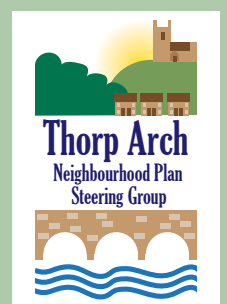


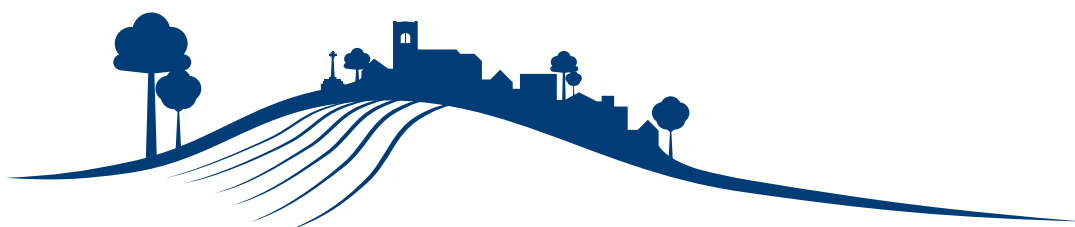


THORP ARCH NEIGHBOURHOOD DEVELOPMENT PLAN 2017 - 2028



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Foreword

Dear Thorp Arch Resident,

In January 2012 Thorp Arch Parish Council resolved to prepare a Neighbourhood Development Plan (“the Plan”) and sought to encourage wide participation through the creation of a Steering Group. The Parish Council subsequently applied to Leeds City Council, as the local planning authority, for Thorp Arch parish as a whole to be designated as a ‘Neighbourhood Area’ and that application was successful.

The Steering Group currently has an active membership of about 7 individuals, including 2 members from the Parish Council. They have met regularly since it was formed, with individual members or small groups having specific responsibility in relation to the different parts of the Plan. In 2016 the Steering Group appointed Alyson Linnegar Planning Consultancy on a joint basis with David Gluck of Ruralis to provide assistance in drafting the plