their character and appearance both enjoy protection against unsympathetic development. These areas are also designated as Green Belt and Strategic Green Infrastructure in the Council's Core Strategy, affording protection which this plan cannot strengthen. Information from the 1994 Landscape Assessment, reproduced and added to in the Aberford Village Design Statement, does however provide more detailed information on the localised character of these landscapes and a basis for more nuanced Neighbourhood Plan policy in respect of new development.

### Parlington/Becca

The west of the Neighbourhood Area is taken over entirely by the Parlington Estate. North of the M1 motorway, the landscape becomes wholly rural with views across arable farmland to the 'ancient woods' of Parlington Hollins, bounded to the north by Parlington Lane. To the east of the Hollins is an area of undulating arable land part of which was the estate deer park. It is bounded where it abuts the A642 by a continuous two metre high stone wall, typical of the walls used on the boundaries of large estates. Elsewhere the deer park was fenced using wrought iron fencing, most of which is still in place. To the north of Parlington Lane the estate is bounded to the west and north by Cock Beck, which also forms the parish boundary. To the west, the bank of the valley takes the form of a well-wooded escarpment, while to the north the beck turns into a wider valley. After a short while the northern bank becomes the steep well-wooded escarpment known as Becca Banks. The main Parlington Park lies within this area and although Parlington Hall no longer exists, many landscape features still remain. The Parlington Estate was registered as a Historic Garden by Historic England in September 2017.

North of Cock Beck lies the smaller Becca Estate. Again the landscape is typical of the area; the land rises to the north with views of the hall across open arable land interspersed with woods and plantations. The estate also has its parkland and impressive entrance drive. At the south end of the park the northern bank of the Cock



Beck steepens dramatically to form the wooded escarpment known locally as Becca Banks which continues up to the village. To the north of Becca Hall, the landscape continues as wooded copses intermingled with arable farmland until it meets the A64 where the plan area continues briefly northwards as it merges with Bramham Park.

The Parlington/Becca area is described as having high scenic quality, attractive groups of buildings and semi-natural woods, trees and hedgerows.

#### Ledsham/Ledston (Lotherton)

The small part of the Ledsham/Ledston SLA within the Neighbourhood Area is centred on the Grade II registered gardens of Lotherton Hall and the surrounding parkland, woodlands, deer park and agricultural land which occupy a ridge east of the A1(M).

### POLICY GE1: SPECIAL LANDSCAPE AREAS

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

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

- i. strong structure and visual unity;
- ii. interesting topography;
- iii. high scenic quality;
- iv. the pastoral and wooded continuity of narrow valleys;
- v. existing natural and semi-natural woodland;
- vi. existing and former parkland;
- vii. water bodies;
- viii. all native species hedgerows and the potential for hedgerow planting and hedgerow network reconfiguration;
- ix. existing tree cover and areas where tree cover is weaker;
- x. local rarity, eg ancient woodland, wall and fence features, listed parks/gardens;
- xi. attractive groups of buildings.

### Local Green Infrastructure

The public consultations present a forceful and unified appreciation of the green space which surrounds the village and flows into and through the heart of the settlement. In 2015, respondents solidly endorsed the policy intention (92%) that development should respect and enhance linear features such as the 'Drovers' Verges', the 'fly line', the village/motorway buffer zone and the links to Becca Park and the Parlington Estate. In 2017, over 95% of respondents to the draft plan consultation supported the policy to protect and enhance 'Local Green Infrastructure'.

The Leeds Core Strategy recognises the importance of the surrounding green space (and inherent links – including some of those identified by the community), identifies much of it as 'The Limestone Ridge' and designates it as 'Strategic Green Infrastructure' (see The Neighbourhood Plan Map). This designation is based on a 2009 study by Natural England which looked at green infrastructure corridors for Yorkshire and the Humber. Spatial Policy 13 states that these corridors will be maintained and enhanced. This Neighbourhood Plan cannot strengthen the protection afforded by this policy.

Within and adjacent to Aberford village, linear features such as the 'Drovers' Verges' constitute additional local green links which perform important functions as environmental buffers, wildlife corridors and recreational access routes, connecting the community with the surrounding green space. These are detailed at Appendix 1.

Opportunities for enhancement also exist. These links are deserving of protection in their own right and as such, this plan designates them as 'Local Green Infrastructure' feeding into the 'Strategic Green Infrastructure' and affords them protection via the following policy.

### POLICY GE2: LOCAL GREEN INFRASTRUCTURE

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

- i. A1(M) Corridor (including Drovers' Verges North)
- ii. Cock Beck (East of A1(M))
- iii. Lotherton Lane

Development should have regard to its function as part of a multifunctional wildlife, amenity and recreational network.

Any development adjacent to Local Green Infrastructure should include measures to enhance or extend it where appropriate.

### Local Green Space

Concerns regarding green space came through strongly from public consultation. In the 2013 questionnaire survey, protection of green spaces was supported by 158 respondents, with specific sites such as the playing fields, play area and Jubilee Fields highlighted. The policy intention in respect of protecting such areas as Local Green Space received 92% support in the follow-up 2015 consultation, with a similar number supporting the proposed draft plan Local Green Space policy in 2017.

Within Aberford's green environment, there is much of intrinsic nature conservation value, from individual sites (e.g. Hook Moor Site of Special Scientific Interest, Parlington Hollins) and habitat features, such as ancient woodland and lowland calcareous grassland (both UK Priority Habitats and part of the Leeds Habitat Network), to specific species. This biodiversity interest is detailed in the plan's online evidence base. The green space remit extends to Aberford's natural areas.

The Government's National Planning Policy Framework (NPPF) provided local communities, including those preparing Neighbourhood Plans, with the new power of Local Green Space (LGS) designation, enabling them to identify for special protection, green areas of particular value to them, whether for recreational, landscape or nature conservation value, subject to certain criteria. As a result of this provision, such areas will enjoy a high level of protection against development, consistent with that afforded by Green Belt designation.

Aberford and District Parish Council has assessed a candidate list of Local Green Space sites against the relevant NPPF criteria. The full assessment is found at Appendix 2, indicating which candidate sites were considered eligible for LGS designation and which are covered, as a result, by Policy GE3 below. As a basis for this process, consideration has been given to the green space protection afforded to Aberford sites by the adopted Leeds development plan (Unitary Development Plan), the likely protection to be extended by the Leeds Site Allocations Plan and the site assessments carried out by LCC (2011 – see 'Local Green Space Enhancement' below) in support of this.

### POLICY GE3: LOCAL GREEN SPACE

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

- i. Aberford Albion FC Football Pitch
- ii. Aberford Bowling Green
- iii. Aberford Playing Fields and Tennis Courts (Jubilee Fields)
- iv. Becks Play Area and Surrounds

- v. Aberford Church of England Primary School Playing Fields
- vi. Aberford Allotments, Field Lane
- vii. St Ricarius South Churchyard, School Lane
- viii. Bunkers Hill Allotments
- ix. Field by Becksides Play Area (Becksides Farm/Simpson's Field)
- x. Land in front of Markham Cottages/The Granary
- xi. Land to the north of Markham Cottages
- xii. Pump Hill
- xiii. Waterside Meadows
- xiv. Drovers' Verges North
- xv. Drovers' Verges South

### Local Green Space Enhancement

The designated Local Green Spaces were considered with a view to possible enhancement in order to improve their value to the local community, a policy approach supported by almost 87% of respondents in the draft plan consultation.

In July 2011, the Leeds Open Space, Sport and Recreation Assessment rated Aberford Playing Fields and Tennis Courts and St Ricarius Churchyard (Cattle Lane) as 'poor', with Aberford Church of England Primary School (playing fields), Aberford Allotments (Field Lane) and St Ricarius Church (School Lane) only 'fair'. In the years following, Aberford Playing Fields and Tennis Courts and Aberford Allotments have both been subject to improvement and are now considered by the parish council to be in 'good' condition. Based on a 2016 community assessment of sites, the condition of sites overall is considered to have improved. The assessment is detailed in the plan's online evidence base.

Leeds Core Strategy Policy G4 (New Green Space Provision) states that in areas of adequate green space supply such as Aberford (ref the Leeds July 2011 assessment), contributions of an equivalent value towards the safeguarding and improvement of existing green space will take priority over the creation of new areas. In this circumstance, qualitative improvements would be needed to address the pressures placed upon existing green space in the form of increased usage and increased demand arising from new residential development.

Neighbourhood Plan Policy GE4 adds local flavour to Policy G4 through the identification of specific sites in need of enhancement, based on the 2016 assessment's identification of 'poor' and 'fair' sites.

In 2015, the community overwhelmingly endorsed a policy intention which included the provision of 'new, meaningful green space' linked to new developments. The green space needs of Leeds District have been identified in the aforementioned Leeds 2011 assessment. This showed that Aberford is adequately catered for in all categories of green space and recreation (relative to applicable standards) with the exception of indoor sports facilities. Given Aberford's current size and population, it is clearly unreasonable to expect the provision of such a facility within the village. Core Strategy Policy G4 states that new on-site provision of green space at a standard of 80 square metres per residential unit will be sought on development sites of 10 or more dwellings on sites outside the city centre and in excess of 720 metres from a community park. This policy is likely to cover Aberford's future needs and there is no evidenced reason to vary from the standards which would be applied. As such it is considered that there is no need for a separate Neighbourhood Plan policy on this subject.

### POLICY GE4: LOCAL GREEN SPACE ENHANCEMENT

Development acceptable in principle which would result in the enhancement of any designated Local Green Space site will be supported, particularly:-

- i. Aberford Allotments, Field Lane
- ii. Bunkers Hill Allotments
- iii. Becksides Play Area and Surrounds

In addition to the plan's core provisions regarding the protection and enhancement of the area's countryside, green links and Local Green Spaces, the following complementary actions and aspirations have been identified, to be pursued either locally or via outside agencies. These originate variously from the village design statement, masterplan and Aberford Conservation Area Appraisal and Management Plan, as reviewed by the Neighbourhood Plan Management Group, and from suggestions made by the Aberford community in Neighbourhood Plan consultations.

### Green Environment

#### Countryside Management and Improvement

- Prepare/update landscape management plans to restore local parkland areas and features, notably within Parlington Estate, to more faithfully reflect the ideas, philosophies and interests of commissioning owners and commissioned estate designers/gardeners.
- Enhance the pastoral and wooded continuity of the narrow valleys as wildlife and recreation corridors.
- Manage the wooded linear ancient earthworks.
- Restore hedgerows and trees along roadsides, footpaths and boundaries.
- Enhance tree cover in the open arable areas with small-scale woodland planting.
- Undertake new woodland planting, where appropriate, to screen business developments, motorways, prominent farm buildings and to soften the edge of built-up areas such as Garforth.
- Control alien invasive plant species.

#### Green Space Improvement

- Improve identified green infrastructure, particularly the A1(M) corridor/buffer zone.
- Continue improvements to Jubilee Fields and Becksides Play Area.
- Investigate open spaces of particular community value, with the potential to be brought into parish council ownership, in order to provide assured long term protection.
- Improve management of Drovers' Verges North and South, including a more sympathetic grass cutting regime, avoidance of tree/bulb planting and sensitive development of any village gateway features (see below).

#### Trees

- Preservation of existing mature trees via new Tree Preservation Orders.
- Develop a tree management and replanting strategy.
- Investigate locations for new tree planting.

#### Hedgerows

- Investigate locations of any 'important hedgerows' with a view to designation under The Hedgerow Regulations 1997.

#### Village Gateways

- Develop gateway features on main road entrances to the village:-
  - > Integrate the gateway features on the northern approach to the village to provide a more coherent feature;
  - > Relocate the start of the 30mph limit to coincide with the gateway feature on the northern approach to the village;
  - > Investigate the potential for redesigning the road (ie what measures might be possible) on the entry from the south, in order to slow traffic down to provide for a safer approach to the village (nb needs to be considered in the light of LCC Highways proposals to reduce speed limit);
  - > Create a more definite gateway feature on the western approach from Barwick in Elmet, potentially bringing signage and zoning further back from the village to the foot of the hill, ie to a point due north-east of Parlington House;
  - > Extend the 30mph zone westward to the foot of the hill on Cattle Lane, ie to a point due north-east of Parlington House.

### Motorway Noise

- Undertake A1(M) screen planting.
- Further and enhanced low noise surfacing of the A1(M).

### Flood Risk and Surface Water Drainage

- Investigate silting up in the culvert beneath the A1(M) with a view to putting in place measures to avoid future problems for the Cock Beck.
- Address poor condition of River Crow culverts and feed-in drains.

### Highways, Traffic and Transport

#### Roads and Road Traffic

- Secure highway network improvements.
- Tackle speeding traffic via calming/control measures such as 20mph zones and extension of 30mph zones at village entrances.

#### Pavements

- Upgrade pavements in poor condition, such as Lotherton Lane and the B1217.

#### Public Rights of Way/Footpaths

- Continue annual review/assessment of existing network of footpaths and bridleways.
- Identify parts of the network in need of improvement – lobby for improvements and/or carry out improvements where possible.
- Identify gaps in the network – lobby for extensions/gap-filling and/or extend/fill gaps where possible.
- Seek to extend network of permissive paths within Parlington Estate, eg to enable circular walks.
- Signage indicating Public Rights Of Way needs to be improved.
- Develop the plans for a new off-road link between Aberford village and Lotherton Hall.

#### Cycle Routes

- Improvements to National Cycle Route 66 and wider network improvements.

These and other actions/approaches are pulled together into an overall action plan for implementation in Chapter 6.

## 5.2 Heritage Assets

### Introduction

This section of the plan picks up on the vision statement's picture of a little changed, linear village, with its distinctive historic and architectural legacy not only intact but improved. It looks to guide new development to be respectful of that legacy.

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

- To identify and adequately protect Aberford's local built heritage and archaeological assets, seeking enhancement wherever feasible;
- To conserve Aberford village's characteristic built form, while accepting new sustainable development of an appropriate scale, design and quality.

### Development Affecting Aberford Conservation Area

Public opinion has very much driven the plan's policies in respect of new development and design reflective of the village's current historic, architectural and spatial qualities. In the 2013 consultation, issues such as 'the village look', 'loss of views' ("development must leave them unaffected" – 107 respondents), 'atmosphere' and 'the look of new developments' were very much to the fore. The intention to address these issues via plan policy attracted 92% support in the 2015 plan consultation, with a proposed policy for design and development in the conservation area, in the 2017 draft plan, supported by over 83% of respondents.

The majority of Aberford village enjoys conservation area status dating back to the original designation of the Aberford Conservation Area in 1969. Following review, the current conservation area (see Map 2, p25) and associated conservation area Appraisal and Management Plan (CAAMP) were approved by LCC in May 2011. This affords the area substantial statutory protection against adverse development and change. The conservation area is the village's major distinctive asset in terms of its special architectural and historic character. Any development within or impinging upon it must maintain and enhance the qualities for which it was designated.

The key characteristics of the conservation area are set out in the CAAMP, which describes it as being of "very special architectural and historic interest". These characteristics include:-

- Linear 'ribbon' appearance, due to its key location on the historically important north-south running "Great North Road", itself characterised by immense width and deep verges;
- High status developments, usually reserved for towns and country parks, reflecting past prosperity and the close proximity of landed estates;
- Variety of architectural character, with former estate workers' cottages, historic farm complexes and ecclesiastical buildings sitting adjacent to high status buildings, exemplifying Aberford's historic development;
- Green spaces and mature trees.

The CAAMP details the key features that are essential to fully appreciate the special character and historical context of the conservation area. Based on these key features, Neighbourhood Plan Policy BH1 sets out the criteria which proposals for development should meet in order to bring about successful new development within the conservation area. This policy adds detail to the provisions of UDP saved policies (N18A-20) and Core Strategy Policy P11.

In the framing of Policy BH1, it is recognised that while future development in the Aberford Conservation Area needs to be mindful of its character, it should also be distinctly of its time and open to appropriate innovation. Poorly designed and detailed pastiche development can be as eroding to special character as development which totally disregards its surroundings.

## POLICY BH1: DEVELOPMENT AFFECTING THE ABERFORD CONSERVATION AREA

Development within or adjacent to Aberford Conservation Area, as defined on The Neighbourhood Plan Map, should:-

- i. sit happily in the pattern of existing development and routes through and around it;
- ii. keep the domestic two-two and half storey scale and massing of buildings;
- iii. seek to retain spaces between buildings;
- iv. be laid out sympathetically in relation to listed buildings, 'positive buildings' and Non-Designated Heritage Assets;
- v. reflect the scale and detailing of adjacent properties and employ regular fenestration;
- vi. retain key views towards, away from and within the conservation area, including towards open green space and high status buildings (see Appendix 3);
- vii. where possible create new views and juxtapositions in order to add to the variety and texture of the area's setting;
- viii. use Magnesian limestone in the construction of new buildings and boundary walls except where clearly inappropriate in the immediate context;
- ix. use traditional roofing materials (eg Welsh slate) with chimney stack and pots to articulate the roof scape except where clearly inappropriate in the immediate context;
- x. use materials and building methods as high in quality as those used in existing buildings;
- xi. orientate new buildings to face the street;
- xii. retain and where possible enhance green spaces;
- xiii. retain mature trees and hedgerows and include new tree and/or hedgerow planting where appropriate;
- xiv. retain permeability and accessibility to green spaces within and adjacent to the area;
- xv. retain and where possible enhance distinctive features such as flagstones, metal fencing, old walls, raised footpaths, former stables and coach houses and wells;
- xvi. where it involves below-ground excavation have full regard to the potential for archaeological finds – in areas of high sensitivity archaeological surveys may be required;
- xvii. where it involves the installation of any microgeneration equipment on a building, not negatively impact on the area's special character and appearance.

Particular attention should be paid to existing or potential landmark sites, such as corner sites or focal points opposite junctions, where there is an opportunity to design notable features in any new buildings to reflect their key position.

### Built Heritage Assets

Aberford has a rich historic legacy which the community is anxious to preserve as evidenced by responses to the initial Neighbourhood Plan questionnaire in 2013. These highlighted near unanimous support for protecting the war memorial, Drovers' Verges and St Ricarius Church as well as revealing concerns regarding the possible loss of heritage assets. The 2015 consultation on policy intentions garnered 93% support for a policy to protect historical features and suggested a number of candidate buildings and structures for consideration. In 2017 over 92% of respondents supported a policy to protect and where possible enhance non-statutory heritage assets. Specific comments were additionally made (including by Historic England) regarding the area's rich archaeological heritage, with particular reference to a medieval settlement at Parlington and to Iron Age/Roman and post-medieval remains.

Aberford is well-blessed in terms of its individual heritage buildings, structures and archaeological sites. It contains 3 grade II\* (including the Gascoigne Almshouses and Warden's Cottage) and 41 grade II listed buildings; 8 Scheduled Monuments (including 3 grade I sites at Becca Banks and an Iron Age Romano-British settlement); plus 2 Registered Historic Parks in Lotherton Hall and the Parlington Estate. All are protected in law and are documented on the Historic England website. All also enjoy protection via Core Strategy Policy P11 (Conservation) and the saved policies of the Leeds Unitary Development Plan (UDP - N14-17). Many other buildings within the conservation area are identified as 'positive buildings' within the CAAMP.

Other buildings and historical features and sites however, such as St Ricarius South Churchyard, Hillam Burchard Medieval Settlement and Water Mill Water Control Features, and including many within the Parlington Estate (eg WWII Structures, The Fly Line), remain relatively unprotected against unsympathetic development. A list including some of these formed part of Appendix 2 of the 2013 Aberford and District Village Design Statement (VDS), based on which an updated list with assessments of each (based on Historic England Local Heritage Listing guidance) is included here at Appendix 4. Based on these assessments, a total of 17 assets were adjudged to meet Historic England criteria. The Neighbourhood Plan will therefore introduce policy in order to seek to protect what makes these 'Non-Designated Heritage Assets' important and to encourage appropriate enhancement. This is in the context of NPPF para 135 and will add to UDP and in particular Core Strategy policy, which applies equally to statutory and non-designated assets, and which aims in particular to encourage enhancement, regeneration and positive action in respect of under-utilised assets.

In respect of archaeological heritage, it is clear from West Yorkshire Archaeological Advisory Service (WYAAS) data (see online evidence base) that aside from statutory sites and the Hillam Burchard Medieval Settlement covered by BH2 below, there are other non-statutory sites (eg at Parlington, Lotherton and Beccamoor Wood) considered to be of special archaeological value and potentially worthy of preservation in situ, but which are difficult to reliably identify and define on the ground at this time. As such, this plan relies on Core Strategy Policy P11 (Conservation) to ensure that such archaeological remains are properly considered in any development proposals and are conserved and enhanced as appropriate.

## POLICY BH2: NON-DESIGNATED HERITAGE ASSETS

The particular significance of any Non-Designated Heritage Asset (including its setting), as listed below and identified on The Neighbourhood Plan Map, will be taken into account when considering the impact of any development proposal on such an asset. A balanced judgement will be made having regard to the scale of any harm or loss caused by any development and the asset's significance. Their sympathetic enhancement will be supported and encouraged.

- i. Aberford Ford
- ii. Aberford Lodge Wall
- iii. Assbridge Lodge
- iv. Park Lodge (Becca Gamekeeper's Lodge)
- v. Becca Lodge
- vi. Cattle Lane Wall 1
- vii. Pike's Head Lodge Wall
- viii. Coal Staithe Old Wall
- ix. Deer Park, Parlington (aka Parlington Park)
- x. Hillam Burchard Medieval Settlement
- xi. Parlington Estate, WWII Structures
- xii. Former Parlington Hall and Entrance (Parlington Cottage)
- xiii. Entrance Gate Piers, Parlington
- xiv. Saint Ricarius South Churchyard
- xv. The Terraces, Parlington
- xvi. Wagonway/The Fly Line, Parlington
- xvii. Water Mill Water Control Features

### Community Actions

In addition to the plan's core requirement to work through the development and planning process, in order to secure development in the conservation area which respects and reflects the area's special architectural and historic character and to protect and look for the enhancement of the area's built heritage assets, the following complementary actions and aspirations, to be pursued either locally or via outside agencies have been identified. These originate from the Aberford Conservation Area Appraisal and Management Plan and from suggestions made by the Aberford community in Neighbourhood Plan consultations.

### Conservation Area Management

This section highlights opportunities to enhance the character and setting of the Aberford Conservation Area. Not all opportunities for enhancement involve the reworking of an inappropriate structure, rather they can apply to street furniture, open spaces and highways issues. The following list is by no means exhaustive, as conservation areas can always be improved upon.

- Undertaking of a streetscape audit and development of a strategy for public realm enhancements.
- Promotion and encouragement regarding:-
  - > Replacement of inappropriate fixtures and fittings on historic structures and sympathetic repair of original features;
  - > Traditional boundary treatments, eg of walls;
  - > Retention and maintenance of flagstones, footpaths and railings;
  - > Re-use of existing building stock.
- In support of the above, there is scope for:-
  - > A homeowner leaflet to raise awareness of the importance of conservation features and what may be done to preserve and enhance them;
  - > A local campaign, backed up by a local homeowner grant scheme should funding become available.

### Green Spaces within the Conservation Area

The conservation area has a multitude of green spaces. Many of these are accessible and visible to the public and so have a large impact on the conservation area. The green spaces, many privately owned, along with important elements such as mature trees and historic boundaries, should be well maintained where appropriate. The footpaths in and around these areas should similarly be maintained to improve access and movement through the conservation area.

### The Great North Road

Aberford developed as a linear settlement along the Great North Road, one of the primary north-south routes in the country. This road is still incredibly conspicuous within the village, and the conservation area, due to its great width, deep grass verges to the northern and southern extremities of the village (The Drivers' Verges), and historic street surfacing. This road played an important role in the history of Aberford and has a major impact on its character today. Any highway improvements to the road should respect the character and appearance of the road. Where possible the wide grass verges and historic street surfacing will be enhanced through increased maintenance and sympathetic treatments. Street surfacing and highways works will be undertaken sympathetically to ensure that the road retains its importance and special character.

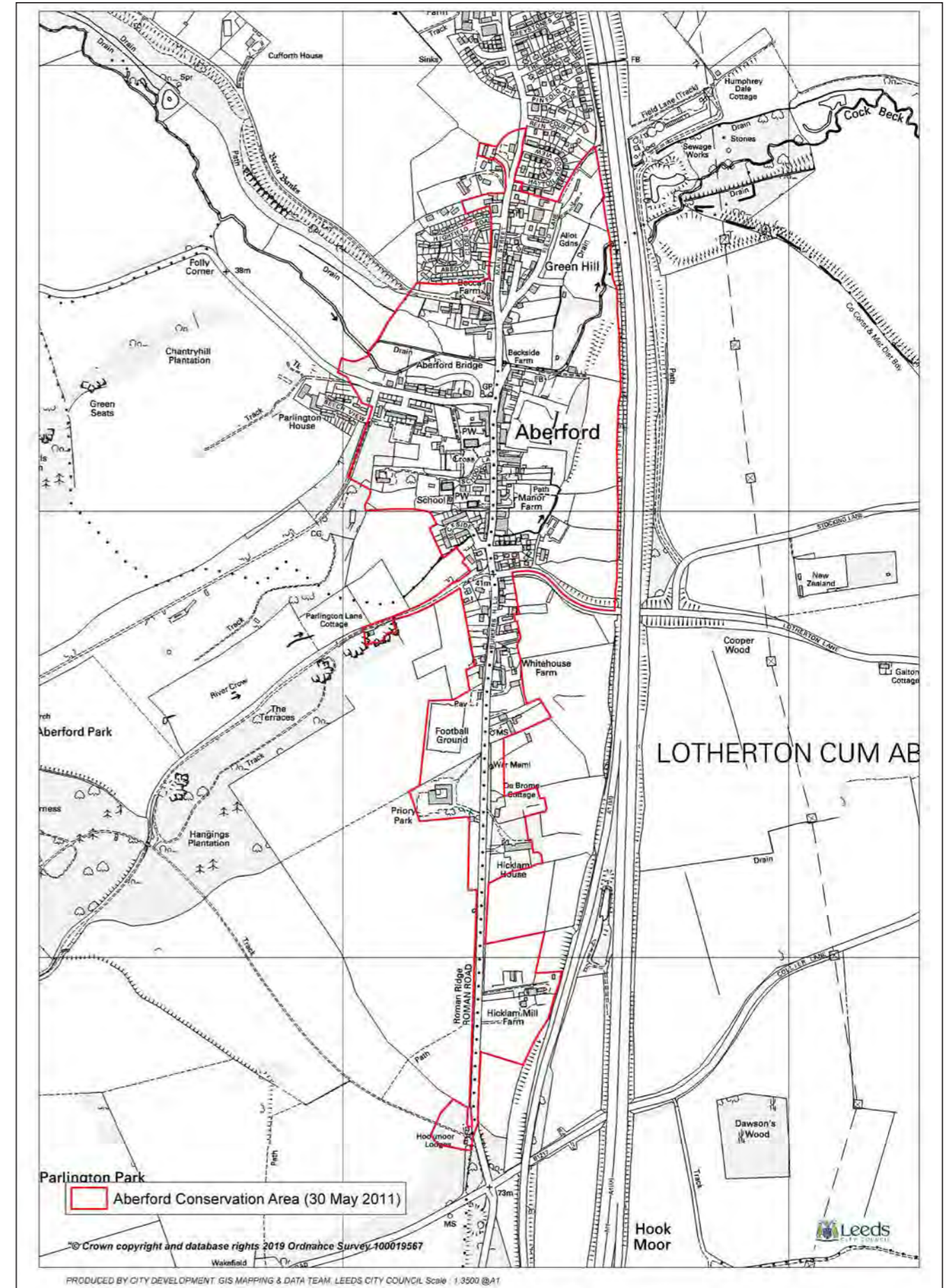
- Work with LCC Highways and other departments as appropriate regarding sympathetic management and treatments.

### Maintenance of Built Heritage Assets

- Identification of assets in poor condition, leading to liaison with those owners regarding appropriate works.

These and other actions/approaches are pulled together into an overall action plan for implementation in Chapter 6.

Map 2: Aberford Conservation Area



## 5.3 Community Facilities and Services

### Introduction

This community facilities and services section addresses the desire to both keep and enhance the village's already limited community assets, focussing in particular on the pivotal role of an upgraded fit for purpose village hall. It looks also to opportunities to add to the stock of assets and to enrich village life, including through better transport links, the potential of tourism and closer working with local businesses.

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

- To retain, improve and add to the village's community assets;
- To secure more and better public transport links to surrounding towns and other key destinations.

### Protection and Enhancement of Community Facilities

Initial public consultation demonstrated a strong desire to protect Aberford's existing facilities and services. This is in the face of significant losses of facilities – 2 public houses, shop, Post Office, Methodist church, garage, several doctors' surgeries and others – in recent times. The community clearly values and wishes to protect the remaining village pub (The Arabian Horse), village hall, doctors' surgery, St Ricarius Church and the school. The response to the June 2015 Policy Intentions Document consultation solidly endorsed (90%) a policy to achieve this end, as did the 2017 draft plan consultation (89%).

Core Strategy Policy P9 states that where proposals for development would result in the loss of an existing facility or service, satisfactory alternative provision should be made elsewhere within the community if a sufficient level of need is identified. Neighbourhood Plan policy will add to this by specifying the facilities or services to which policy will apply (ref Appendix 5 for full details) and the particular local circumstances which should govern loss or alternative provision, in particular the need for viability testing in respect of commercially provided facilities, such as a shop or public house. It will also address the particular concern that, given the village's elongated linear form, essential facilities should be retained within a defined central core area of the village, within which most such existing facilities are currently located, in order to maintain accessibility. This is all within the context of amendments to the Use Classes Order in May 2017 which now permit changes in the use of the village's facilities without the need for express planning permission, allowable changes which policy CF1 below reflects.

The central village core is shown on The Neighbourhood Plan Map. It extends from St John's Garth in the north to Parlington Lane/Coal Staithes in the south, stretching west to Parlington House and encompassing the full extent of properties fronting the east side of Main Street. It has been defined on the basis that most existing community facilities fall within this area, that all such facilities are in reasonably close proximity to each other and that this area is reasonably accessible from all parts of the village

#### POLICY CF1: PROTECTION AND ENHANCEMENT OF COMMUNITY FACILITIES

Development requiring planning permission, which would result in the loss of any of the following community facilities, as shown on The Neighbourhood Plan Map, should provide alternative equivalent facilities within the central village core, also as defined on The Neighbourhood Plan Map, wherever a sufficient level of continuing community need is identified:-

- i. The Arabian Horse Public House
- ii. The Village Shop (adjacent The Arabian Horse)
- iii. Aberford Village Hall
- iv. Jessamine Cottage Surgery
- v. St Ricarius Church
- vi. Aberford Church of England Primary School

#### vii. Bowling Green Pavilion

Commercially provided facilities will constitute an exception to the above where it can be demonstrated that operation of the existing facility is no longer viable in terms of market attractiveness, following the marketing of the facility for at least one year.

Development requiring planning permission, which would result in the loss of Aberford Albion FC Clubhouse, as shown on The Neighbourhood Plan Map, should provide alternative facilities easily accessible from the football pitch they are intended to serve, providing a sufficient level of community need is identified.

Development acceptable in principle, which would improve any of the above facilities for the benefit of the Aberford community, will be encouraged and supported.

### Provision of New Community Facilities

The initial consultation also gave a clear mandate for the plan to promote the provision of new facilities and services with an express need articulated for more children and young people's facilities, pre-school provision, improved health facilities and more local shops. This within the context of more general statements regarding the strain on existing facilities and need for improvements. The policy intentions consultation overwhelmingly supported a policy covering the provision of new appropriate facilities and services, echoed by support for a new community facilities policy from over 89% of respondents to the 2017 draft plan consultation.

Core Strategy Policy P9 stresses the importance of access to local facilities for community health and wellbeing. It also states that new provision should be relative to local levels of need and proportionate to size of settlement, as well as easily accessible, centrally located and not detrimental to local residential amenity. Policy CF2 below reflects the desirability of easy access and a central location, while also allowing for some flexibility in respect of new provision with operational requirements which may not be able to be met in the largely built-up central village core, eg sports or leisure facilities with related open space or parking needs.

#### POLICY CF2: PROVISION OF NEW COMMUNITY FACILITIES

Proposals for the provision of new community facilities within Aberford village, which meet demonstrable community need, will be supported. Any such provision should be located within the central village core as defined on The Neighbourhood Plan Map, unless the operational requirements of that provision dictate otherwise.

### Aberford Village Hall Site

Aberford Village Hall has been identified as one of the key existing community facilities in the village. The hall is operated by a board of management trustees which has recently carried out its own consultation on the future of the hall. In the 2017 draft plan consultation, over 70% of respondents supported a policy to protect the current village hall site in community use.

While small scale improvements will prolong the life of the hall in the short term and monies have been identified for refurbishment works, the trustees' view is that the hall needs substantial investment to secure its long term future. In recent years, the trustees have worked closely with the owner of the land behind the hall to submit a joint planning application to build additional housing for the village, while also providing much needed off-road parking for the village hall, together with a substantial cash payment to enable a major refurbishment of the hall. Following refusal of planning permission by Leeds City Council and the subsequent rejection of an appeal by a Government inspector, these plans have now been abandoned.

The trustees however remain committed to considering any scheme that would provide a substantial contribution to the hall. Their strong preference is to retain the central, accessible location. In support of this aspiration

and in recognition of the importance of the village hall site as a key accessible location for the provision of community facilities generally, this plan sets out an overall concept statement regarding the site's future use and development.

The village hall is also highlighted in Chapter 6 as a potential recipient of Community Infrastructure Levy (CIL) funding from the parish council.

### POLICY CF3: ABERFORD VILLAGE HALL SITE

In the event of the village hall facility relocating to another site within the central village core, the Aberford Village Hall site, as shown on The Neighbourhood Plan Map, should be developed for alternative community use which could include health facilities, village shop, Post Office or nursery, with associated public car parking.

### Coal Staithes Site

The Coal Staithes site (sometimes referred to as the Aberford Motors site), as identified on the Neighbourhood Plan Map, comprises the now overgrown site of Aberford Motors, previously the coal yard and terminus of the Aberford-Garforth Railway, together with some surrounding rough pasture and scrub. A draft plan policy setting out aspirations for its future use received over 52% support in the 2017 Neighbourhood Plan consultation.

The site is of historic interest, being the point at which coal wagons from the Garforth mines would discharge their loads into the depot yard at the end of the fly line. The extensive walls of the staithes still remain but little else from that era is to be seen. The station manager's house (Depot House) just outside the site boundary, remains standing, and the weigh office and ticket window are reported to remain essentially intact. It is identified as a positive building in the Aberford CAAMP. The site is also bordered by the River Crow to the north, where it emerges from Strategic Green Infrastructure to the west.

The site has excited past development interest with the owners, M&G Real Estate, proposing a possible housing scheme on the site in 2011, as part of the consultation on the 2011 Aberford Masterplan.

Despite the site being brownfield in nature, the majority lies in Green Belt with only the north-east projection of the site, nearest Main Street, not so designated. The parish council is keen that the site be utilised for community purposes, or for mixed community/housing use, and that the Neighbourhood Plan makes a policy statement in this regard. Neighbourhood Plans however have no remit in respect of proposals for Green Belt land and as such, the council's planning aspirations for the site can relate only to the non-Green Belt portion to the north-east (see Neighbourhood Plan Map). These are set out in Policy CF4 below. The hope, however, is that any proposed community uses development would cover the whole site, and be reflective of the stated policy. This is set out more fully under Community Actions below.

### POLICY CF4: COAL STAITHES

The Coal Staithes site, as shown on The Neighbourhood Plan Map, should be developed for community uses, which could include any of a new village hall, village shop, health facilities and associated public car parking, or for mixed community and housing uses, including affordable housing.

The following should be important considerations in the determination of any planning application affecting this site:-

- i. The protection and enhancement of the staithes walls;
- ii. The setting of the adjacent Depot House;
- iii. The protection and enhancement of the River Crow along the site's northern boundary.

### Community Actions

In addition to the plan's core provisions regarding the protection and enhancement of facilities, the provision of new facilities through new development and the future of key sites such as the village hall and Coal Staithes, the following complementary actions and aspirations, to be pursued either locally or via outside agencies, have been identified. These originate variously from the VDS and Masterplan, as reviewed by the Neighbourhood Plan Management Group, and from suggestions made by the Aberford community in Neighbourhood Plan consultations.

#### Better Existing Facilities

- Support the opening of new shops in the village.
- Liaise with the community and bus operators regarding improvements to bus services in respect of routes (eg to Garforth Station, Micklefield), service frequencies, service reliability and improvements to and/or introduction of bus infrastructure such as shelters, raised kerbs and real time bus information.
- Register all community facilities and other qualifying assets of value as 'Assets of Community Value' with LCC - list to include:-
  - Land to north of Markham Cottages;
  - Field by Becksid Play Area (Becksid Farm/Simpson's Field);
  - Aberford Albion FC Football Pitch and Clubhouse;
  - Aberford Bowling Green and Pavilion.

#### School

- Support the permanent expansion of the school, either within its existing site or on a new site in the village.
- Approach Oriel College regarding school freehold purchase, subject to available resources.

#### Village Hall

- Support the Village Hall Committee in principle, regarding refurbishment or rebuild plans.
- Investigate possibility of creating small meeting rooms within the hall.
- Approach the trustees regarding village hall freehold purchase, subject to available resources.

#### Coal Staithes

- Work with the owners regarding the development of a whole site scheme, to include community uses, such as a new village hall, village shop, health facilities, primary school and associated public car parking, or a mixed community and housing scheme, including affordable housing.

#### New Facilities

- Investigate the possibility of new off-street parking areas, eg in conjunction with any redevelopment of the village hall and Coal Staithes sites.
- Investigate the possibility of purchasing land at the rear of the village hall for development of a parking area to serve the hall.
- Investigate the feasibility of installing electric vehicle charge points in the village at a suitable off-road location.

#### Village Life

- Review and make recommendations regarding young people's facilities and activities in the village, specifically addressing pre-school, pre-teen and teen/young adult provision.
- Review and make recommendations regarding older people's facilities and activities in the village, specifically addressing the separate needs of men and women.
- Support village-based groups.
- Support village-based sports clubs.
- Coordinate and promote a programme of village events, eg farmers' market.
- Make best use of community buildings in terms of community space needs, activities and the tailoring of costs to group means.

### Local Business Needs

- Promote local employment opportunities where potential buildings or sites become available, eg Whitehouse Farm.

### Tourism

- Tourism 'Strategy' to develop the village's tourism potential, including its links to Lotherton Hall and the Parlington Estate.
- Improve visitor signage.
- Develop tourist information for visitors – in conjunction with key service providers – detailing items of interest such as public rights of way, historical monuments, services and, in particular, Lotherton Hall and the Parlington Estate.
- Work with the owners of heritage assets, eg The Gascoigne Almshouses, to organise more open days for public viewings and to publish them widely within the community.

These and other actions/approaches are pulled together into an overall action plan for implementation in Chapter 6.



## 5.4 Housing

### Introduction

This section responds to the vision statement's aspiration to provide new homes for young and old. It specifically addresses the following plan aims:-

- To conserve Aberford village's characteristic built form, while accepting new sustainable development of an appropriate scale, design and quality;
- To secure new housing which meets evidenced local needs, as part of any new residential development, wherever feasible.

### New Housing Development – Key Guiding Principles

It is evident from public consultation that local people have an appreciation of the need for Aberford to contribute to required new housing development across the Leeds area (roughly a third of respondents in the initial consultation supported between 50-100 new homes, with a further third in favour of 20-50), but certainly not at the level envisaged by Leeds City Council, ie ultimately up to as many as a possible 5,000 new homes, with perhaps up to 1,850 by 2028.

It is however the adopted Leeds Core Strategy and emerging Site Allocations Plan (together part of the Leeds Local Plan) which will together determine the level of development and the sites which will accommodate it in the Outer North East Leeds sector of which Aberford is a part and whether there will be any allocated sites within the Neighbourhood Area. This Neighbourhood Plan cannot influence the outcome or vary from whatever is finally decided.

This plan can however have a significant say on how any allocated sites would actually be developed on the ground, by setting out general parameters, requirements and aspirations in order to help shape the make-up, layout, infrastructure and design of future development. The integration of any such development into the existing linear form of the village is particularly important to the community.

### POLICY H1: NEW HOUSING DEVELOPMENT – KEY GUIDING PRINCIPLES

Promoters of major development proposals on allocated or identified sites should prepare, as appropriate, the following documents in order for an approach to new housing development to be agreed with the local planning authority and the local community:-

- a) A comprehensive development brief and concept masterplan;
- b) A comprehensive transport study;
- c) An infrastructure delivery plan.

These documents should address the following key guiding principles:-

- i. The avoidance of adverse impacts on Aberford's landscape, nature conservation and open space assets.
- ii. The avoidance of adverse impacts on Aberford's Conservation Area and built heritage assets.
- iii. Respect for the characteristic linear form and appearance of Aberford village.
- iv. The avoidance of adverse impacts on local road safety and traffic congestion.
- v. The delivery of all necessary highways improvements upfront before any construction works commence on site.
- vi. The provision of quick and easy access to the local public transport network.
- vii. The protection of existing Public Rights of Way and cycle paths.
- viii. The creation of new walking and cycling routes and the bridging of gaps in and making of improvements to existing routes in order to encourage people to walk and cycle.



- ix. The provision of quick and easy access to local community facilities, including educational and health facilities.
- x. The provision of in-curtilage, off-street parking at a level which does not add to any existing local parking problems in the immediate vicinity of the development site.

### Development on Non-Allocated Sites

The allocation of particular sites for future housing development cannot of course preclude developer applications on additional sites within Aberford. In the first instance, the response to such applications is governed by Core Strategy Policy H2 (New Housing Development on Non Allocated Sites). This states that infrastructure capacity (transport, education, health), accessibility standards and the intrinsic amenity, recreation or nature conservation value and visual/historic/spatial character of greenfield land are all key factors in determining acceptability. Policy H2 below addresses the infrastructure capacity issues from a local Aberford perspective.

The residents of Aberford have confirmed, both in their responses to initial and policy intentions consultations that while there is some recognition of the need for new housing development they would like to see appropriate development. Some 73% of respondents to the draft plan consultation supported a policy covering housing development on non-allocated sites.

#### POLICY H2: DEVELOPMENT ON NON-ALLOCATED SITES

New housing development will be acceptable in principle on non-allocated land, providing that infrastructure capacity, either as existing or provided as a condition of development, is not exceeded in relation to:-

- i. The local highway network;
- ii. The local public transport network;
- iii. The availability of primary and secondary school places in the local school estate;
- iv. The availability of patient places at local GP and dental practices;
- v. Adopted standards of accessibility to local services.

### Housing Mix

In the 2013 Neighbourhood Plan consultation, respondents clearly indicated two main areas of local housing need, namely the elderly and first time buyers, with over a hundred responses in each case. The consultation on policy intentions in 2015 provided over 80% support for a policy addressing a mix of housing sizes, types and tenures to meet local housing needs, with mention again made of the needs of younger residents and young families for smaller properties. A similar number supported a proposed housing mix policy in the 2017 draft plan.

While no housing needs assessment has been carried out for Aberford, assessments have been completed for the comparable nearby parishes of Barwick and Scholes (a direct neighbour to the west) and Clifford, both within the Outer North East Housing Characteristic Area. Key conclusions of each in respect of the characteristics of housing needed may also reasonably be drawn for Aberford:-

- Younger households seeking to upgrade, with smaller households likely to need and/or afford smaller dwellings;
- An aging population living in larger homes seeking to downsize, coupled with increasing numbers of older people suggesting housing for independent living for older people likely to be in demand;
- Likely lesser demand for the very largest properties (4+ bedrooms);
- Higher demand for homes up to and including 3 bedrooms;
- A need for policies that address imbalances in the local household and dwelling profile and predicted demographic change.

Core Strategy policy on housing mix (Policy H4) states that development should include an appropriate mix of dwelling types and sizes to address needs measured over the long term, taking into account the character of the location. It further states that for developments over 250 units, in or adjoining the Main Urban Area and Major

Settlements and for developments over 50 units in or adjoining 'Smaller Settlements', developers are required to submit a Housing Needs Assessment (HNA) addressing all tenures so that the needs of the locality can be taken into account at the time of development. It is assumed that this would cover any major housing development that may or may not be allocated in the Neighbourhood Area.

On smaller sites, however, there is no such HNA requirement and therefore no guarantee that locally evidenced needs would be met. Plan policy will address this situation.

Core Strategy Policy H8 addresses 'Housing for Independent Living' and states that developments of over 50 dwellings are expected to make a contribution to supporting needs for independent living, with very large developments having the potential to provide sheltered schemes and smaller developments contributing in other ways, such as bungalows or level access flats. Policy goes on to set more detailed locational requirements such as walking distances to town or local centres or access to community facilities. This policy should ensure that any housing development over the stated threshold will provide for elderly people's needs and that new development would be appropriately provided for in relation to facilities.

The above does not however cover the needs of elderly people wishing to downsize in order to remain within Aberford village. Neighbourhood Plan policy will address this by reducing the dwelling threshold trigger.

#### POLICY H3: HOUSING MIX

Any housing development proposal of 5 or more dwellings, within or immediately adjacent to the built-up area of Aberford, must provide an appropriate mix of dwelling types to include particular provision for smaller households and the needs of the older community.

### Community Actions

In addition to the plan's core requirements to shape any future allocated housing development, to test proposals on non-allocated sites and to secure a mix of new housing to meet local needs, the community has identified the following complementary action to be pursued either locally or via outside agencies.

### Housing Needs Survey

- Consider the commissioning of a local housing needs survey, in order to inform the mix of new housing to be provided on any future proposed housing site.

# 6 Monitoring, Review, Implementation

## Monitoring, Review and Strategic Delivery

The Aberford Neighbourhood Development Plan (ANDP) will be delivered and implemented over the plan period 2018-2028. It seeks to provide the focus for change within Aberford, but is not a rigid 'blue-print', rather a framework for change. The plan will be subject to annual monitoring by the parish council and to periodic review, again by the council, certainly at the end of the plan period, but earlier if circumstances require.

The core planning policies of the ANDP will be delivered through their application by the planning officers and members of Leeds City Council (LCC), as the determining body for those applications (or by the Secretary of State in the case of appeals) and by the actions of developers, in accordance with planning permissions granted by LCC and associated planning conditions. Section 106 Agreements will work to mitigate site development impacts in line with ANDP policies where required.

In addition, Community Infrastructure Levy (CIL), collected by LCC as a 'tax' on development, will help to pay for any infrastructure needed as a result of growth within Aberford, including schools, greenspace, flood defences and transport improvements. CIL is a relatively new levy on development introduced by Government in 2008 and implemented in Leeds by the city council in late 2014.

## Community Infrastructure Levy in the Parish

Alongside LCC's role in relation to CIL, the parish council is also a potential beneficiary of the levy, currently receiving 15% of all CIL income on eligible developments within the parish to spend on local projects related to new development, rising to 25% once the Neighbourhood Plan is adopted.

Based on consultations on the Policy Intentions Document, the following have been identified as potential priority areas where levy monies could be used to benefit Aberford and address the wishes of the community. They are listed in order of the community's expressed priorities at the time of writing:-

- Local shops;
- Refurbishment/rebuilding of the village hall;
- Highway network improvements;
- Improvements to public transport;
- Improvements to existing open space areas;
- Young people's facilities;
- Improvements to the Public Right of Way network;
- Provision of new community open space areas;
- Pavement upgrades;
- Improvements to National Cycle Route 66 and wider network improvements.

## Community Actions and Approaches

Chapter 5 of this plan identifies a large number and wide range of themed non-planning actions and approaches wished for and supported by the community.

These actions and approaches could be delivered in a variety of pro-active ways, by a range of agencies and organisations, including:-

- Leeds City Council – via public services, direct council funding, New Homes Bonus;
- Leeds City Council
  - Area Committee Well-being Fund Small Grants Programme;
  - Leeds Inspired - Large Grant;
  - Leeds Inspired - Small Grant;
  - Recreational (Non-sporting) Organisations' Grant;
  - Members' Investment in Community and Environment (MICE) Grant;
  - Community Committee Community Projects Grant;
  - Community Committee Youth Activities Grant;
- Lottery funding – eg Heritage Lottery, Big Lottery Fund;
- Parish council – CIL (see above) and other funding;



- Village Hall Committee;
- Local voluntary groups.

A number of buildings are identified in the plan (5.3 Policy CF1) as community facilities to be protected against development or change of use, due to the importance they have for the daily lives and activities of members of the community. These are key 'Assets of Community Value', largely in private ownership, and capable of being formally registered as such, along with other qualifying assets, with LCC under the terms of the 2011 Localism Act. Such registration requires the registering body, which could be the parish council, to be notified of any intention to change the use of or to sell the asset and grants them the opportunity to put together a proposal to purchase it in order to preserve its current use. A community action in respect of such assets is included in Section 5.3. The Arabian Horse Public House has already been registered as an Asset of Community Value by the parish council.

### Project Delivery Plan

The table below pulls together all of the identified community actions and approaches from Chapter 5 of the plan and lists them in terms of theme, title, brief description, potential funding source, responsible body and potential lead/partner organisations and priority (shown in bold text).

THEME	TITLE	DESCRIPTION	POTENTIAL FUNDING	POTENTIAL LEAD/PARTNER ORGANISATION(S)
GE-Green Environment	Countryside management & improvement	Prepare/update landscape management plans for existing parklands to better reflect commissioned ideas etc	Historic England/CIL/Landowners	ADPC/Landowners
GE-Green Environment	Countryside management & improvement	Enhance, manage habitats/habitat features	Historic England/LCC/CIL	ADPC/Landowners/LCC
GE-Green Environment	Countryside management & improvement	Woodland planting - small scale planting in open arable areas; screen planting	Historic England/LCC/CIL	ADPC/Landowners/LCC
GE - Green Environment	Countryside management & improvement	Control of alien invasive plant species		ADPC/Landowners/LCC
GE-Green Environment	Green Space Improvement	Improve A1(M) buffer zone	Highways England/CIL	ADPC/Highways England
<b>GE-Green Environment</b>	<b>Green Space Improvement</b>	<b>Improve other green infrastructure</b>		<b>ADPC</b>
<b>GE-Green Environment</b>	<b>Green Space Improvement</b>	<b>Continued improvements to Jubilee Fields and Becksid Play Area</b>	<b>CIL</b>	<b>ADPC</b>
<b>GE-Green Environment</b>	<b>Green Space Improvement</b>	<b>Investigate bringing open spaces into ADPC ownership</b>	<b>CIL</b>	<b>ADPC/Landowners</b>
GE - Green Environment	Green Space Improvement	Improve management of Drovers' Verges	LCC	ADPC/LCC

THEME	TITLE	DESCRIPTION	POTENTIAL FUNDING	POTENTIAL LEAD/PARTNER ORGANISATION(S)
GE-Green Environment	Trees	Preserve existing mature trees via new TPOs		ADPC/LCC
GE-Green Environment	Trees	Develop tree management & replanting strategy	CIL/LCC	ADPC
GE-Green Environment	Trees	Investigate locations for new tree planting		ADPC
GE -Green Environment	Hedgerows	Investigate 'important hedgerows' for possible designation		ADPC/LCC
GE-Green Environment	Village Gateways	Develop gateway features on main village road entrances	CIL	ADPC
GE-Green Environment	Village Gateways	Investigate adjustment of speed limit zones and road redesign at some village entrances	LCC	ADPC/LCC
GE-Motorway Noise	Motorway Buffers	Undertake screen planting	Highways England/CIL	ADPC/Highways England
GE-Motorway Noise	Motorway Surfacing	More/better low noise surfacing	Highways England	ADPC/Highways England/Landowners
GE-Flooding	Cock Beck Culvert Maintenance	Investigate A1(M) culvert re de-silting	Environment Agency	ADPC/Environment Agency
GE-Flooding	River Crow Maintenance	Maintain culverts & feed-in drains	Landowners	ADPC/Landowners/LCC
<b>GE-Highways</b>	<b>Roads &amp; Road Traffic</b>	<b>Identify required network improvements</b>		<b>ADPC</b>
GE-Highways	Roads & Road Traffic	Tackle speeding	LCC/CIL	ADPC/LCC
<b>GE-Highways</b>	<b>Pavements</b>	<b>Upgrade poor condition pavements on Lotherton Lane &amp; B1217</b>	<b>LCC/CIL</b>	<b>ADPC/LCC</b>
<b>GE-Highways</b>	<b>Public Rights of Way</b>	<b>Continue annual review/assessment of network</b>		<b>ADPC</b>
<b>GE-Highways</b>	<b>Public Rights of Way</b>	<b>Extend/improve network and signage, including permissive paths</b>	<b>CIL/LCC/Landowners</b>	<b>ADPC/LCC/Landowners</b>
<b>GE-Highways</b>	<b>Cycle Routes</b>	<b>Improve National Route 66 and wider network</b>	<b>Sustrans/CIL</b>	<b>Sustrans/LCC/ADPC</b>
BH-Conservation Area	Management	Undertake streetscape audit and develop strategy for public realm enhancement		ADPC/LCC

THEME	TITLE	DESCRIPTION	POTENTIAL FUNDING	POTENTIAL LEAD/PARTNER ORGANISATION(S)
BH-Conservation Area	Management	Various enhancement activities, including promotion and encouragement to land/property owners via leaflet/campaign and possible grant scheme	CIL	ADPC/LCC
BH-Conservation Area	Maintenance of Green Spaces & Footpaths	Ensure future proposals respect green spaces & footpaths	LCC/Landowners	ADPC
BH-Conservation Area	The Great North Road	Work with LCC departments re sympathetic management & treatments	LCC	ADPC/LCC
BH-Built Heritage Assets	Restoration/Improvement of Assets	Identify assets in poor condition	CIL/Landowners/Historic England	ADPC
<b>CF-Better Existing Facilities</b>	<b>New Shops</b>	<b>Support initiatives to open new shops</b>	<b>CIL</b>	<b>ADPC</b>
<b>CF-Better Existing Facilities</b>	<b>Bus service improvement</b>	<b>Liase with operators to secure improvements</b>	<b>CIL</b>	<b>ADPC</b>
CF-Better Existing Facilities	Assets of Community Value	Register further assets with LCC		ADPC/LCC
CF-Better Existing Facilities	School Expansion	Support plans for school expansion	CIL	ADPC/School
CF-Better Existing Facilities	School Freehold	Approach freeholder re possible freehold purchase	CIL	ADPC/Oriel College/School
<b>CF-Better Existing Facilities</b>	<b>Village Hall</b>	<b>In principle support for refurbishment, improvement or rebuild plans</b>	<b>CIL</b>	<b>ADPC/Village Hall Committee</b>
CF-Better Existing Facilities	Village Hall	Approach freeholder re possible freehold purchase	CIL	ADPC/Trustees/Village Hall Committee
CF-Better Existing Facilities	Coal Staithes	Investigate possible redevelopment of site for community uses or mixed housing community use	CIL/Landowner	ADPC/Landowner
<b>CF-New Facilities</b>	<b>Off-street car parking</b>	<b>Investigate possibilities for new areas</b>	<b>CIL</b>	<b>ADPC/Landowners</b>
CF-New Facilities	Land purchase for car park rear of village hall	Investigate land purchase possibility	CIL	ADPC/Landowner

THEME	TITLE	DESCRIPTION	POTENTIAL FUNDING	POTENTIAL LEAD/PARTNER ORGANISATION(S)
CF-New Facilities	Electric vehicle charge points	Investigate feasibility for off-road installation	CIL	ADPC
<b>CF-Village Life</b>	<b>Young People's Facilities</b>	<b>Review and propose any improvements</b>		<b>ADPC</b>
CF-Village Life	Older People's Facilities	Review and propose any improvements		ADPC
CF-Village Life	Village-based Groups & Clubs	Support groups & clubs	ADPC	ADPC
CF-Village Life	Village Events Programme	Coordinate and promote an events programme	ADPC	ADPC
CF-Village Life	Community Buildings Use	Review usage, needs and costs		ADPC/Village Hall Committee/Church of England
CF-Local Business Needs	Local Employment	Promote opportunities where potential exists		ADPC
CF-Tourism	Tourism Strategy	Develop strategy to increase tourism potential		ADPC/Landowners/LCC
CF-Tourism	Visitor Signage	Improve signage	CIL	ADPC/LCC
CF-Tourism	Tourist Information	Produce leaflet	CIL/LCC/Visit Yorkshire	ADPC/LCC/Visit Yorkshire/Landowners
CF-Tourism	Open Days	Develop programme of open days to local heritage assets		ADPC/Landowners
H-New Housing Mix	Housing Needs Survey	Consider commissioning of survey	CIL	ADPC

# Appendices



## Appendix 1 Local Green Infrastructure

### A1(M) Corridor (including Drovers' Verges North)

The A1(M) Corridor runs as a narrow strip along the eastern side of the motorway, north from Collier Lane (B1217), across Lotherton Lane to Field Lane where it widens out to take in embankments on the western side of the motorway. Further north, at Black Horse Farm, it also takes in verges either side of the old Great North Road (now Aberford Main Street), reaching back into the village and continuing north up to the parish boundary north-west of the A64 motorway junction. The corridor functions as a wildlife corridor comprising a mix of woodland and grassland habitats throughout its length, and forms part of the Leeds Habitat Network. It also plays a key role as a landscape, amenity and environmental buffer to the motorway which it clothes.

The wide Great North Road verges at its northern end form part (the northern part) of the Drovers' Verges which are also still extant to the south of Aberford village. These are identified as Local Green Space, in part for their local heritage value. They were historically used by drovers to drive livestock to/from market and between pastures, the wide grassy sward affording grazing opportunities en route.

These northerly verges offer a recreational route for walkers. The corridor can also be walked from Stocking Lane, north to Field Lane.

The corridor intersects with the Cock Beck Corridor, south of Field Lane, and with the Lotherton Lane Corridor. The corridor runs along the eastern edge of and supplements the Limestone Ridge Strategic Green Infrastructure.

### Cock Beck Corridor (East of A1(M))

The Cock Beck Corridor follows the course of the Cock Beck from its emergence from beneath the A1(M), eastwards along the parish boundary, which it forms, to its point of departure from the parish south of Hayton Wood; a distance of about 1km.

The corridor fulfils wildlife, recreational and heritage functions.

Along its relatively short length, it comprises wetland, woodland and grassland habitats, with the Aberford Osiers Local Wildlife Site a notable feature at its western end. Much of the corridor falls within the Leeds Habitat Network, with its deciduous woodland identified as a UK Priority Habitat.

A path/track runs along the length of the corridor, extending from alongside the motorway, eastwards past a sewage works to Field Lane and then on eastwards towards Hayton Wood and beyond into North Yorkshire.

At its western end, the corridor includes sections of the Woodhouse Moor Rein. These are part of extensive ancient linear earthworks (The Aberford Dyke System) in the Aberford area, designated as Scheduled Monuments by Historic England.

The corridor intersects with the A1(M) Corridor at its western extremity, linking in turn via the course of the beck, with the Strategic Green Infrastructure on the west side of the motorway. It also links eastwards into a Sub Regional Green Infrastructure Corridor identified by Selby District Council in its adopted Core Strategy.

### Lotherton Lane Corridor

The Lotherton Lane Corridor extends from the motorway bridge over Lotherton Lane, eastwards along the lane to its junction with Collier Lane.

It functions primarily as an unofficial recreational pedestrian link between Aberford village and Lotherton Hall and Gardens. The short term enhancement of the existing 'pavements', together with the longer term aspiration to create an off-road footpath link paralleling the lane, are both included within the Neighbourhood Plan's community actions and project delivery plan.

The corridor performs an additional wildlife function for at least a third of its length, with the stretch from the motorway east almost to Galton Cottages comprising a mix of grassland and woodland habitats on its verges, including the small Cooper Wood. While it is agricultural land for the remainder of its length to Lotherton, there is potential for enhancement, ideally in concert with footpath creation works, subject to landowner agreement.

The corridor intersects with the A1(M) Corridor at its western extremity and thus on to Strategic Green Infrastructure (SGI) west of the motorway, joining up with the SGI again at Lotherton Hall

## Appendix 2 Candidate Local Green Space Sites Assessment

Site: 1 ABERFORD ALBION FC FOOTBALL PITCH	
Location	At entrance to village from south. West side of Great North Road, immediately north of Priory Park.
Size	2.15ha
Adjacent to existing properties?	Yes - between cottages and the Gascoigne Almshouses and opposite across road.
Local or community value	No general public access/use. Used by community for formal playing of football. Local teams based here. No other comparable village facilities.
Landscape value	Yes – identified as a ‘key green area’ in the CAAMP. Affords views to open fields/Parlington Estate beyond conservation area
Historical value	No
Recreational value	Yes – formal sports playing space for adults and young people – the only one in the village.
Wildlife or green infrastructure value	Forms part of Strategic Green Infrastructure
Summary Assessment/ Basis of Recommendation	Meets most criteria to some extent, with the exception of ‘historical value’. Designation, particularly on the basis of the site’s local/community and recreational value (as opposed to the site’s Green Belt function), would provide a level of protection, and therefore additional community benefit, secure from any local authority Green Belt review or future private owner developer aspirations. It would also provide a sound basis for the possible associated community action regarding exploring the purchase of the site by the PC from the current owners in order to secure what is seen as an important community asset.
Recommendation	<b>To be designated a Green Space</b>

Site: 2 ABERFORD BOWLING GREEN	
Location	At junction of Beech View and Parlington Drive. Between Parlington Villas and Jubilee Fields.
Size	0.214ha
Adjacent to existing properties?	Yes – on north and east boundaries.
Local or community value	Yes – well-used by members of Aberford Bowls Club (nearly 60 members, aged 60-80+, mainly villagers) and visiting bowling clubs, in both competitive (local league) and informal leisure contexts. The club runs 5 different teams in 5 leagues. Used daily throughout season from April to end September for either matches or practices and casual use.
Landscape value	Limited – none inherent. Medium distance views of attractive mature trees west/south-west across adjacent Jubilee Fields.
Historical value	No
Recreational value	Yes – formal use daily throughout bowls season.
Wildlife or green infrastructure value	No
Summary Assessment/ Basis of Recommendation	Clearly meets local/community and recreational criteria and represents a valuable outdoor asset for the village’s older community in particular. No equivalent/comparable provision in the village. Some subsidiary landscape value. Considered that on balance the site meets the qualifying criteria.
Recommendation	<b>To be designated a Green Space</b>

Site: 3 ABERFORD PLAYING FIELDS AND TENNIS COURTS (JUBILEE FIELDS)	
Location	Behind Parlington Villas, adjacent to/south-east of Aberford Bowling Green.
Size	0.61ha
Adjacent to existing properties?	Yes
Local or community value	Yes – playing space for young people, general recreational space, used by Aberford C of E Primary School for annual sports day, outdoor gym used by all age groups. Tennis court and basketball court used by all ages. Created/improved by parish council using Compulsory Purchase Order receipts.
Landscape value	Limited – none inherent. Rimmed by mature trees on 3 sides.
Historical value	No
Recreational value	Yes – general recreation by all ages.
Wildlife or green infrastructure value	No
Summary Assessment/ Basis of Recommendation	Clearly meets local/community and recreational criteria, meeting the needs of all age groups within the community. The site is the village’s outdoor recreational hub. It also enjoys attractive views out in 3 directions. Considered that on balance the site meets the qualifying criteria.
Recommendation	<b>To be designated a Green Space</b>

Site: 4 BECKSIDE PLAY AREA & SURROUNDS	
Location	Adjacent to Aberford Bridge on east side of Main Street, extending south and across Cock Beck
Size	0.48ha
Adjacent to existing properties?	No – none immediately adjacent – property across stream to south-east; beyond site boundary to the north; diagonally opposite, across road to the north-west.
Local or community value	Yes – Used daily by young children. The only children’s playground in the village. Creation funded through parish council using Landfill Grant money and Leeds City Council funding from councillor controlled ‘MICE’ grant. Land to south forms fringing verges between access path and Aberford Bridge, either side of beck.
Landscape value	No – verges are grassed and include 2 small trees south of beck.
Historical value	Limited – associated with key landmark structure of listed Aberford Bridge. Where path crosses beck is location of former village ford, recorded as going back to Saxon times and which gave its name to the village. The ford was in regular use until the early C20. The solid bottom of the beck at this point provides physical evidence of its former use.
Recreational value	Yes – play area for children, used daily. Accessible to the public. Children play in stream in summer.
Wildlife or green infrastructure value	Yes – part of Strategic Green Infrastructure. Verges part of Leeds Habitat Network.
Summary Assessment/ Basis of Recommendation	Meets 3 of the 5 criteria, notably local/community and recreational value with some associated historical interest. The importance of the space to the community’s youngest children and their parents is considered sufficient basis for designation, in order to secure it as an open space/recreational asset over and above any Green Belt function it is deemed to perform.
Recommendation	<b>To be designated a Green Space</b>

Site: 5 ABERFORD CHURCH OF ENGLAND PRIMARY SCHOOL PLAYING FIELDS	
Location	Adjacent to the school (south side)
Size	0.23ha
Adjacent to existing properties?	Yes – to east and south-east.
Local or community value	Yes – used daily in term time by children at the school
Landscape value	Limited – none inherent. Attractive views to the south across open farmland to well-wooded Parlington Estate.
Historical value	No
Recreational value	Yes – general recreation by school children, invaluable to the school.
Wildlife or green infrastructure value	Part of Strategic Green Infrastructure. Potential for biodiversity enhancement.
Summary Assessment/ Basis of Recommendation	Meets most criteria to some extent, with the exception of ‘historical value’. Designation, particularly on the basis of the site’s local/community and recreational value (as opposed to the site’s Green Belt function), would provide a level of protection, and therefore additional community benefit, secure from any local authority Green Belt review or future private owner developer aspirations. It would also provide a sound basis for the possible associated community action regarding exploring the purchase of the site by the PC from the current owners in order to secure what is seen as an important community asset.
Recommendation	<b>To be designated a Green Space</b>

Site: 6 ABERFORD ALLOTMENTS, FIELD LANE	
Location	East side of Field Lane.
Size	0.713ha
Adjacent to existing properties?	Yes – opposite side of Field Lane, but not visibly connected because allotments sunken/within a basin and screened by mature trees.
Local or community value	Yes – parish council held allotments used by some 30 villagers.
Landscape value	Yes – situated in basin rimmed by mature trees, with pond to east and attractive gardens of Sydenham House to the south. Affords good views north-east out of the conservation area, highlighting Aberford’s rural setting.
Historical value	Limited – adjacent to part of Aberford Dyke System (Historic England List Entry number 1016952)
Recreational value	Yes – used daily by allotment holders
Wildlife or green infrastructure value	Part of Strategic Green Infrastructure. Locally valuable mature trees to west and pond to east.
Summary Assessment/ Basis of Recommendation	Meets most criteria to some extent. Designation, particularly on the basis of the site’s local/community and recreational value (as opposed to the site’s Green Belt function), would provide a level of protection and therefore additional community benefit secure from any local authority Green Belt review based solely on Green Belt criteria.
Recommendation	<b>To be designated a Green Space</b>

Site: 7 SAINT RICARIUS SOUTH CHURCHYARD, SCHOOL LANE	
Location	Surrounding St Ricarius Church on Main Street.
Size	0.42ha
Adjacent to existing properties?	Yes – on north and west boundaries and across roads on all other boundaries.
Local or community value	Yes – links present-day villagers to their past generations.
Landscape value	Yes – attractive part of Main Street scene. Generally well-maintained with many mature trees. Identified as a ‘key green area’ in the CAAMP, making an important contribution to the natural feel of the conservation area.
Historical value	Yes – churchyard contains graves dating back to C17. Evidence of a church existing on the site in Saxon times. Identified in CAAMP as being of “key archaeological interest”.
Recreational value	No
Wildlife or green infrastructure value	Local/limited – large mature trees with some overgrown thickets. Local habitat in more built-up part of village.
Summary Assessment/ Basis of Recommendation	Site clearly meets most criteria, with the exception of recreational value.
Recommendation	<b>To be designated a Green Space</b>

Site: 8 BUNKERS HILL ALLOTMENTS	
Location	Behind bungalows to east of Young’s Court.
Size	0.1437ha
Adjacent to existing properties?	Yes – rear of Young’s Court - properties to the west.
Local or community value	Yes – allotments used by 5 villagers. Leeds City Council run allotments. Cater for southern half of the village and have been in use for over 70 years. Some reports of nuisance by Young’s Court residents who had experienced unpleasant behaviour by an allotment holder. Also issue of mud on footpath/road reported and resultant slip hazard. Benefits considered to far outweigh any nuisance.
Landscape value	No – none inherently. Views outward of limited value.
Historical value	No
Recreational value	Yes – used daily by 5 allotment holders.
Wildlife or green infrastructure value	Part of Strategic Green Infrastructure
Summary Assessment/ Basis of Recommendation	Site has some local/community and recreational value, albeit limited to a small number of allotment holders. This is balanced by some evidence of nuisance to the local community caused by the site. There is also some subsidiary strategic/wildlife value.
Recommendation	<b>To be designated a Green Space</b>



<b>Site: 9 FIELD BY BECKSIDE PLAY AREA (BECKSIDE FARM/SIMPSON'S FIELD)</b>	
Location	In the centre of the village to the east side of Main Street and Becksides Play Area.
Size	0.756ha
Adjacent to existing properties?	Yes – property adjacent to north-west corner and 1 opposite across Main Street. Properties to south across Cock Beck.
Local or community value	Yes – gathering place for the Bramham and Badsworth Boxing Day Hunt. Also regular (though not annual) site of the summer gala – last held here in 2016.
Landscape value	Yes – identified as a 'key green area' in the Aberford Conservation Area Appraisal and Management Plan, and as affording a key view eastwards.
Historical value	No
Recreational value	Yes – site has been used for village functions such as galas or gathering for the annual hunt – see above.
Wildlife or green infrastructure value	Yes – part of Strategic Green Infrastructure. Part of Leeds Habitat Network. Mature trees on 2 sides.
Summary Assessment/ Basis of Recommendation	Site fits all criteria, with the exception of historical value. Although Green Belt, designation would provide a level of protection, and therefore additional community benefit, secure from any local authority Green Belt review or future private owner developer aspirations. It would also provide a sound basis for a possible associated community action regarding exploring the purchase of the site by the PC from the current owners in order to secure what is seen as an important community asset.
Recommendation	<b>To be designated a Green Space</b>

<b>Site: 10 LAND IN FRONT OF MARKHAM COTTAGES/THE GRANARY</b>	
Location	West side of Main Street to front of Markham Cottages and The Granary
Size	0.014ha
Adjacent to existing properties?	Yes – frontage to Markham Cottages and The Granary. Row of properties opposite across Main Street.
Local or community value	Yes – in so far as their longstanding contribution to the street scene is valued by villagers.
Landscape value	Yes – attractive grassed and part-shrubbed frontage to Main Street.
Historical value	Yes – in so far as area has been grassed since the cottages were built in 1865 and contribute to the setting of Markham Cottages and The Granary (NB cottages identified as 'positive buildings' in the Aberford Conservation Area Appraisal and Management Plan). Also identified as contributing to a 'distinctive place' in same.
Recreational value	No
Wildlife or green infrastructure value	No
Summary Assessment/ Basis of Recommendation	Site is considered to meet three of the five qualifying criteria and clearly makes an important contribution to a key space at the village's heart. On this basis, it is recommended for designation.
Recommendation	<b>To be designated a Green Space</b>

<b>Site: 11 LAND TO NORTH OF MARKHAM COTTAGES</b>	
Location	West side of Main Street to north of Markham Cottages
Size	0.019ha
Adjacent to existing properties?	Yes – Markham Cottages to south; properties in Abbot's Close to west; row of properties opposite across Main Street.
Local or community value	Yes - in so far as their longstanding attractive contribution to the street scene is valued by villagers.
Landscape value	Yes – attractive area of trees/shrubs fronting street, with low old stone wall to street and high stone wall to back.
Historical value	Yes - identified as contributing to a 'distinctive place' in the Aberford Conservation Area Appraisal and Management Plan.
Recreational value	No
Wildlife or green infrastructure value	Limited – provides local habitat in the built-up part of the village.
Summary Assessment/ Basis of Recommendation	Site is considered to meet three of the five qualifying criteria and clearly makes an important contribution to a key space at the village's heart. It also has some limited localised wildlife value. On this basis, it is recommended for designation.
Recommendation	<b>To be designated a Green Space</b>

<b>Site: 12 PUMP HILL</b>	
Location	Land between Main Street and Field Lane, south of Pump Hill Cottage and overlooking The Arabian Horse PH. Also includes land to front/south of Field Lane.
Size	0.083ha
Adjacent to existing properties?	Yes – as described in 'Location'.
Local or community value	Yes –constitutes the 'village green' at the heart of the village. Focus for community activities such as Christmas Tree, carol singing and Easter Egg Hunt. Also serves as pub 'overspill garden' in summer.
Landscape value	Yes – focus of a 'distinctive place' identified in the Aberford Conservation Area Appraisal and Management Plan (CAAMP). Both areas - to front of the listed Pump Hill Cottage and Field House form important settings to those buildings. Field House is also identified as a 'landmark structure' in the CAAMP.
Historical value	Yes - forms an important setting to 2 listed buildings and a 'landmark structure'. Site of village pump – removed to rear of the Gascoigne Almshouses by LCC in the 1970s.
Recreational value	Yes – publicly accessible/used with 3 benches and a path across. Location of community gatherings/events, eg at Christmas.
Wildlife or green infrastructure value	Limited/local
Summary Assessment/ Basis of Recommendation	Site clearly meets most of the qualifying criteria and is a key open space and hub of activity for the village. It is recommended for designation.
Recommendation	<b>To be designated a Green Space</b>

Site: 13 WATERSIDE MEADOWS	
Location	Land north of Waterside Meadows/south of Cock Beck/west of Aberford Bridge.
Size	0.817ha
Adjacent to existing properties?	Yes – north of Waterside Meadows properties across access road.
Local or community value	Yes – looked after by residents of 10 local houses in line with local covenant. Wider community value as important local view.
Landscape value	Yes – meadow land in centre of village, with mature/young trees, including 2 exceptional weeping willows. Identified as part of ‘key green area’ in CAAMP and associated with ‘key landmark structure’ of listed Aberford Bridge.
Historical value	Yes – site of former mill race/goit associated with former, late 18th century, grade II listed water-powered corn mill at corner Main St/ Cattle Lane. Current building may have its origins in the 14th century. Earthworks in the meadow seem to indicate presence of water control features related to the mill and “should be retained” (ref CAAMP).
Recreational value	Limited – right of access for fishing purposes for anyone with a Leeds Water fishing licence.
Wildlife or green infrastructure value	Part of Strategic Green Infrastructure. Part of Leeds Habitat Network. Mature trees and some wildflowers.
Summary Assessment/ Basis of Recommendation	Meets most of the qualifying criteria. Although Green Belt, designation would provide a level of protection, and therefore additional community benefit, secure from any local authority Green Belt review or future private owner developer aspirations.
Recommendation	<b>To be designated a Green Space</b>

Site: 14 DROVERS’ VERGES NORTH	
Location	To east side of Main Street north, various strips from Roman Ridge in north to The Dale in the south.
Size	0.235ha
Adjacent to existing properties?	Yes – properties to the east front the verge throughout its length.
Local or community value	Yes – Drovers’ Verges well known to the local community and commented on during consultations.
Landscape value	Yes – part of the wide verges which characterise The Great North Road as highlighted in the Aberford Conservation Area Appraisal and Management Plan. Largely grassed strip with very occasional trees.
Historical value	Yes – the verges are the remnants of droving lanes, historically used by drovers when moving livestock through the area from the north to markets in the south.
Recreational value	Limited – a path extends along southernmost strip (Greystones Close to The Dale) and there is some pedestrian use throughout its length. There are 2 benches.
Wildlife or green infrastructure value	Part of Local Green Infrastructure as designated by this plan. Part of Leeds Habitat Network.
Summary Assessment/ Basis of Recommendation	Site satisfies all qualifying criteria to varying degrees, three clearly so. It is recommended for designation on this basis.
Recommendation	<b>To be designated a Green Space</b>

Site: 15 DROVERS’ VERGES SOUTH	
Location	To east and west sides of Bunkers Hill, south of village
Size	1.25ha
Adjacent to existing properties?	Yes – occasionally to the northern end, but largely not.
Local or community value	Yes - Drovers’ Verges well known to the local community and commented on during consultations.
Landscape value	Yes – forms the first green space scene when entering the village from the south. Part of the wide verges which characterize The Great North Road as highlighted in the Aberford Conservation Area Appraisal and Management Plan. Identified as ‘key green areas’ in the CAAMP.
Historical value	Yes – the verges are the remnants of droving lanes, historically used by drovers when moving livestock through the area from the north to markets in the south. 1922 War Memorial sited on east side, opposite Priory Park.
Recreational value	Yes – accessible footpath along whole of verge on west side, with access to public footpaths off to the west. Occasional benches on the east side.
Wildlife or green infrastructure value	Yes – part of Strategic Green Infrastructure. Part of Leeds Habitat Network.
Summary Assessment/ Basis of Recommendation	Site satisfies all qualifying criteria to varying degrees. Designation provides additional benefits to the existing Green Belt status by virtue of the fact that it is based on the varied merits of the site which make it valuable to the community rather than on the Green Belt functions it performs. It is recommended for designation on this basis.
Recommendation	<b>To be designated a Green Space</b>

Site: 16 HOOK MOOR WOODLAND	
Location	At crossroads of Great North Road, Aberford Road and Collier Lane.
Size	1.9ha
Adjacent to existing properties?	Yes – one property to north on west side of Bunkers Hill.
Local or community value	Very limited – private land at distance from village. Runners and occasional walkers use the 2 public footpaths which cross the NW and NE compartments respectively. Historically a site for local family picnics.
Landscape value	Yes – very well-wooded and attractive feature at start of southern approach road to the village.
Historical value	Limited – part of north-west woodland compartment included in Parlington Estate Park and Garden listing. It forms a shelter belt of woodland along the southern boundary of the parkland.
Recreational value	Limited – runners and cyclists use the 2 public footpaths which cross the NW and NE compartments respectively.
Wildlife or green infrastructure value	Part of Strategic Green Infrastructure. Part of Leeds Habitat Network.
Summary Assessment/ Basis of Recommendation	The site meets the qualifying landscape and wildlife/infrastructure criteria. It is, however, of only limited, evidenced local/community and recreational value.
Recommendation	<b>Not to be designated a Green Space</b>

Site: 17 ABERFORD POND, FIELD LANE/KINGFISHER LANE	
Location	Junction of Kingfisher Lane and Field Lane, east of the A1(M)
Size	0.7ha
Adjacent to existing properties?	No
Local or community value	Limited – created as functional run-off reservoir when new motorway was built. Cut off from village by A1(M). Western boundary accessible via Kingfisher Lane, off Stocking Lane. Also via footbridge over A1(M), accessed from Field Lane footpath.
Landscape value	Yes – surrounded by trees, adjacent to Cock Beck on its southern boundary.
Historical value	No
Recreational value	No – not accessible to public
Wildlife or green infrastructure value	Part of Aberford Osiers Local Wildlife Site and Leeds Habitat Network. Within Local Green Infrastructure as proposed by NP.
Summary Assessment/ Basis of Recommendation	Despite site meeting both wildlife and landscape criteria, it has no obvious recreational value to the community or link to the village and is considered to be therefore of only limited local/community value. There is insufficient basis for recommending designation.
Recommendation	<b>Not to be designated a Green Space</b>

Site: 18 SAINT RICARIUS WEST CHURCHYARD, CATTLE LANE	
Location	South side of Cattle Lane, north-west side of St Ricarius Church
Size	0.24ha
Adjacent to existing properties?	Yes – on 3 sides and to the north across Cattle Lane.
Local or community value	Yes – as place of memorial for the more recently deceased.
Landscape value	No – only some young trees and hedged perimeters with very occasional perimeter mature trees.
Historical value	No
Recreational value	No
Wildlife or green infrastructure value	No – large mature trees adjacent to site only.
Summary Assessment/ Basis of Recommendation	Site only satisfies one of the five criteria.
Recommendation	<b>Not to be designated a Green Space</b>

Site: 19 LAND TO NORTH SIDE OF BECKSIDE PLAY AREA	
Location	East side of Main Street immediately north of Beckside Play Area.
Size	0.005ha
Adjacent to existing properties?	Yes – to north and west.
Local or community value	No
Landscape value	No – small patch of grass with trip rail to pavement and hedge to back.
Historical value	No
Recreational value	No
Wildlife or green infrastructure value	Part of Strategic Green Infrastructure
Summary Assessment/ Basis of Recommendation	Aside from falling within Strategic Green Infrastructure, the site meets none of the criteria. As a result, it is not recommended for designation.
Recommendation	<b>Not to be designated a Green Space</b>

Site: 20 LAND AT FORMER ROYAL OAK PUB	
Location	Land adjacent to former Royal Oak Pub (north side)
Size	0.076ha
Adjacent to existing properties?	Yes – former pub to south and properties opposite across Main Street.
Local or community value	No
Landscape value	Yes – affords westerly views out from the road across open fields – identified as an ‘important view’ in the Aberford Conservation Area Appraisal and Management Plan. Also marks an important ‘gateway’ into the conservation area.
Historical value	No
Recreational value	No – private – part of former pub garden and now part of domestic garden.
Wildlife or green infrastructure value	Part of Strategic Green Infrastructure
Summary assessment/ Basis of recommendation	While the site meets landscape and strategic wildlife/green space criteria, the fact that it has no other clear value, including no recreational or obvious community/local value, weighs against it. It is also in Green Belt. On balance it is considered that the site should not be recommended for designation.
Recommendation	<b>Not to be designated a Green Space</b>

Site: 21 LAND BEHIND ROMAN RIDGE BUS TURNING CIRCLE	
Location	Land to east of bus turning circle by Roman Ridge
Size	0.032ha
Adjacent to existing properties?	Yes
Local or community value	No
Landscape value	No
Historical value	No
Recreational value	No
Wildlife or green infrastructure value	No
Summary Assessment/ Basis of Recommendation	Site meets none of the qualifying criteria for designation.
Recommendation	<b>Not to be designated a Green Space</b>

Site: 22 BEECH VIEW ‘ALLOTMENTS’	
Location	Between Cattle Lane and Beech View
Size	0.12ha
Adjacent to existing properties?	Yes – to west, south and east.
Local or community value	Yes – LCC-owned but no longer allotments. Much of land has been divided up/sectioned off by adjacent residents for private use. Land only accessible via private gardens.
Landscape value	No – essentially landlocked with very limited views in (save for adjacent properties) or views out.
Historical value	No
Recreational value	No – private use only.
Wildlife or green infrastructure value	Yes – partly within Strategic Green Infrastructure.
Summary Assessment/ Basis of Recommendation	Site tentatively meets only 2 of the qualifying criteria and is not considered suitable for designation.
Recommendation	<b>Not to be designated a Green Space</b>

Site: 23 COCK BECK & BANKS	
Location	Cock Beck runs east of Field Lane on east side of A1(M) to the boundary with North Yorkshire.
Size	1.54ha
Adjacent to existing properties?	No
Local or community value	No
Landscape value	Limited - some trees lining the beck.
Historical value	Yes – Cock Beck is famously recorded in accounts of the 1461 Battle of Towton
Recreational value	No
Wildlife or green infrastructure value	Yes – fish in the beck, trees, wild flowers around the beck. Adjacent to Aberford Osiers Local Wildlife Site for part of its course. Part of Local Green Infrastructure as designated by this plan.
Summary Assessment/ Basis of Recommendation	While the site meets the qualifying wildlife/infrastructure criteria and has some associated historical and landscape interest, it is of no evidenced local/community or recreational value. It is already designated Green Belt. On this basis it is not recommended for designation.
Recommendation	<b>Not to be designated a Green Space</b>

Site: 24 PARLINGTON POND 1 (LILY POND)	
Location	North of Parlington Lane near Gamekeeper's Cottage
Size	0.31ha
Adjacent to existing properties?	No
Local or community value	Limited – local members of angling club only. No public access and limited view in.
Landscape value	No
Historical value	Yes – part of grounds of historical Parlington Estate – listed as Park and Garden.
Recreational value	Limited – let to an angling club with restricted permitted access.
Wildlife or green infrastructure value	Part of Strategic Green Infrastructure and Leeds Habitat Network.
Summary Assessment/ Basis of Recommendation	While site meets historical and wildlife/infrastructure qualifying criteria, it's value is limited in all other regards, particularly so in respect of recreational and community/local value. On this basis, it is not recommended for designation.
Recommendation	<b>Not to be designated a Green Space</b>

Site: 25 ROMAN RIDGE POND	
Location	North of gas works on Main Street north
Size	0.275ha
Adjacent to existing properties?	No
Local or community value	Very limited – pond's existence probably not widely appreciated.
Landscape value	Limited – not readily visible from outside. Quite attractive tree-rimmed site once inside. Pond very overgrown. In need of management.
Historical value	No
Recreational value	Limited - occasional use by local workers at lunch time.
Wildlife or green infrastructure value	Part of Leeds Habitat Network. Part of Local Green Infrastructure as designated by this plan. In need of management to maximize value.
Summary Assessment/ Basis of Recommendation	While the site meets the wildlife/infrastructure qualifying criteria, it is of only limited or no value in respect of other criteria. It is also within Green Belt. On this basis, it is not recommended for designation.
Recommendation	<b>Not to be designated a Green Space</b>

Site: 26 LAND AT END OF HIGHFIELD ROAD	
Location	At western end of Highfield Road.
Size	0.13ha
Adjacent to existing properties?	Yes – to south and east.
Local or community value	No – just a small L-shaped patch of mown grass.
Landscape value	Limited – affords short distance views to north and views to west of a field and mature trees/hedge.
Historical value	No
Recreational value	No
Wildlife or green infrastructure value	Very limited – abuts Strategic Green Infrastructure.
Summary Assessment/ Basis of Recommendation	Site fails to meet 3 of the 5 qualifying criteria and makes only a limited contribution at best in respect of landscape and wildlife/infrastructure criteria. On this basis, it is not recommended for designation.
Recommendation	<b>Not to be designated a Green Space</b>

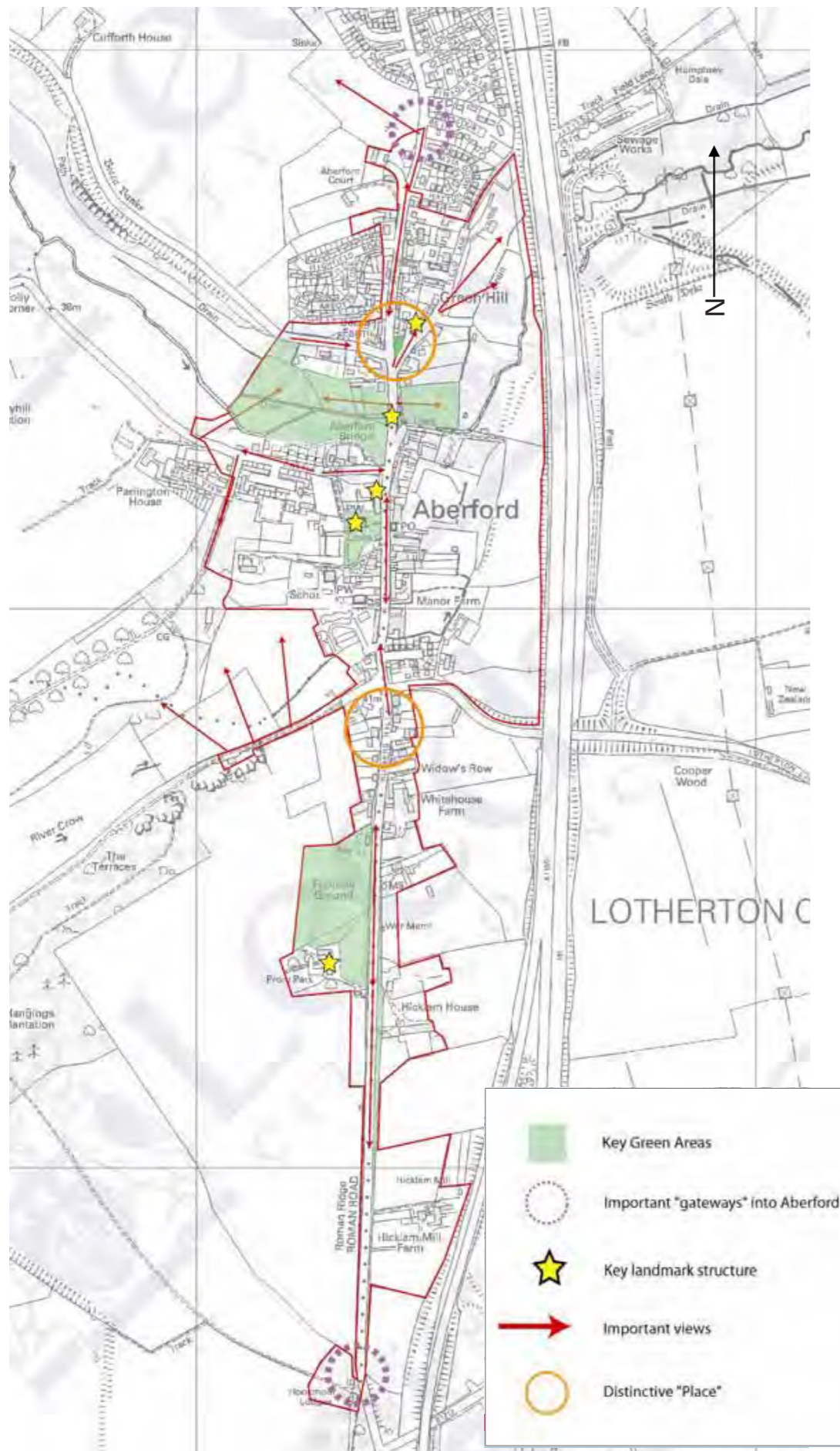
Site: 27 RINGHAY WOOD	
Location	In open fields, south of Lotherton Park.
Size	7.29ha
Adjacent to existing properties?	No
Local or community value	No – privately owned within farmland environment. Distant from main village and local residents.
Landscape value	Yes – forms part of a larger wood to east and south (outside the NA) which is prominent in the landscape from nearby road and Lotherton Park.
Historical value	No
Recreational value	Yes – accessible by public footpath from grounds of Lotherton Hall with, beyond NA boundary, circular walks through and around wider woodland and beyond into open countryside. Used by walkers/dog walkers/Lotherton Hall/Gardens visitors.
Wildlife or green infrastructure value	Part of Strategic Green Infrastructure and Leeds Habitat Network.
Summary Assessment/ Basis of Recommendation	While site meets qualifying landscape and wildlife/infrastructure criteria and has some recreational value, it has no evidenced value in respect of the other 2 criteria and crucially has no evidenced link to or value for the local community. It also constitutes just a small part of what is clearly a more extensive tract of woodland making it hard to justify designation of what is in effect an artificial woodland compartment. It is further within Green Belt. On this basis it is not recommended for designation.
Recommendation	<b>Not to be designated a Green Space</b>

Site: 28 CAPTAIN WOOD	
Location	To south of Copley Lane, running south to east of Lotherton Hall/Bird Garden.
Size	2.0ha
Adjacent to existing properties?	No
Local or community value	Yes – as part of much-visited Lotherton Hall & Gardens.
Landscape value	Yes – the main woodland feature within the grounds of Lotherton.
Historical value	Yes – part of Lotherton Hall estate – a registered Park & Garden.
Recreational value	Yes – as part of much-visited Lotherton Hall & Gardens. Captain's Wood Trail runs its length and it is also the starting point for the Boundary Trail.
Wildlife or green infrastructure value	Part of Strategic Green Infrastructure. Part of Leeds Habitat Network, comprising UK Priority Habitat of Deciduous Woodland
Summary Assessment/ Basis of Recommendation	Probably eligible for LGS designation when judged against above criteria. However, it is considered to be just part of a more extensive tract of land within the Lotherton Hall visitor attraction, without which its individual value/benefit to the community would be much lessened and as such it is not recommended for designation. It is also Green Belt. There is no evidence of additional benefit as a result of designation.
Recommendation	<b>Not to be designated a Green Space</b>

Site: 29 VEVERS BUSHES	
Location	Lotherton Hall Estate – extending south from Collier Lane alongside western side of Deer Park.
Size	0.56ha
Adjacent to existing properties?	Yes – at south-east corner only.
Local or community value	Yes – as part of much-visited Lotherton Hall & Gardens
Landscape value	Yes – clearly visible from publically accessible estate trails, across the Deer Park.
Historical value	Yes – part of Lotherton Hall estate – a registered park and garden.
Recreational value	No – not directly accessible.
Wildlife or green infrastructure value	Part of Strategic Green Infrastructure. Part of Leeds Habitat Network, comprising UK Priority Habitat of Deciduous Woodland
Summary Assessment/ Basis of Recommendation	Probably eligible for LGS designation when judged against above criteria. However, it is considered to be just part of a more extensive tract of land already within the Lotherton Hall visitor attraction, without which its individual value/benefit to the community would be much lessened and as such it is not recommended for designation. It is also Green Belt. There is no evidence of additional benefit as a result of designation.
Recommendation	<b>Not to be designated a Green Space</b>

## Appendix 3 Key Conservation Area Views

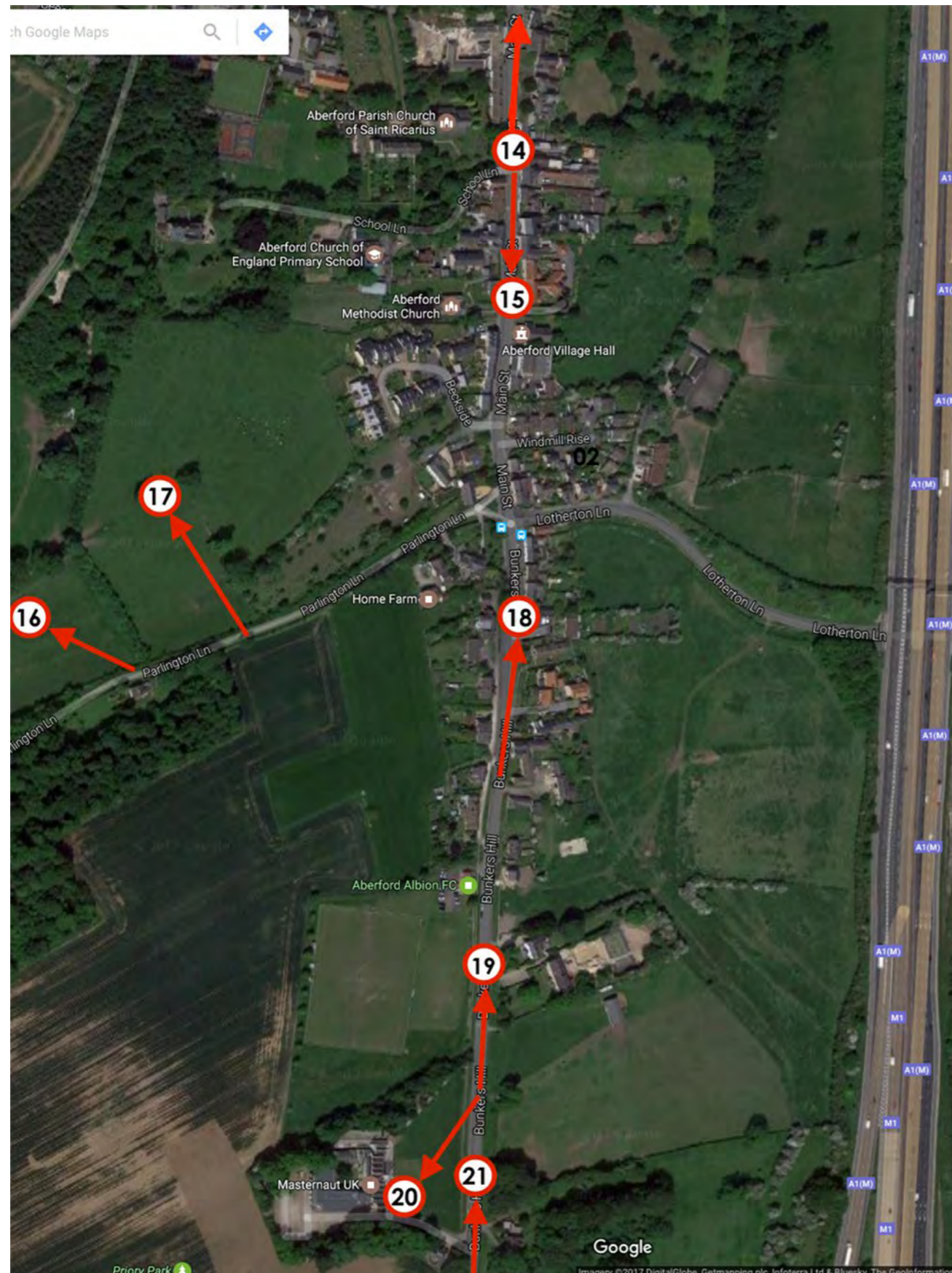
### Aberford Conservation Area – key views



### Aberford Conservation Area – key views (north)



### Aberford Conservation Area – key views (south)



### Key view 1



### Key view 2



Key view 3



Key view 5



Key view 4



Key view 6





Key view 7



Key view 9



Key view 8



Key view 10



Key view 11



Key view 13



Key view 12



Key view 14



Key view 15



Key view 17



Key view 16



Key view 18



Key view 19



Key view 21



Key view 20



## Appendix 4 Non-Designated Heritage Assets

### Non-Designated Heritage Assets Assessment Framework

This framework provides users with a guide to the criteria used to assess whether a building, structure, settlement, archaeological site, landscape or landscape feature can be regarded as a non-designated heritage feature in order to develop policy to protect and/or enhance. Features adjudged to meet the criteria are highlighted in **bold** text.

Feature name <sup>1</sup>	Location <sup>2</sup>	Description	Why is the feature of interest and significance? <sup>3</sup> What evidence exists to support the proposed selection?	Basis for designation
Aberford Ford	Cock Beck, east of Aberford Bridge/at footbridge	Site of historic ford.	Aberford takes its name from its ancient ford ('Eadburg's ford') which is likely to date back to Saxon times. Historians have speculated that the village has its origins in a migration of population from Cufforth (1.5km to the north-west) towards the more sheltered location of the ford and Roman road. The Great North Road crossing at Aberford was first a Celtic trackway and later a Roman road. The ford is denoted by the solid stone river bed between Aberford Bridge and the footbridge.	Rarity; Historic Association; Archaeological Interest.
Aberford Lodge Wall	Cattle Lane/ Parlington Drive, Aberford	2 metre high sandstone wall, 36m in length, either side of junction; western span forming northern boundary to the garden of Aberford Lodge	Formerly part of the wall to the late-C18 principal entrance to the Parlington Estate leading to Parlington Drive, at the estate's north-east corner, but no longer forms part of the estate land. Consists of wide curved, sandstone screen walls with gate piers.	Age; Group Value; Historic Association; Designed Landscape
Ass Bridge	Cattle Lane/ Aberford Road, Aberford	Double-arched stone road bridge across Cock Beck, with 1m parapets to both sides of road.		None
Assbridge Lodge	Cattle Lane, Aberford (at entrance to track leading into Barwick Bank Plantation)	Stone built, two storey lodge house, with slate roof	Part of Parlington Estate grade II registered garden. Late C19.	Group Value; Historic Association; Designed Landscape

Feature name <sup>1</sup>	Location <sup>2</sup>	Description	Why is the feature of interest and significance? <sup>3</sup> What evidence exists to support the proposed selection?	Basis for designation
Park Lodge (Becca Gamekeeper's Lodge)	At cattle grid, Becca Lane, Aberford	Stone built two storey lodge house, with slate roof	One of 2 former entrance lodges to Listed Becca Hall.	Group Value; Designed Landscape
Becca Lodge	Leeds Road (A64) (opposite Windsor Farm), at entrance to driveway that leads to Becca Hall	Stone built two storey lodge house, with slate roof	One of 2 former entrance lodges to Listed Becca Hall.	Group Value; Designed Landscape
Bunkers Hill High Wall	West side of Bunker's Hill, extending south from junction with Parlington Lane	2m to 4m high (nb 1m high path-side) tapered stone retaining wall, 170m in length	Impressive roadside retaining wall to footpath and residential properties above. Part of the Bunkers Hill 'distinctive place' identified in the CAAMP.	None
Cattle Lane Wall 1	Cattle Lane south side, Aberford	2 metre high sandstone wall in 3 sections:- Parlington Drive-Parlington Villas (71m in length); Parlington Villas-'graveyard access road' (117m in length); access road-Main Street (100m in length)	First section formerly part of the wall to the late-C18 principal entrance to the Parlington Estate leading to Parlington Drive, at the estate's north-east corner, but no longer forms part of the estate land. Consists of wide curved, sandstone screen walls with gate piers. Middle section also part of the wall forming the original estate boundary, partly rebuilt at Parlington Villas junction as part of new residential development. Third section of similar age, higher in parts with occasional pier.	Age; Group Value; Historic Association; Designed Landscape
Cattle Lane Wall 2	Cattle Lane north side, Aberford	1m (1.5m in places) high sandstone retaining wall, separating lane from residential gardens (nb 3m garden-side). 198m in length, extending east from Pike's Head Lodge to The Old Barn access.	Attractive wall.	None

Feature name <sup>1</sup>	Location <sup>2</sup>	Description	Why is the feature of interest and significance? <sup>3</sup> What evidence exists to support the proposed selection?	Basis for designation
Pike's Head Lodge Wall	Cattle Lane north side, opposite Aberford Lodge Wall	Generally 1m high sandstone wall between lane and garden to Pike's Head Lodge, comprising short western stretch to entrance; longer middle stretch from entrance to lodge; and eastern stretch from lodge.	Attractive wall to garden of Listed Pike's Head Lodge (c1800) – the former Parlington Estate office.	Age; Historic Association
Coal Staithes Old Wall	North side of Parlington Lane (from where only sporadically visible above ground) from near junction with Main St, dropping down 5m to field below.	5/6 metre high staithes/ retaining wall, 244m in length, extending west from rear of Yew Tree House	Remains of the former coal staithes walls at the site of the former Aberford coal depot, marking the terminus of the Garforth-Aberford Railway (formerly fly-line and including Dark Arch – see separate entries) which ran through the Parlington Estate. Built in the first half of the C19th.	Rarity; Group Value; Historical Association; Designed Landscape
Cock Beck Wooden Bridge	Main Street, Aberford	Wooden bridge across Cock Beck alongside Aberford Bridge	This is the only pedestrian bridge across Cock Beck within the village. Modern bridge.	Social/ Communal Value – insufficient basis
Coronation Cottage	Junction of Bunkers Hill/ Lotherton Lane, Aberford (SE corner)	2 storey, freestanding stone built cottage	Attractive stonework and interesting chimney, but roof, windows, doors much altered. Nothing else of known architectural or historical interest.	None
Cufforth House	Off/to north of Becca Lane, between village and Park Lodge	Detached house in Arts & Crafts style	Built in 1927, the external architecture has all the hallmarks of the Arts and Crafts period and the decadent Art Deco era but provenance not verifiable. The interior is known to be much altered.	None
Deer Park, Parlington (aka Parlington Park)	Mainly to the south of Parlington Hall	An area of former parkland, now arable land with surviving features and occasional, now overgrown, tree clumps	Part of Parlington Estate grade II registered garden. Created in the late 1730s for Sir Edward Gascoigne. Remnants of ha-has along the north-east and north-west edges can still be seen. An 1817 plan of the estate shows that the parkland was	Age; Historic Association; Designed Landscape

Feature name <sup>1</sup>	Location <sup>2</sup>	Description	Why is the feature of interest and significance? <sup>3</sup> What evidence exists to support the proposed selection?	Basis for designation
			planted with clumps of trees in circular and rectangular patterns, some of which survive but are overgrown. References to clumps planted in patterns appear in the accounts of Sir Edward Gascoigne in 1737 that records the establishment of the deer park. A deer herd remained at the estate up until the Second World War.  First references to establishing a 'deer herd' are in 1734. The word 'park' appears first in Account Books kept by Sir Edward in 1735 (but it is not 100% certain if the park is specifically where the deer were kept at this date, if work was still in progress making the park secure). It is pretty clear that deer were kept in the park south of the house in the later C18 and C19 - photos show this, and OS 1st edition uses the term 'deer park' – this is the first time it is used on a map – earlier maps and plans (1802, 1817) refer to 'Park'.	
Gamekeeper's Cottage	Parlington Lane, Aberford (at Bathingwell Plantation, west of The Dark Arch, north-east of a large pond)	A single storey limestone cottage. Surrounded by a wall.	Part of Parlington Estate grade II registered garden. A much altered and extended single-storey building which was originally constructed in around 1815 to the designs of Watson and Pritchett of York. The architects also designed a large cross-shaped range of dog kennels to the rear, which have since been demolished.	Historic Association; Designed Landscape – insufficient basis
Hillam Burchard Medieval Settlement	Agricultural land between Cock Beck and Aberford Road, west of Leyfield Farm/600m east of Ass Bridge	Abandoned medieval settlement extending over 5 acres	Two areas of banked enclosures /earthworks. Excavations in 1979/80 revealed a sequence of dwellings and other buildings, succeeded by a 'thackstone' (stone slate) quarry and lime kiln. Also a water mill and mill pond at the east of the site, plus a fishpond complex (nb largest medieval complex of its	Age; Rarity; Archaeological Interest

Feature name <sup>1</sup>	Location <sup>2</sup>	Description	Why is the feature of interest and significance? <sup>3</sup> What evidence exists to support the proposed selection?	Basis for designation
			kind found in West Yorkshire), including enclosures and building platforms. A rectangular hearth stone, large quantities of pottery (C12th – early C15th) and rough cut stone slates unearthed. The site was likely occupied between twelfth to early fifteenth century. Ref “The Medieval Settlement of Hillam Burchard” by Tony Cox, from The Barwicker No4 & <a href="http://www.aberford.net/2006/12/lost-village-of-hillam-burchard.html">http://www.aberford.net/2006/12/lost-village-of-hillam-burchard.html</a>	
Lake Cottage	Off Barwick Road, Garforth	Stone built two storey lodge house, with slate roof	Part of Parlington Estate grade II registered garden. Associated with former large ornamental lake created in the mid-C19 by Mary Isabella and Elizabeth Gascoigne. Probable mid-C19 construction but much altered, judging from old drawings/photos. Cottage was originally thatched and barge board on gable end has been replaced. In recent years an extra floor has been added on the right hand wing. Also the original porch to the entrance has now gone and the veranda has been removed. The supporting pillars of the veranda look to be rough timber trunks, a feature which is found on the estate cottage, which is of similar appearance, at the entrance to the estate on Parlington Drive. Also it looks as if the original finish to the external walls was a white lime wash. Evidence has recently been uncovered, during renovations, where some of the roof structure shows signs of fire damage. This may be the reason that the thatched roof was replaced, following a fire.	Historic Association; Designed Landscape – insufficient basis
Lily Pit Cottage	Ash Lane, Garforth	Brick built two storey house, with slate roof	Research (ref <a href="http://www.parlington.co.uk">www.parlington.co.uk</a> ) suggests that cottage is of mid Victorian design and never part of the original railway	Historic Association – insufficient basis

Feature name <sup>1</sup>	Location <sup>2</sup>	Description	Why is the feature of interest and significance? <sup>3</sup> What evidence exists to support the proposed selection?	Basis for designation
			(Aberford-Garforth Railway) design, although perhaps associated with it. Its purpose though is unclear. It may well have been built for the introduction of the steam engines, as from 1870, first the M.W. Mulciber [0-4-0] and then the M.W. Ignifer [0-4-0] were brought into service, and perhaps the cottage at Lily Pit was to prevent people accessing the estate down the line. Lily Pit Cottage guarded the entrance to the woods. A rather ugly garage structure of enormous proportions has been erected adjacent to it, somewhat out of character.	
Parlington Estate WW2 Structures	Parlington Drive, Aberford (approx. 500m east of Triumphal Arch)	2 Tank Inspection Ramps/ Pits	Part of Parlington Estate grade II registered garden. Two structures built by Royal Army Ordnance Corps as part of the No3 Vehicle Reserve Depot which was based at Parlington. The depot was used to service Army vehicles. The ramps/pits were used mostly to provide access to the underside of halftrack personnel carriers. The two repair bays are the only intact remnants of the WW2 structures which were once around the estate, although some concrete building footings remain alongside the main avenue of Parlington Drive.	Rarity; Historic Association
Former Parlington Hall and entrance (Parlington Cottages)	Parlington Lane (located roughly to the centre of the estate)	Part of service wing of former Parlington Hall, originally built in 1730s.	Part of Parlington Estate grade II registered garden. The remaining part of the hall, following the demolition of the majority of the hall and attached stables in 1952. It is now a private residence. The surviving section of the hall is believed to have been part of the west service wing and a probable early-C19 addition by Watson & Pritchett of York that is depicted on an 1885 plan of the house with rooms including	Historic Association; Designed Landscape

Feature name <sup>1</sup>	Location <sup>2</sup>	Description	Why is the feature of interest and significance? <sup>3</sup> What evidence exists to support the proposed selection?	Basis for designation
			Colonel Gascoigne's room, housekeeper's room, steward's room, bake house, dairy, saddlery, and still room. The two-storey L-shaped building has multi-paned sash windows. An early-C19 former entrance to the hall off Parlington Lane depicted on the 1817 plan survives to the south-west with a ha-ha, low ramped coursed-limestone walls with rounded copings, and gate piers. The main part of the hall was located to the east of the building and the stables (added by Watson & Pritchett in around 1813) to the west. The site of the hall has been encroached upon by the Wilderness woodland to the north-east and south-west sides, obscuring the view west to farmland. However, the views to the south, north-west and north-east largely remain, albeit with increased vegetation.	
Entrance Gate Piers, Parlington	Parlington Lane (approx. 165m north-east of The Light Arch)	Entrance features either to former pleasure grounds or quarry	Part of Parlington Estate grade II registered garden. Described by Historic England in registered garden citation as "Limestone entrance gate piers (to quarry) with domed caps in the same style as those to the stallion pens" (see separate entry - NB stallion pens under assessment by Historic England for listing). There is however contrary evidence to suggest that the gate piers + attached wall are not the entrance to the quarry, as a quarry would not have had such an entrance. This view is that the gate was probably associated with pleasure grounds just ENE of Light Arch, between Light Arch and the quarry - referred to on some maps as Hanging Plantation	Age; Historic Association; Designed Landscape

Feature name <sup>1</sup>	Location <sup>2</sup>	Description	Why is the feature of interest and significance? <sup>3</sup> What evidence exists to support the proposed selection?	Basis for designation
			which exhibits the appearance of a designed landscape, albeit very overgrown.	
Saint Ricarius West Churchyard	Cattle Lane Aberford	Graveyard/burial ground	Consecrated in 1923 following gift of land by Colonel Gascoigne. Contains tomb of the Simpson's of Hazlewood Castle plus graves of the Gascoigne family and a maid.	Historic Association; Social/ Communal Value – insufficient basis
Saint Ricarius South Churchyard	School Lane/ Main Street Aberford	Historic graveyard	Original graveyard with graves dating back to early 18th Century (nb earliest recorded in guide is that of Valentine Priestman 1716). There is also a medieval stone coffin. The graveyard contains the graves of many local notables, including the Gascoignes of Parlington Estate and Markhams of Becca Estate, together with the church builder; a surgeon; the artist of the chancel arch Crucifixion painting; the late C19 and early C20 proprietors of the former village confectioners and refreshment room; and the well-known local blacksmith and Methodist preacher Samuel Hick. The graveyard includes two sets of oak church gates (at the church driveway and on Main Street) by 'Mouseman' Robert Thompson of Kilburn, erected in 1941 and both with the trademark inlaid mouse. NB ref "St Ricarius Aberford: a Guide" by John Gilleghan MBE.	Age; Aesthetic Value; Historic Association; Archaeological Interest; Landmark Status; Social/ Communal Value
School Lane Old Wall	School Lane, Aberford, north side	2 metre high wall of rough construction (stone, brick, mortar), 80m in length, running from Old Vicarage/ Leydale driveway entrance to school building	Seemingly old wall (nb appears on 1849 OS map) of pleasing rough construction/appearance. Nothing known of its true age or history.	Age; Aesthetic Value – insufficient basis



Feature name <sup>1</sup>	Location <sup>2</sup>	Description	Why is the feature of interest and significance? <sup>3</sup> What evidence exists to support the proposed selection?	Basis for designation
The Staithe Cottage	Parlington Lane Aberford, south side on northern boundary of Parlington Hollins	Brick built two storey house, with slate roof	Part of Parlington Estate grade II registered garden.	Historic Association; Designed Landscape – insufficient basis
Old Staithe Cottage	Parlington Lane Aberford, north side, opposite Staithe Cottage	Brick built two storey house, with slate roof	Part of Parlington Estate grade II registered garden.	Historic Association; Designed Landscape – insufficient basis
St John's Farm	West side of Main Street, Aberford. Opposite junction with Greystone Close	Farmhouse and associated farm buildings	Site contains several agricultural buildings which add to the countryside character but nothing of significant architectural or historic interest.	No basis
<b>The Terraces, Parlington</b>	<b>Located approximately 145 metres to the south-east of the main-entrance avenue and set alongside the north-west side of Parlington Lane</b>	<b>3 late-C18 paddocks with surviving limestone wall features</b>	<b>Part of Parlington Estate grade II registered garden. A set of three late-C18 paddocks. The paddocks retain limestone boundary walls (fragmentary in places) along their north-west, north-east and south-west sides, but have lost their interior dividing walls and shelters. The south-east side of the paddocks is formed by a high stone-revetted bank with substantial slab copings alongside Parlington Lane. Behind the north-west side of the paddocks is a line of beech and lime trees.</b>	<b>Age; Historic Association; Designed Landscape</b>
<b>Wagonway/'The Fly Line', Parlington</b>	<b>Parlington Lane from its junction with Long Lane in the south-west to a junction with Bunkers Hill (part of the former Great North Road) in Aberford at the north-east end</b>	<b>Two mile long C18 wagonway and later railway, occasionally running in parallel</b>	<b>The lane was used as a horse-drawn wagonway in the C18 and early C19 to transport coal from the Gascoigne family's collieries in Garforth to a coal staithe in Aberford on the Great North Road where it could be transported away. In 1837 the wagonway became part of the Aberford-Garforth Railway, which remained in use until 1924. The lane cuts straight through the hall's grounds less than 200m south of the</b>	<b>Age; Rarity; Group Value; Historic Association; Designed Landscape</b>

Feature name <sup>1</sup>	Location <sup>2</sup>	Description	Why is the feature of interest and significance? <sup>3</sup> What evidence exists to support the proposed selection?	Basis for designation
			<p>site of the hall and separated the more formal garden from the parkland to the south. The central section of the lane is sunk out of view of the hall in a cutting several metres deep with high coursed limestone walls that enabled the movement of coal without interrupting views or disturbing the family. The cutting incorporates a tunnel approximately 75 metres long known as the Dark Arch (see separate entry). A section of approach wall to the south-west of the Dark Arch on the north side incorporates a memorial headstone (perhaps to one of the wagonway's horses) inscribed with the words 'DOWNEY/ FAITHFUL HONEST/ MERRY TRUE/ WE LOVED YOU AND/ WE MOURNED YOU TOO/ 1856'. Approximately 327 metres to the north-east of the Dark Arch along the cutting is a late-C18 limestone bridge known as the Light Arch (see separate entry) that carries the south drive over Parlington Lane. The lane's north-eastern section has views north and north-west to the north-east parkland, paddocks (also known as The Terraces – see separate entry), and the main avenue and Triumphal Arch. Due to the topography of the land the north-eastern section of Parlington Lane is raised above the neighbouring parkland and paddocks and has a high stone-revetted bank on the north-west side with substantial slab copings. Described by Historic England in registered garden citation as a 'notable survival'</p>	

Feature name <sup>1</sup>	Location <sup>2</sup>	Description	Why is the feature of interest and significance? <sup>3</sup> What evidence exists to support the proposed selection?	Basis for designation
<b>Water Mill Water Control Features</b>	<b>Waterside Meadow, west of Aberford Bridge/south of Cock Beck</b>	<b>Remains of former water control features associated with former water- powered grade II listed corn mill</b>	<b>Earthworks in the field (Waterside Meadow) immediately to the north and east of the former water- powered corn mill (corner Cattle Lane/Main Street) are thought to be water control features related to the mill. The CAAMP states (P18) that “what remains of the water control features...should be retained”.</b>	<b>Age; Rarity; Historic Association; Archaeological Interest</b>

<sup>1</sup> Does the feature have a name locally eg building name? If not, a brief description.

<sup>2</sup> A more detailed description of the physical form

<sup>3</sup> Age, Rarity, Aesthetic Value, Group value (ie a grouping of assets with a clear visual, design or historic relationship), Historic association, Archaeological interest, Designed landscapes, Landmark status, Social or Communal value

## Appendix 5 Community Facilities

A community facility may be defined as a building where activities for community benefit are the primary use. Community facilities can be located in a wide range of venues. These can include purpose-built structures such as community centres and village halls, as well as adapted venues, including: historic listed buildings, converted houses, flats, shops, scout huts and rooms or halls attached to faith buildings.

A wider definition of community facilities, sometimes referred to as part of a place's infrastructure, could include those which provide a service to local residents:

- Health and community care: hospitals, outpatient services, nursing homes, dentists and general practice services.
- Non-residential institutions with a specific purpose: educational establishments, libraries, emergency services, places of worship.

### The Arabian Horse Public House

#### Main Street North, Aberford, LS25 3AA

The Arabian Horse Public House has been a traditional local pub at the heart of the village for almost 250 years. It is owned by the Heineken Brewery and is now the only public house in Aberford and is enjoyed by locals and visitors alike particularly in the early evening during the week and at weekends. Local events such as the popular quiz night are held each week along with other regular events such as live music nights and theme nights (e.g. Mexican). Pump Hill is directly outside the pub and customers often enjoy their drinks on the green when the weather permits.

In October 2016 The Arabian Horse was registered with Leeds City Council as an Asset of Community Value by Aberford & District Parish Council in recognition of its benefit to the local community.

### The Village Shop (adjacent to The Arabian Horse Public House)

#### Field Lane, Aberford, LS25 3AA

The village shop closed in 2016. It had been run in a room adjacent to the Arabian Horse for several years. A village shop had previously been located elsewhere in the village. The shop had been used daily by residents and visitors and provided basic items of food, newspapers and a National Lottery kiosk. The building is the site for the local defibrillator. The nearest shop is 2 miles away in the village of Barwick in Elmet.

### Aberford Village Hall

#### Main Street South, Aberford, LS25 3AH

The village hall was built by the Gascoigne family in 1923 (landowners at the time). Cynthia Gascoigne opened the hall in memory of her grandfather, Colonel F.C.T. Gascoigne.

The hall is used weekly by various local groups (yoga, dance) and also holds important annual events such as the Aberford Horticultural Society Annual Show (53rd show took place in 2017) and the village gala. The village hall is a registered charity and is managed by a committee made up of locals.

### Jessamine Cottage Surgery

#### Main Street North, Aberford, LS25 3AA

The surgery is now the only surgery in the village. It is a branch surgery of the Garforth Medical Centre and is open weekday mornings. A nurse is present on weekdays and the surgery dispenses prescriptions, the only place available in the village that provides the service. The surgery is particularly important for residents who do not have their own transport to get to the main surgery in Garforth, around 4 miles away, or the other branch surgery in Barwick in Elmet, around 2 miles away. The building carries a grade II listing which limits scope for extension and access for the less-abled is difficult.

### Local Green Infrastructure

#### St Ricarius Church

**Main Street, Aberford, LS25 3BR**

The church is now the only place of worship in the village. A Eucharist service is conducted every first, third and fourth Sunday and Morning Prayer is conducted every second Sunday. The church is used by the school for its nativity play each Christmas and the parish council holds its monthly meetings in the Oriel Room in the church. Weddings are occasionally held at the church. The church houses the local flower group and is also used for regular coffee mornings.

#### Aberford Church of England Primary School

**School Lane, Aberford, LS25 3BU**

There has been a school in the village since 1716. The current church school was founded in 1817 and is now a Church of England Voluntary Controlled Primary School. The school has just over 100 on roll and is the only school in the village. It was rated 'good' in the 2014 Ofsted report and 'outstanding' in the 2015 National Society Statutory Inspection of Anglican Schools. The school is achieving the England average or above the England average and exceeding the Local Authority average in maths and reading. The percentage of pupils achieving at a higher standard in reading, writing and maths is over 3 times the England average and more than 4 times the Local Authority average. There are temporary buildings in the playground acting as classrooms due to the small size of the school building and lack of space to extend it. The next nearest school is 2 miles away in the village of Barwick in Elmet.

#### Bowling Green Pavilion

**Parlington Drive, Aberford, LS25 3EP**

The overall site is an asset of Leeds City Council and is leased to Aberford Bowls Club. The club has nearly 60 members, which has remained constant for the last 3 or 4 years. There are also occasional casual members who pay-to-play on an ad-hoc basis. The members however own the pavilion. It is in almost daily use by club members and visiting teams from April until September for practice and matches. Sometimes up to 10 teams a day make use of the facilities. Residents of Parlington House (a local almshouse) often make use of the facilities. The pavilion has also been used for meetings by Aberford & District Parish Council.

#### Aberford Albion FC Clubhouse

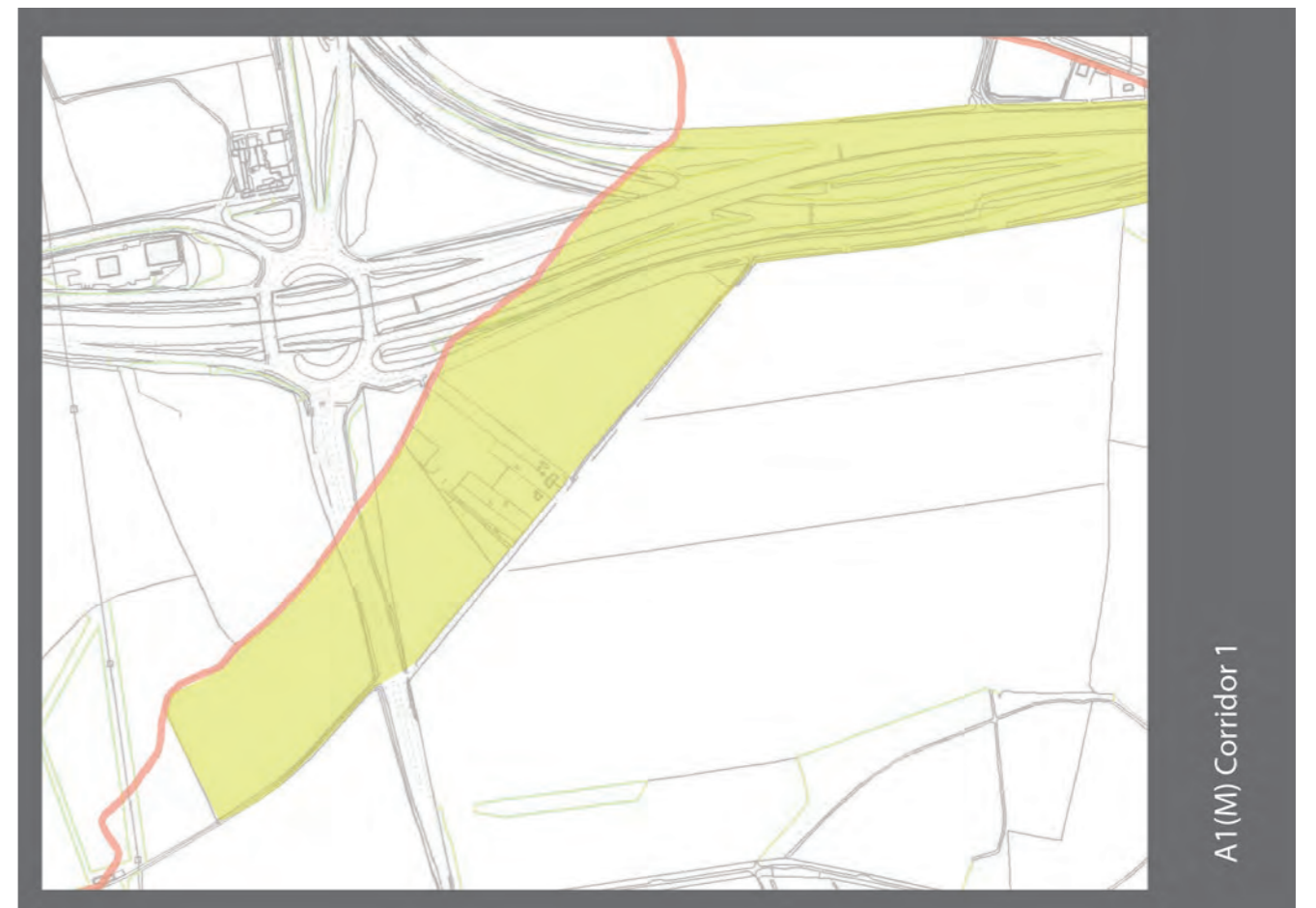
**Bunkers Hill, Main Street South, Aberford, LS25 3DP**

There is little doubt that, through the years, football has become the sport of choice for the village of Aberford. From the first whistle, in 1906, and apart from unwanted breaks during the two World Wars, successive teams have brought home many of the county's most coveted trophies with matches being played on a regular basis on several home grounds sited at different locations within the area.

The clubhouse is the base for the four present-day teams – two senior and two junior – which continue to represent Aberford Albion Football Club, as it became known, in a number of different leagues. The teams play on land leased in 1996 from the Parlington Estate and sited adjacent to the clubhouse in the south of the village. Determined to provide a first class facility for its players and supporters alike the club's management team set about establishing a sizeable clubhouse with changing rooms for both home and away teams and for the referee of the day, together with a kitchen and other amenities.



A1(M) Corridor 2



A1(M) Corridor 1



A1(M) Corridor 4

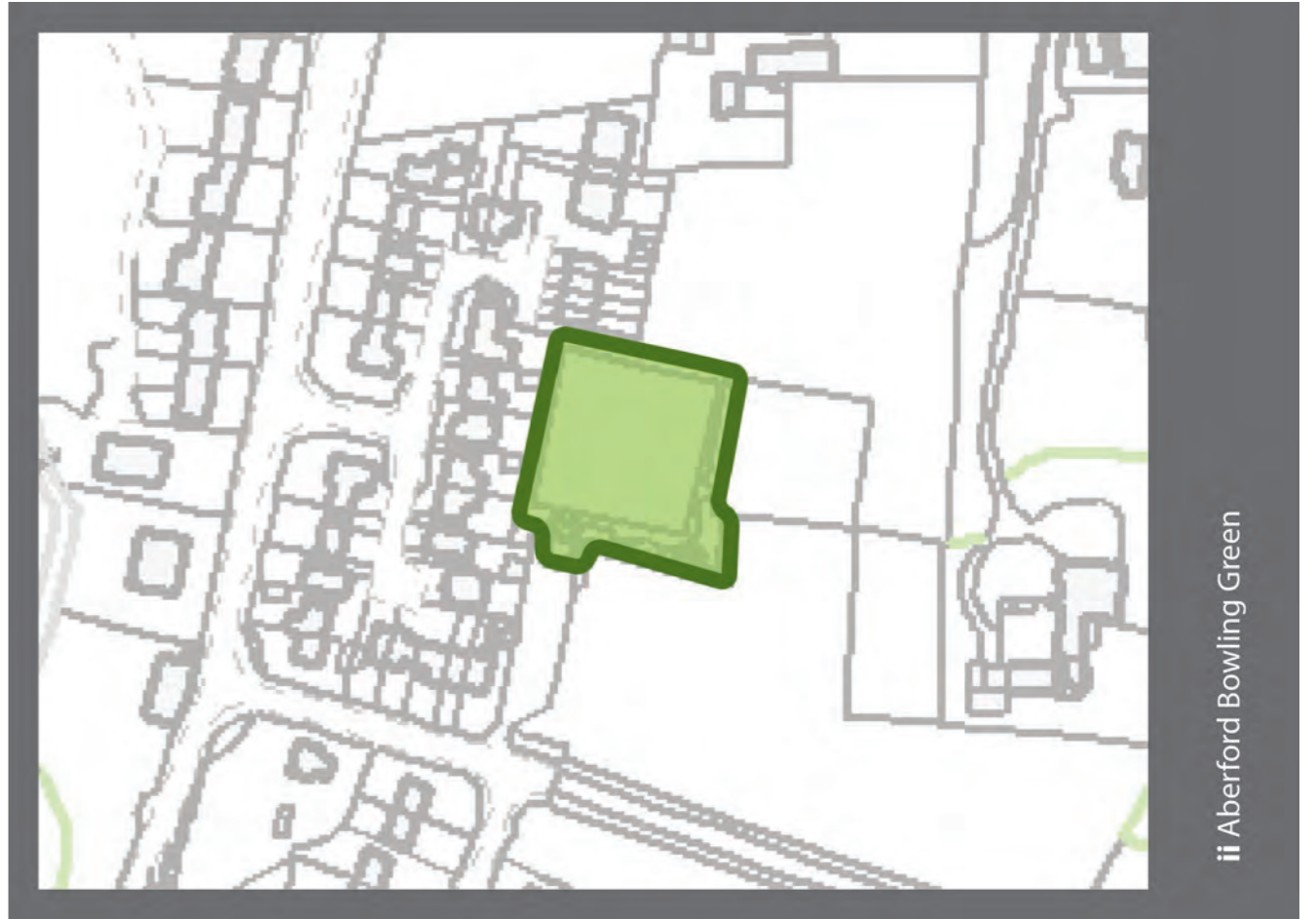


A1(M) Corridor 3

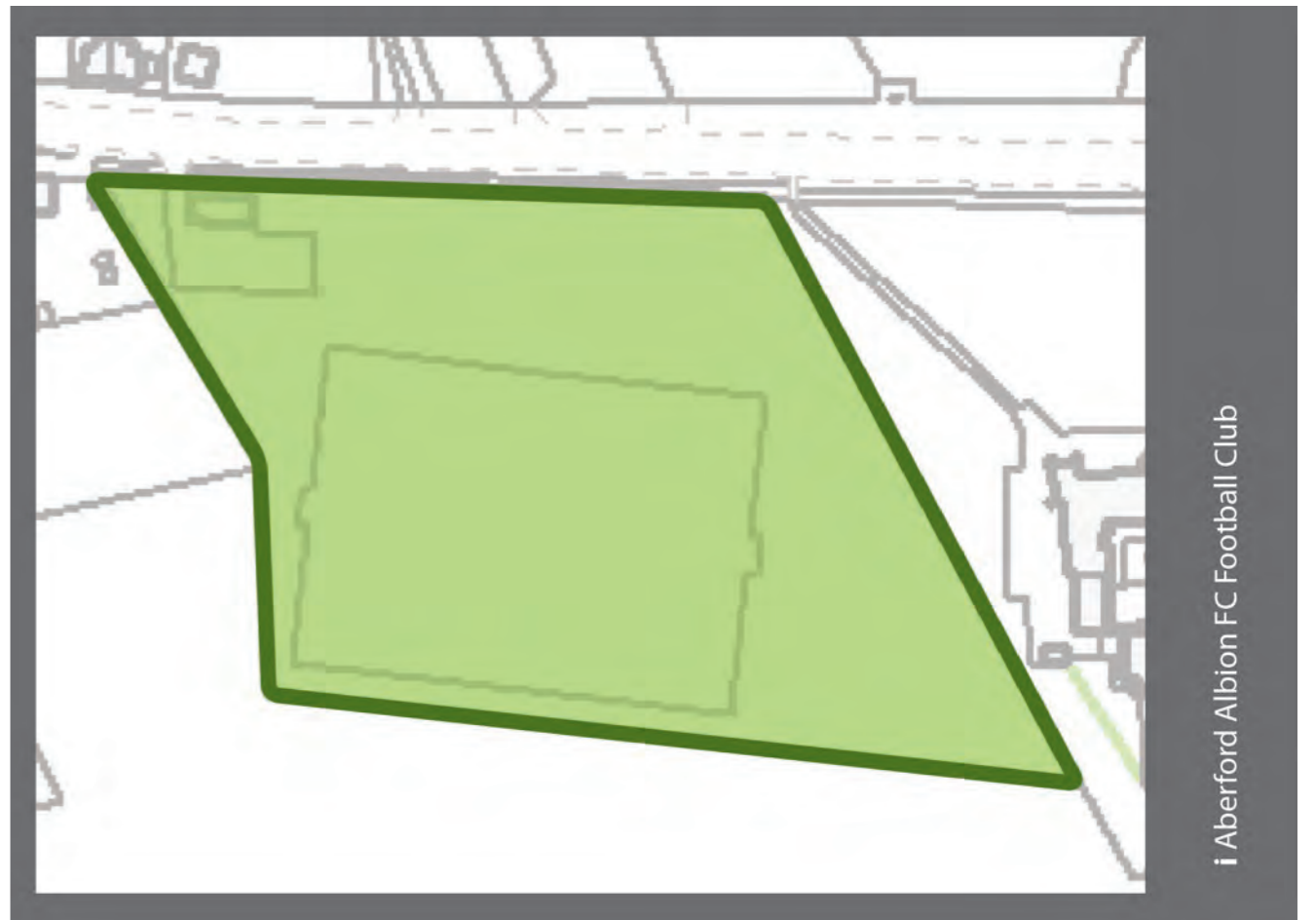


Cock Beck (East of A1(M))

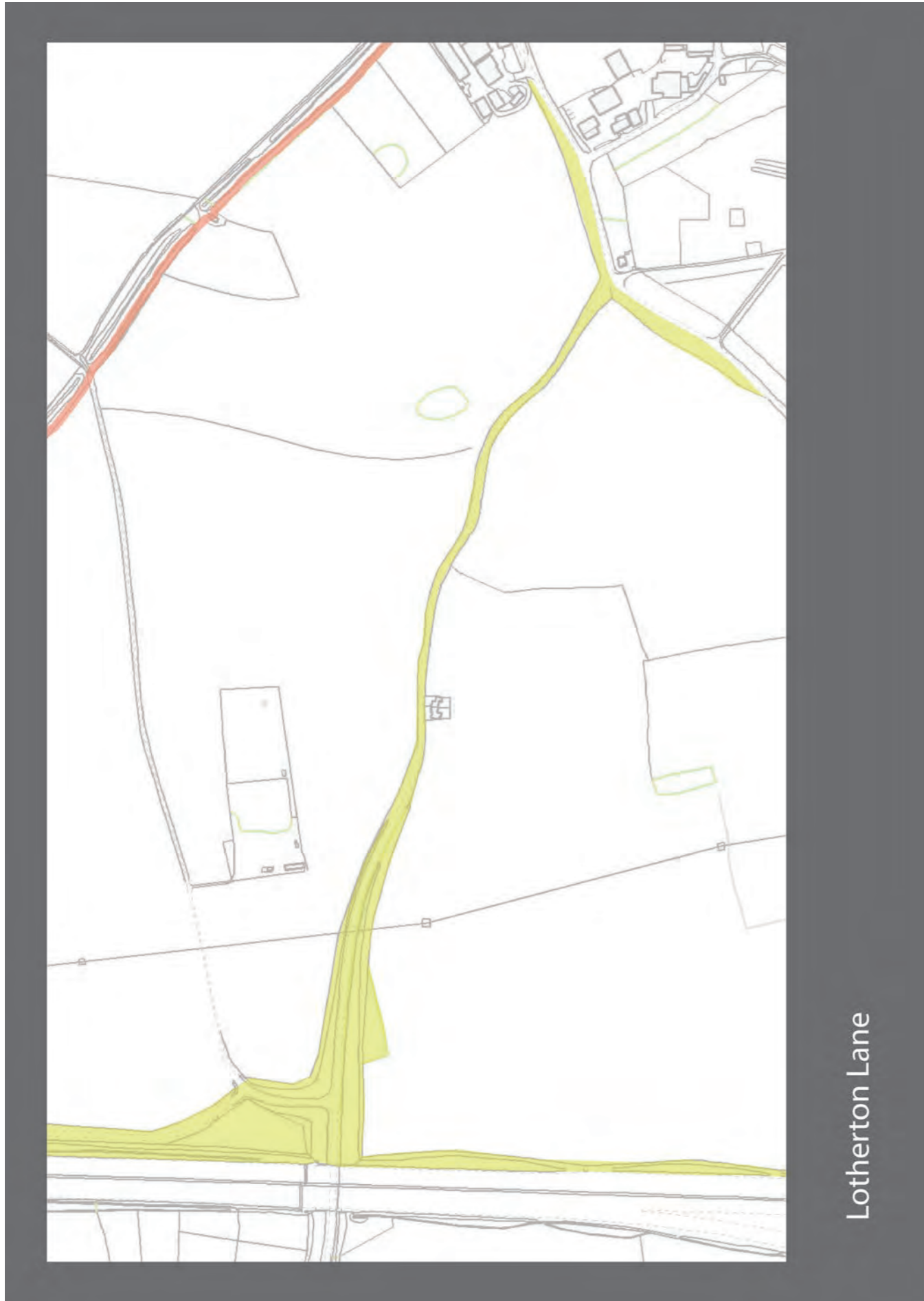
Local Green Space



ii Aberford Bowling Green



i Aberford Albion FC Football Club



Lotherton Lane



iv Beckside Play Area & Surrounds



iii Aberford Playing Fields and Tennis Courts (Jubilee Fields)



vi Aberford Allotments, Field Lane



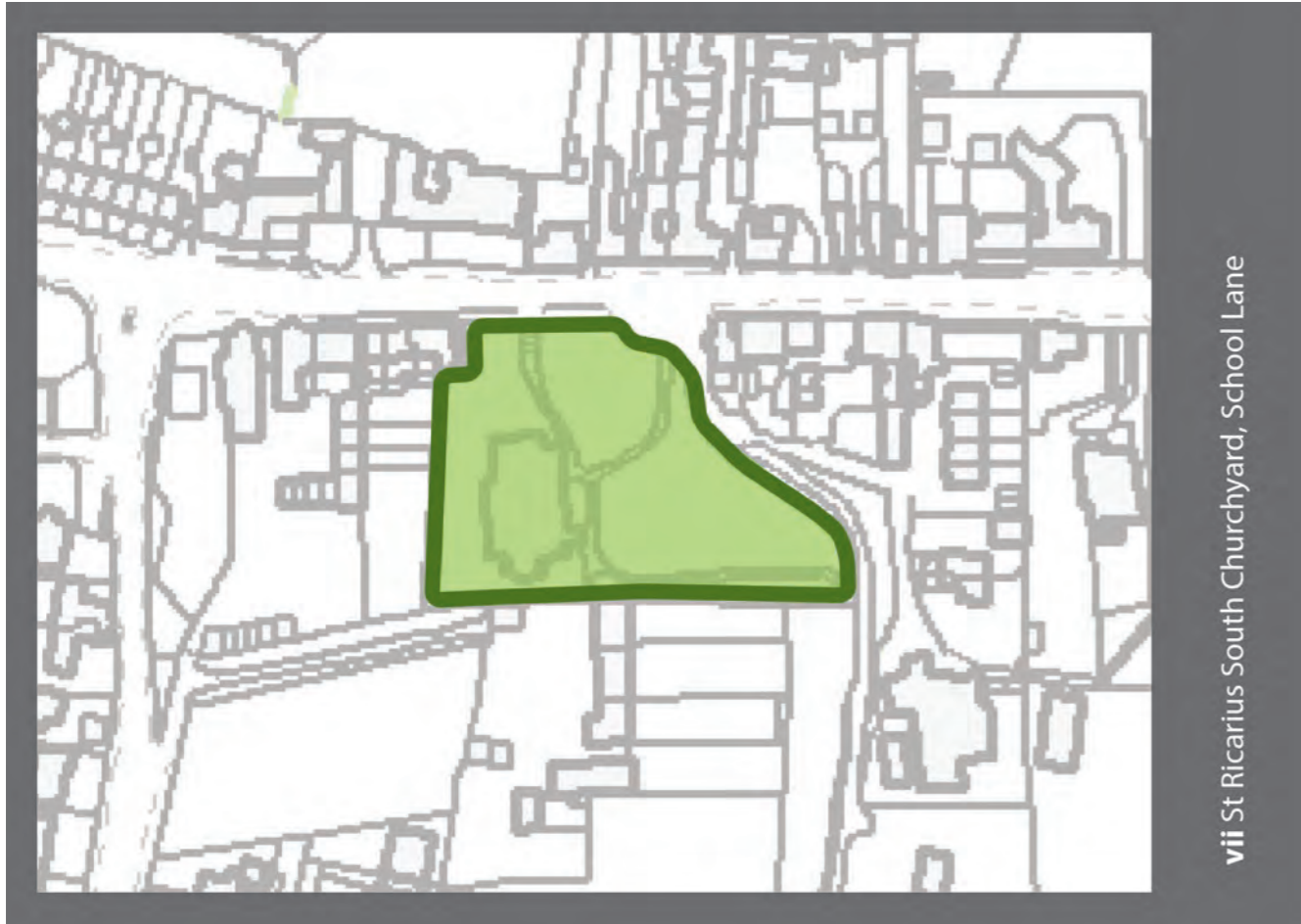
v Aberford Church of England Primary School Playing Fields



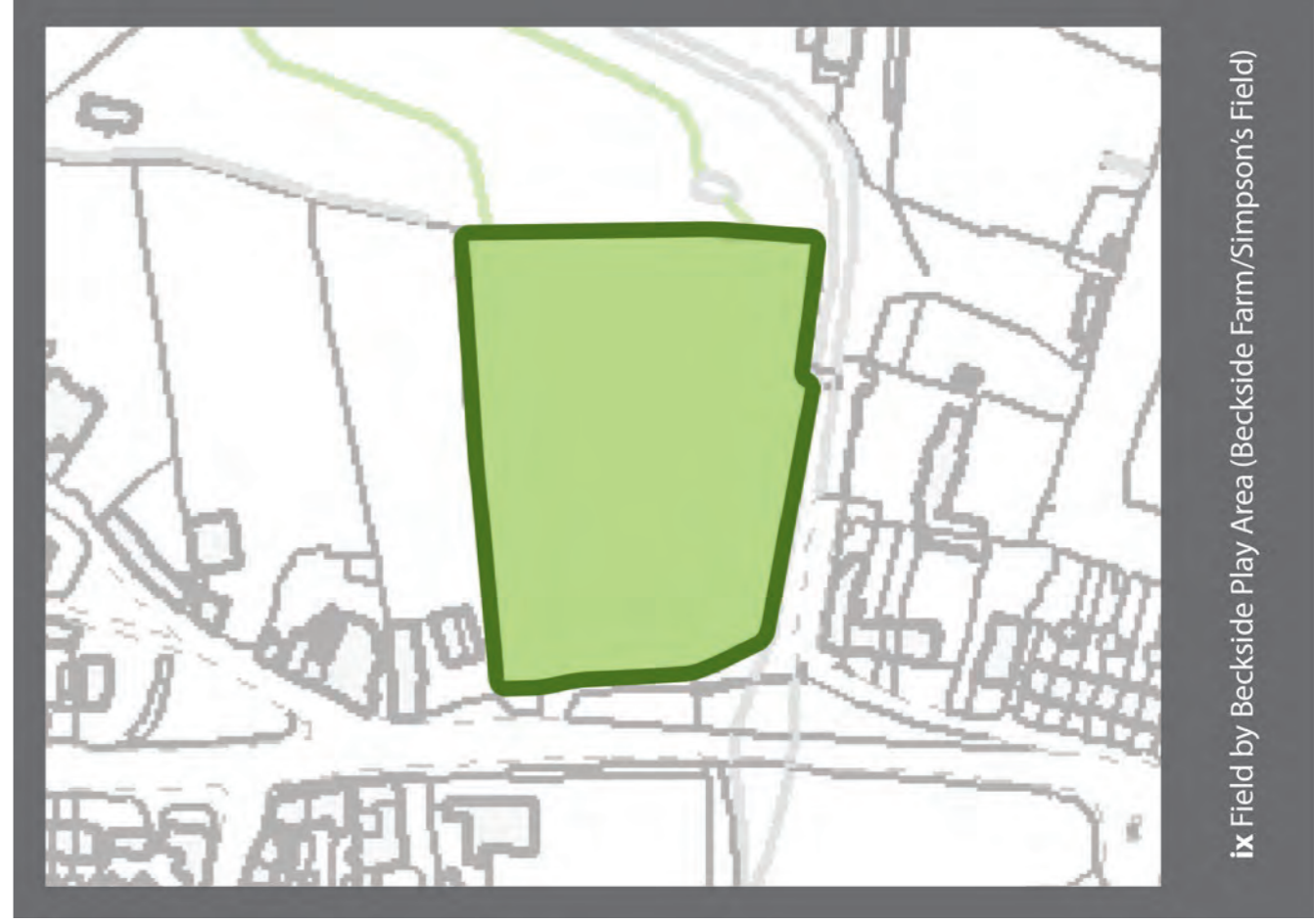
viii Bunker Hill Allotments



x Land in front of Markham Cottages/The Granary



vii St Ricarius South Churchyard, School Lane



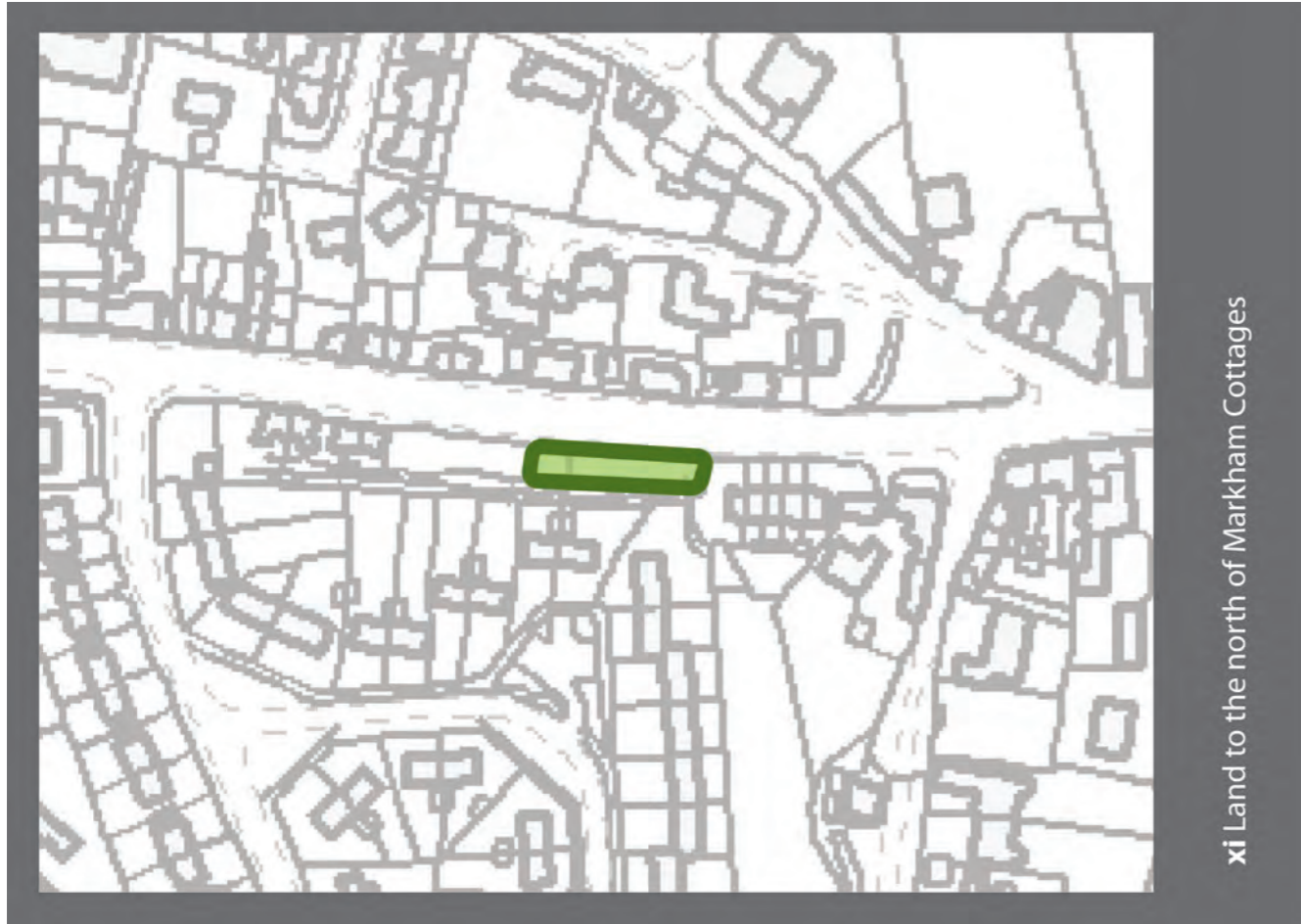
ix Field by Beckside Play Area (Beckside Farm/Simpson's Field)



xii Pump Hill



xiv Drovers' Verges North



xi Land to the north of Markham Cottages



xiii Waterside Meadows



Local Green Space Enhancement Sites



xv Drovers' Verges South

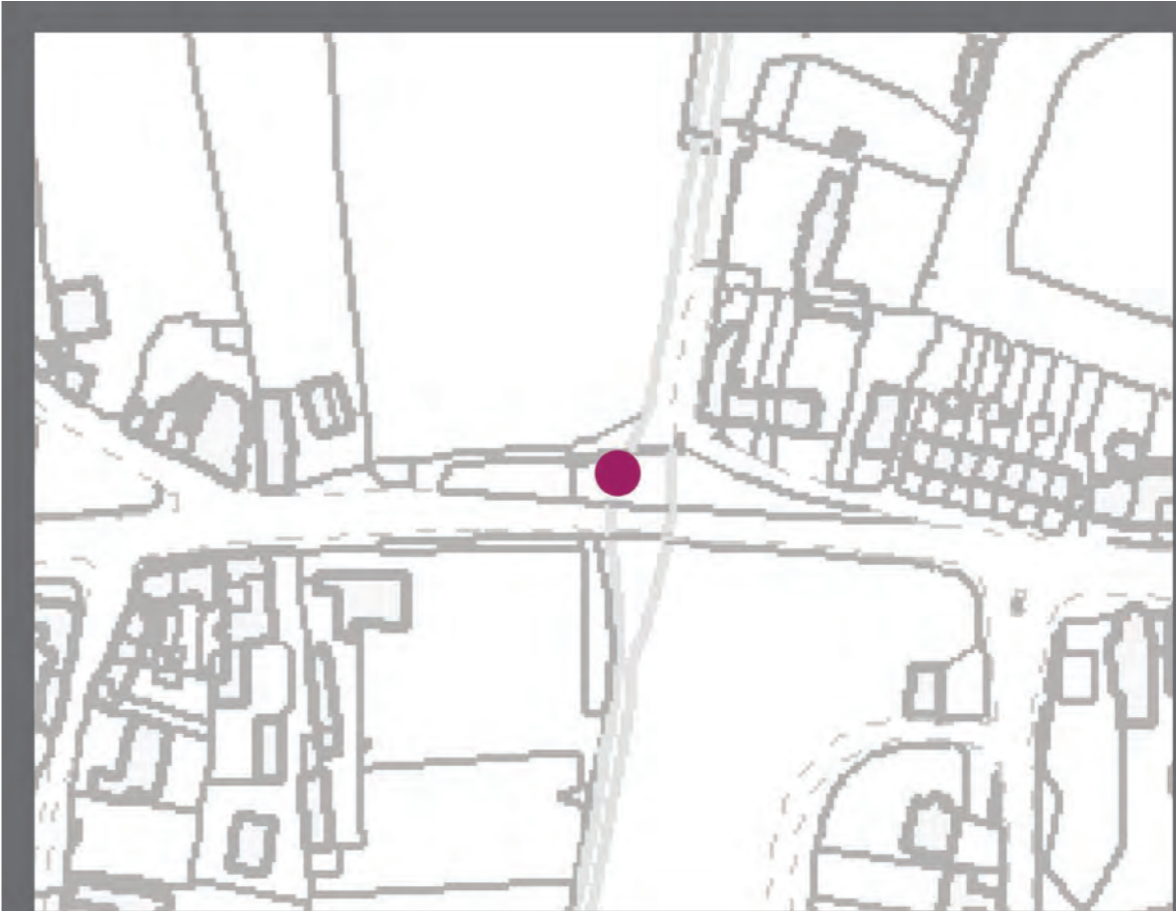
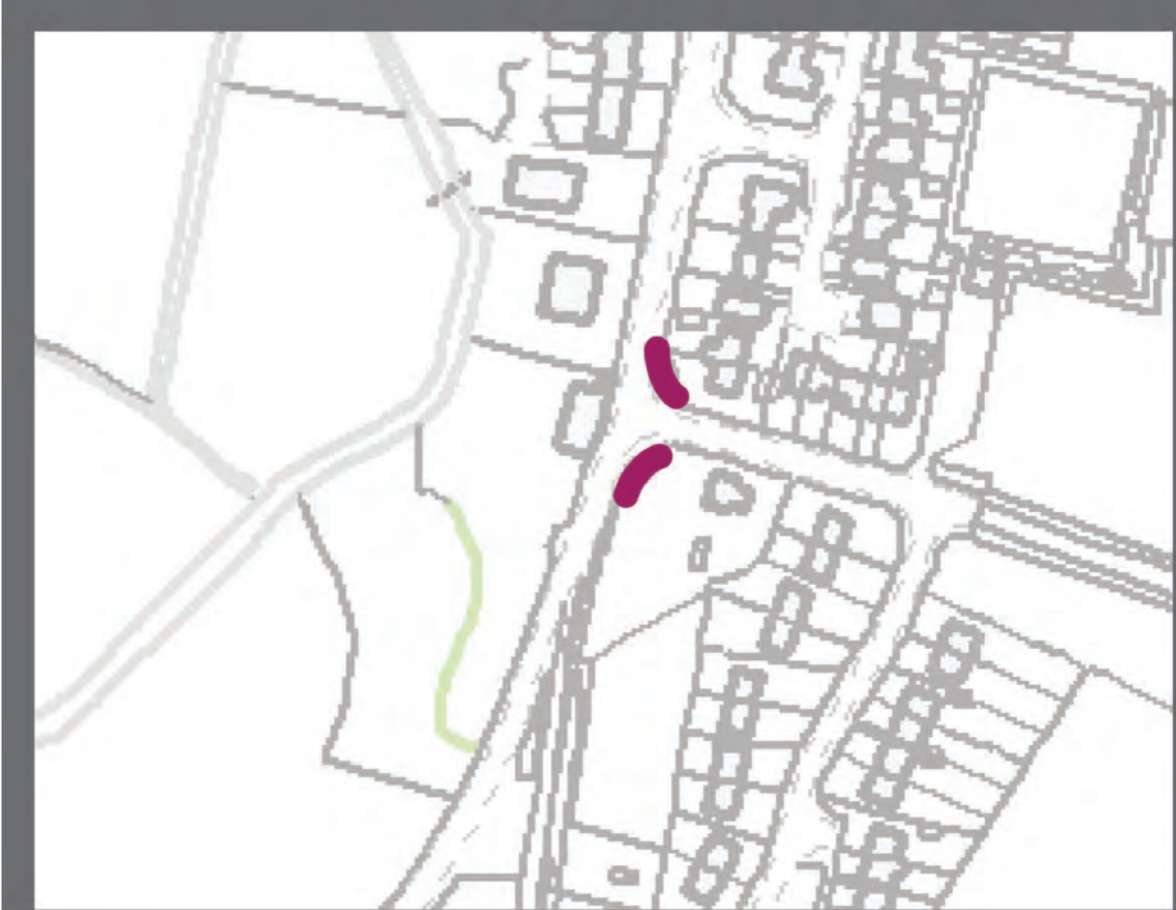


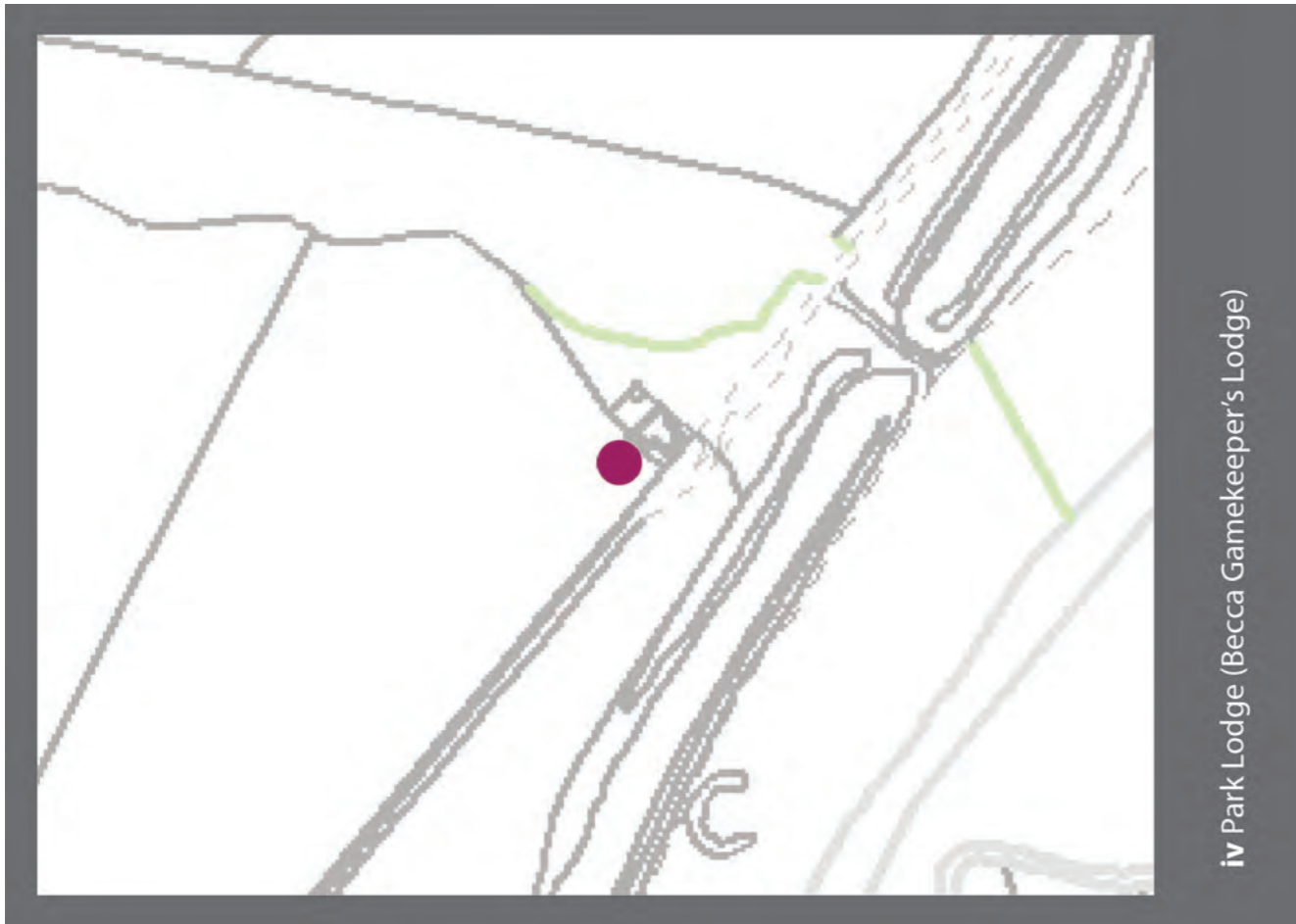
ii Bunker Hill Allotments



i Aberford Allotments, Field Lane

Non-Designated Heritage Assets







viii Coal Staithes Old Wall



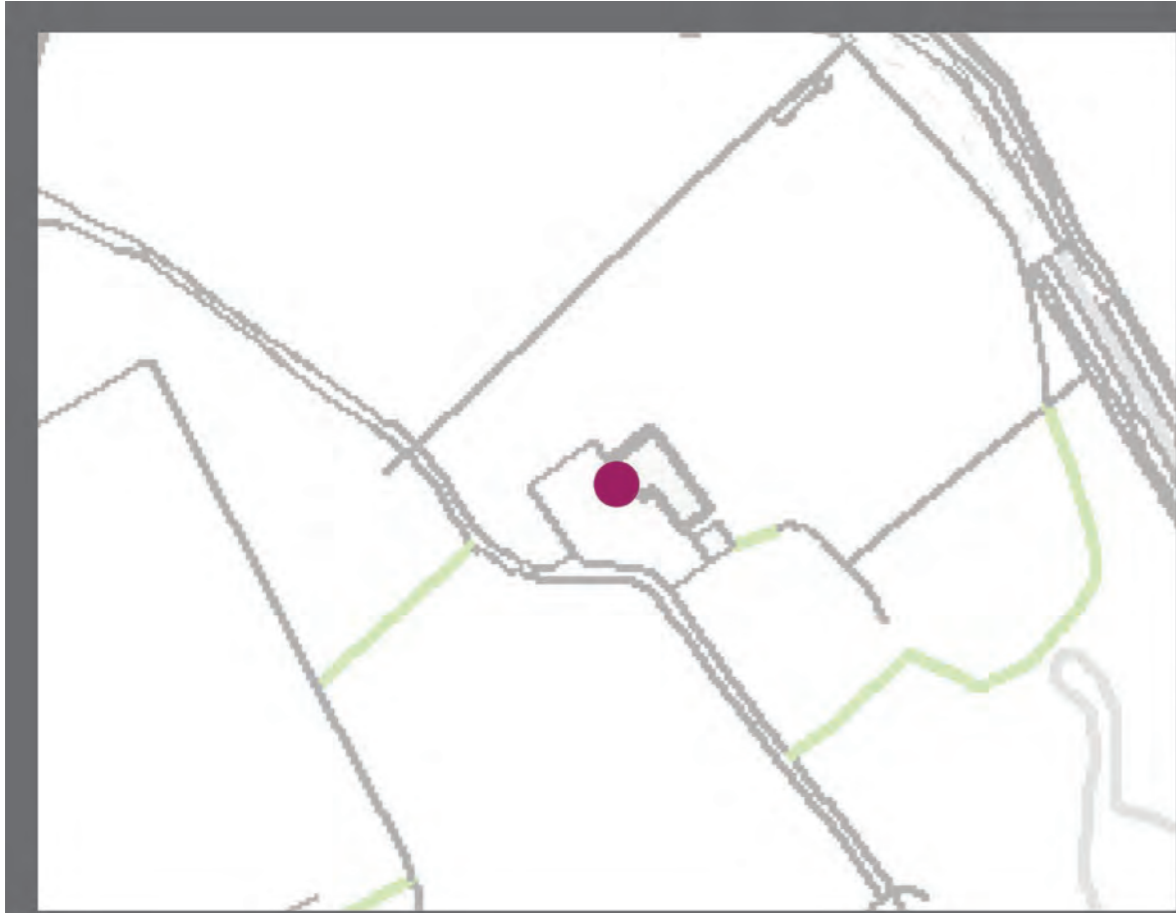
vii Pike's Head Lodge Wall



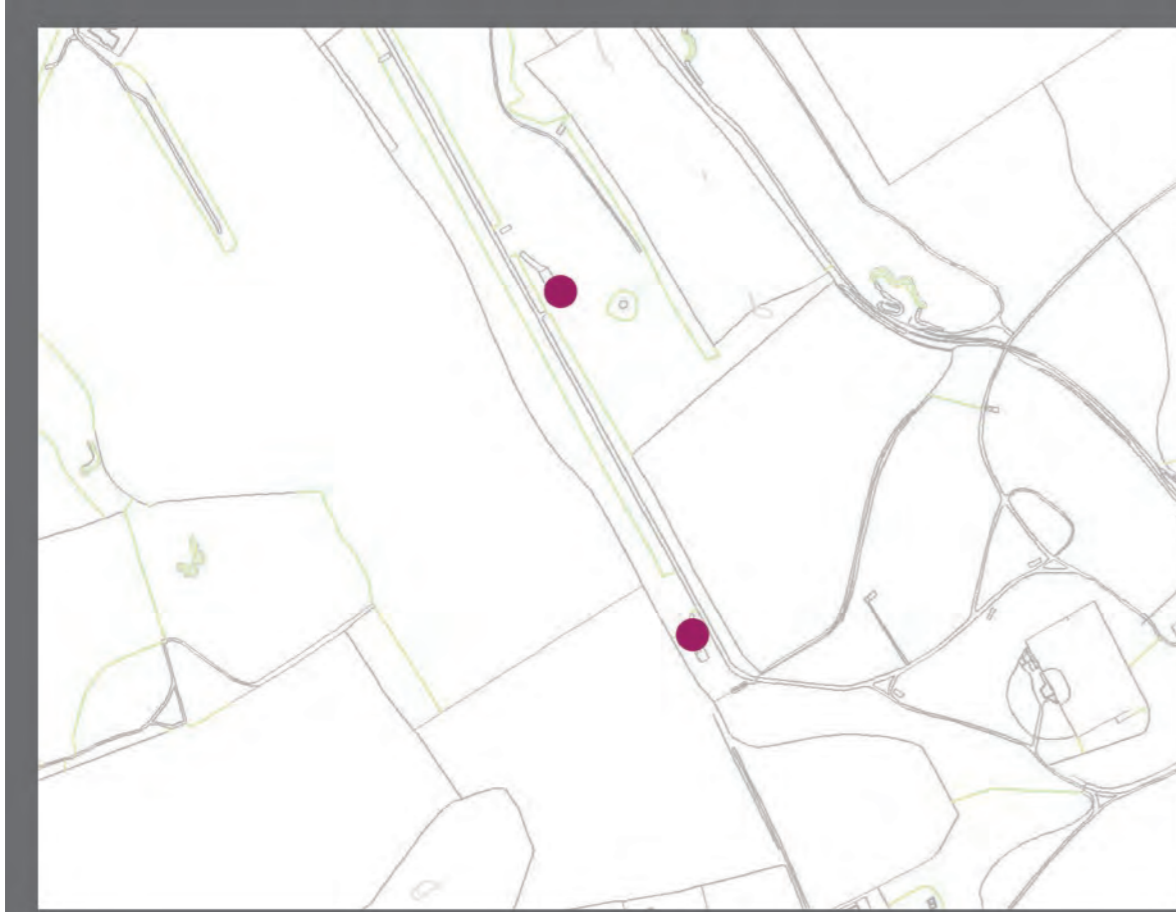
x Hillum Burchard Medieval Settlement



ix Deer Park, Parlington (aka Parlington Park)



xii Former Parlington Hall & Entrance (Parlington Cottage)



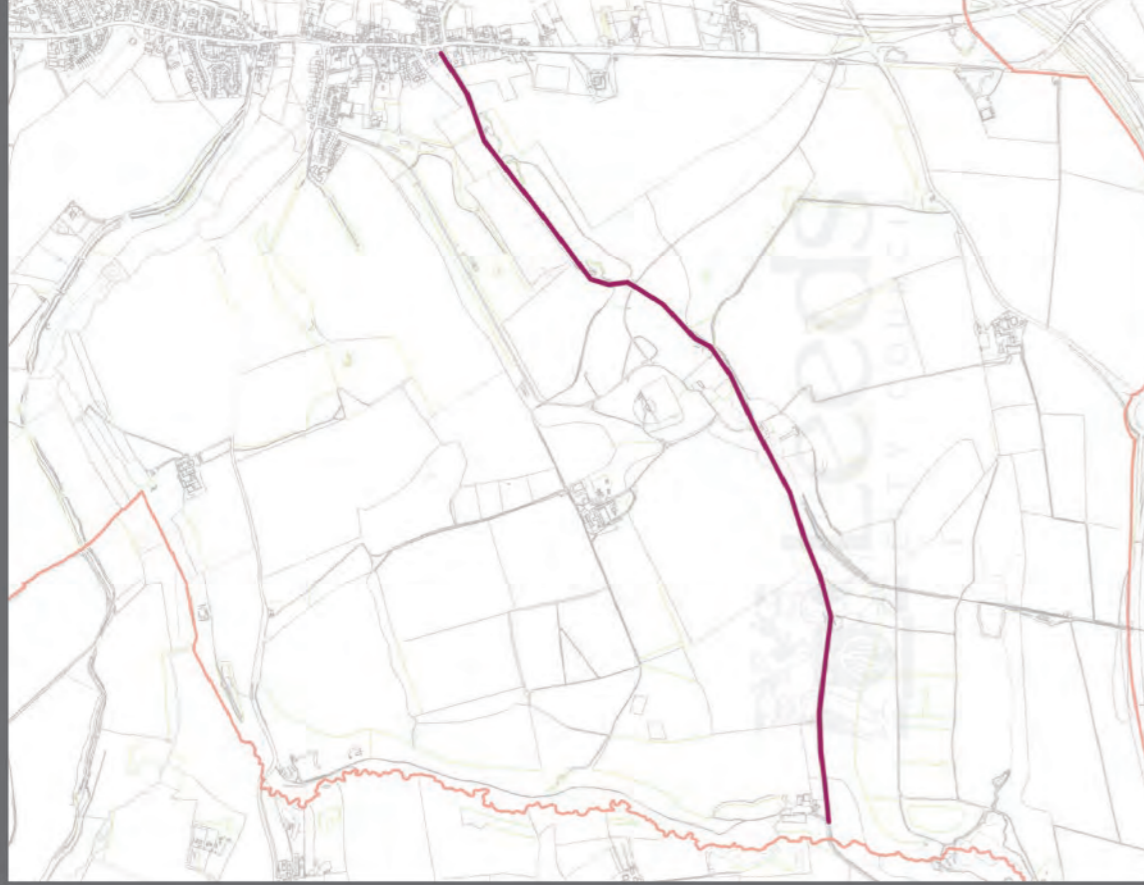
xi Parlington Estate, WWII Structures



xiv Saint Ricarius South Churchyard



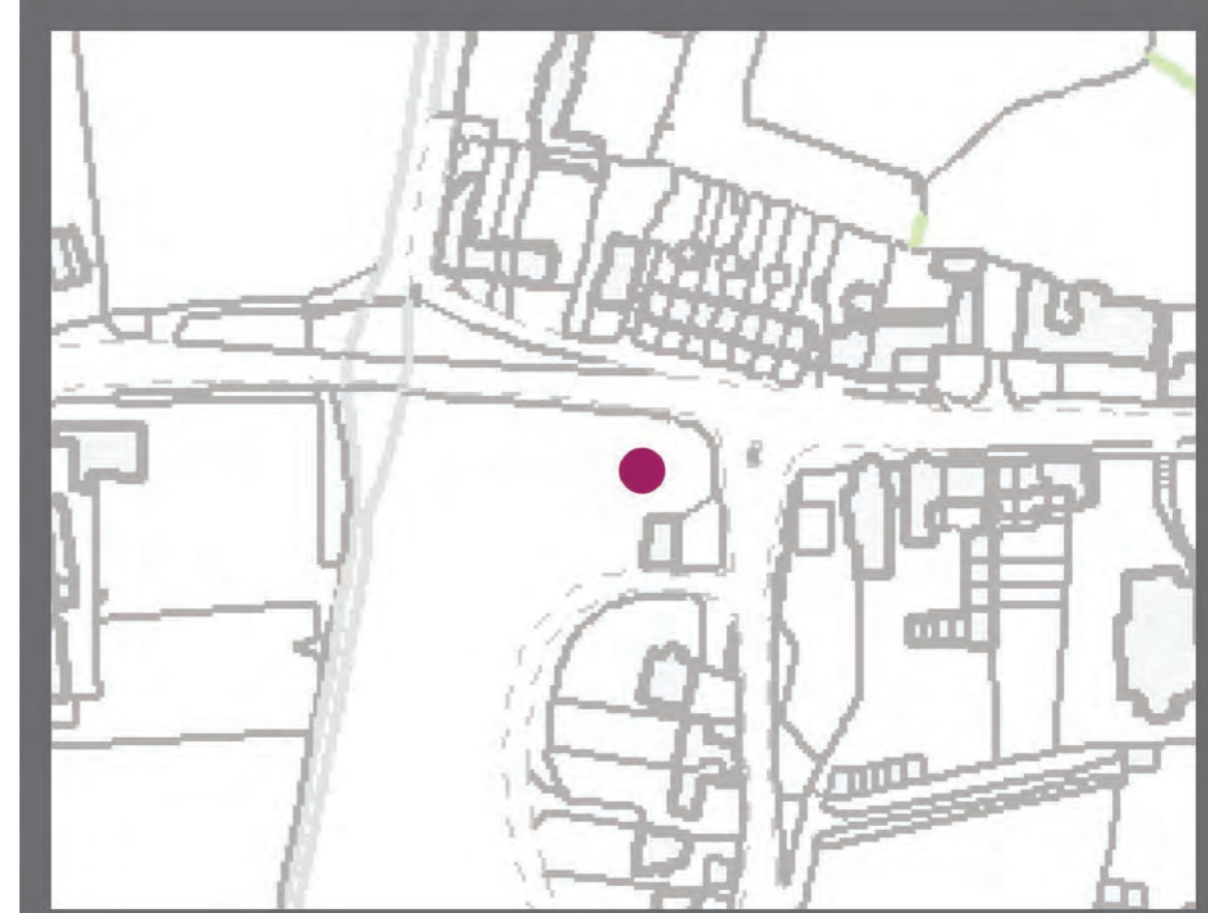
xiii Entrance Gate Piers, Parlington



xvi Wagonway/The Fly Line, Parlington



xv The Terraces, Parlington

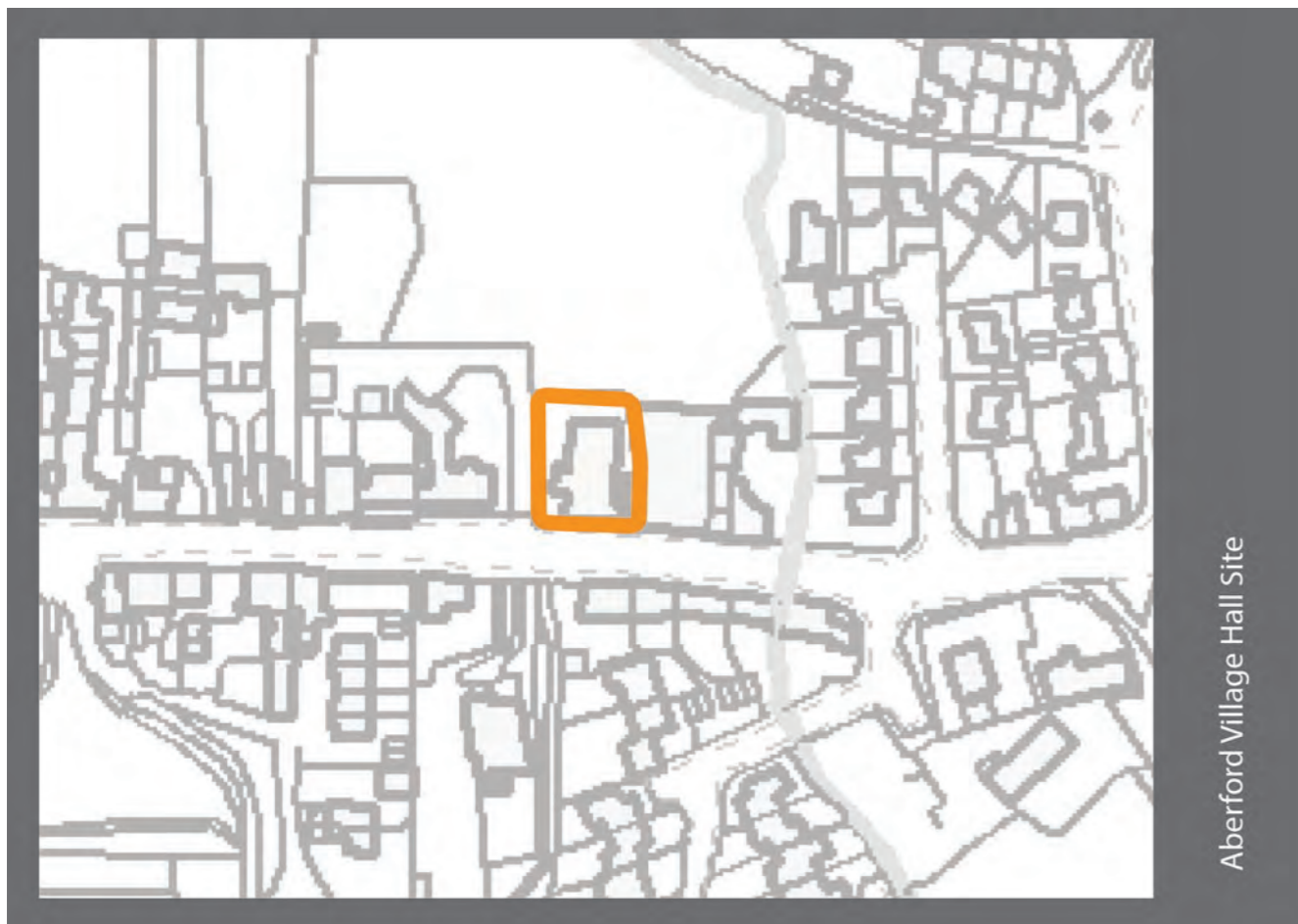


xvii Water Mill Control Features

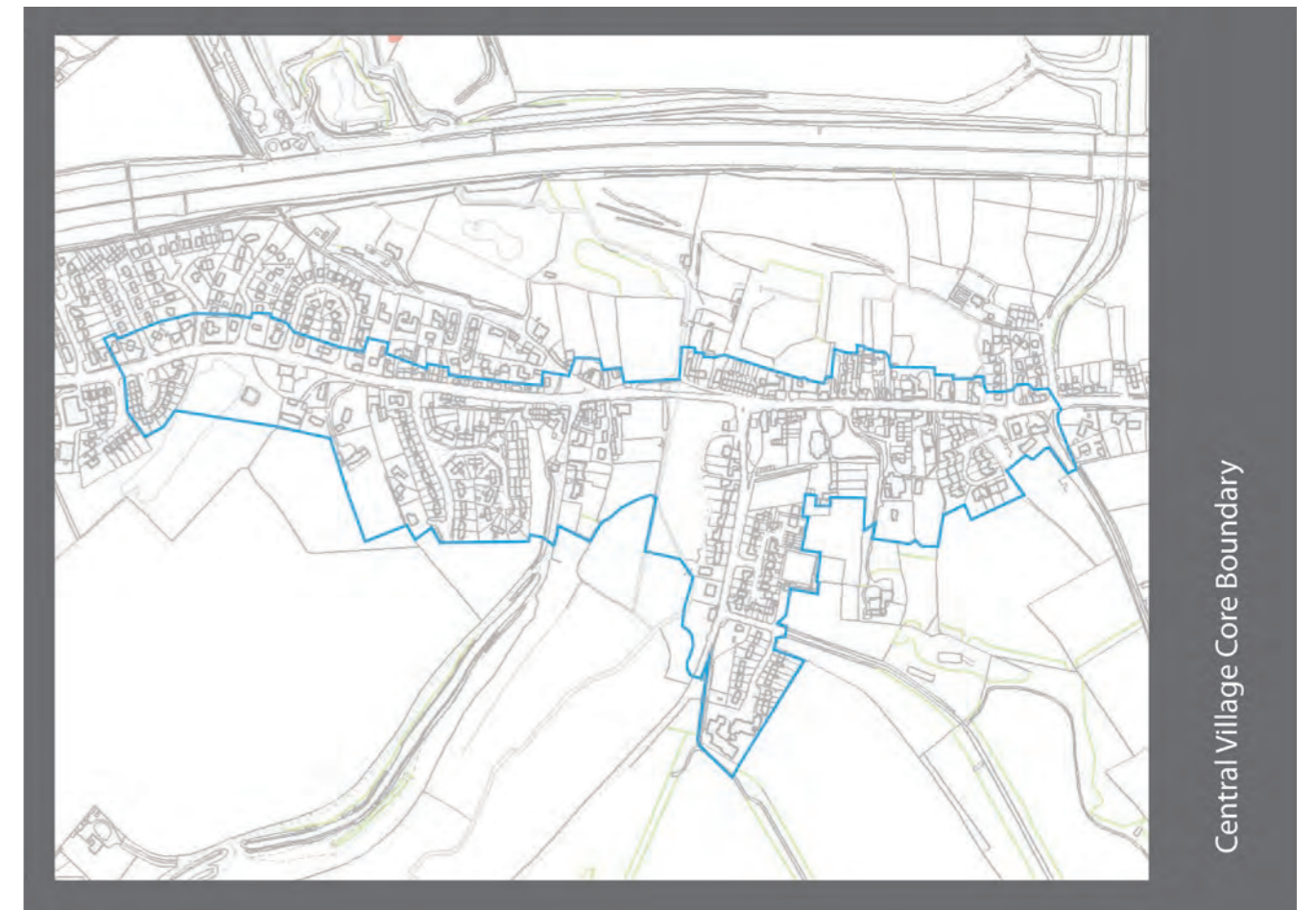
Community Facilities



Coal Staithes Site



Aberford Village Hall Site



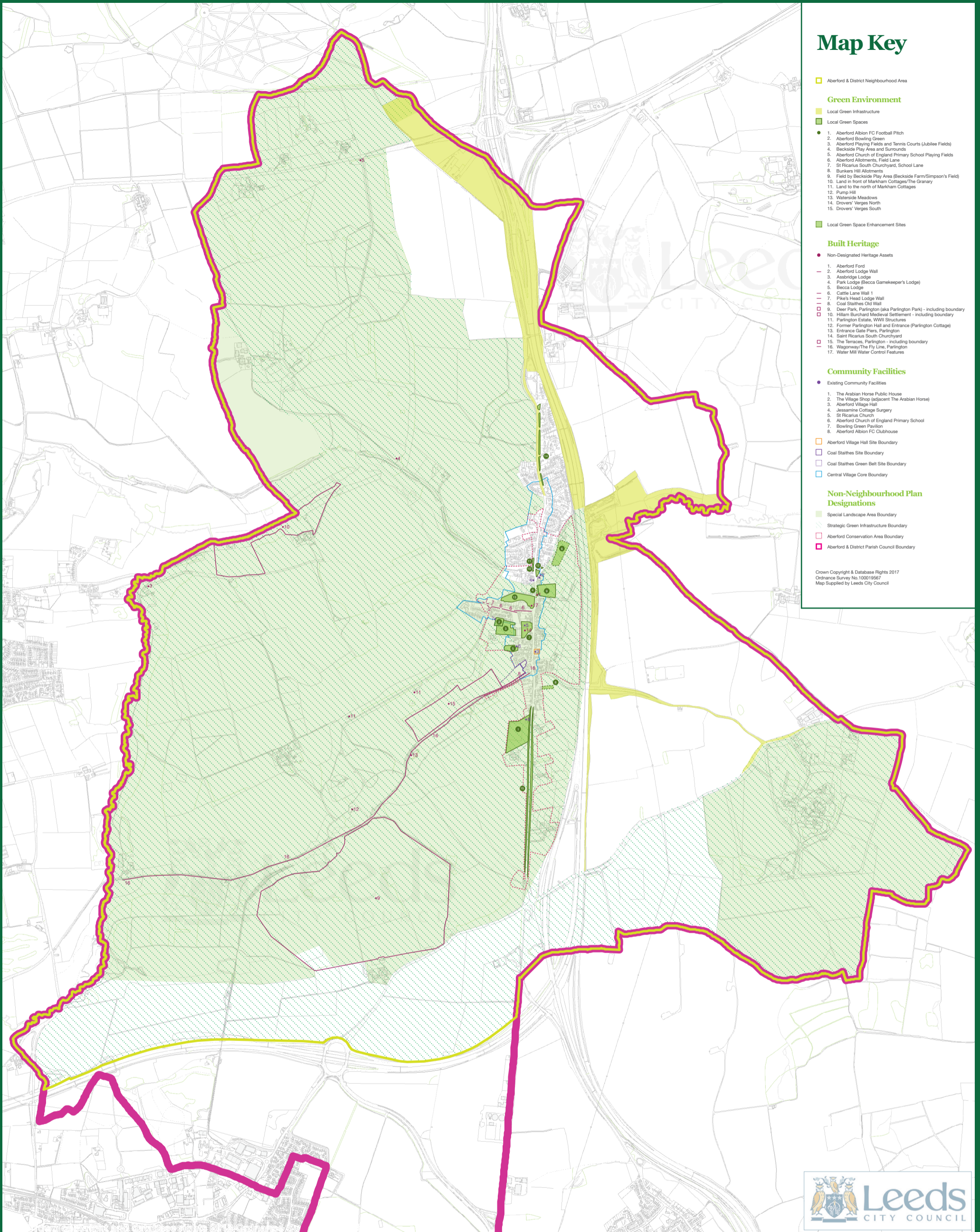
Central Village Core Boundary







Aberford & District  
Parish Council



## Map Key

Aberford & District Neighbourhood Area

### Green Environment

Local Green Infrastructure

Local Green Spaces

1. Aberford Abdon FC Football Pitch
2. Aberford Bowling Green
3. Aberford Playing Fields and Tennis Courts (Jubilee Fields)
4. Beckside Play Area and Surrounds
5. Aberford Church of England Primary School Playing Fields
6. Aberford Allotments, Field Lane
7. St Ricarus South Churchyard, School Lane
8. Bunners Hill Allotments
9. Field by Beckside Play Area (Beckside Farm/Simpson's Field)
10. Land in front of Markham Cottages/The Granary
11. Land to the north of Markham Cottages
12. Pump Hill
13. Waterside Meadows
14. Drivers' Verges North
15. Drivers' Verges South

Local Green Space Enhancement Sites

### Built Heritage

Non-Designated Heritage Assets

1. Aberford Ford
2. Aberford Lodge Wall
3. Asbridge Lodge
4. Park Lodge (Becca Gamekeeper's Lodge)
5. Becca Lodge
6. Cattle Lane Wall 1
7. Pike's Head Lodge Wall
8. Coal Staithes Old Wall
9. Deer Park, Parlington (aka Parlington Park) - including boundary
10. Hillam Burchard Medieval Settlement - including boundary
11. Parlington Estate, WWII Structures
12. Former Parlington Hall and Entrance (Parlington Cottage)
13. Entrance Gate Piers, Parlington
14. Saint Ricarus South Churchyard
15. The Terraces, Parlington - including boundary
16. Wagonway/The Fly Line, Parlington
17. Water Mill Water Control Features

### Community Facilities

Existing Community Facilities

1. The Arabian Horse Public House
2. The Village Shop (adjacent The Arabian Horse)
3. Aberford Village Hall
4. Jessamine Cottage Surgery
5. St Ricarus Church
6. Aberford Church of England Primary School
7. Bowling Green Pavilion
8. Aberford Abdon FC Clubhouse

Aberford Village Hall Site Boundary

Coal Staithes Site Boundary

Coal Staithes Green Belt Site Boundary

Central Village Core Boundary

### Non-Neighbourhood Plan Designations

Special Landscape Area Boundary

Strategic Green Infrastructure Boundary

Aberford Conservation Area Boundary

Aberford & District Parish Council Boundary

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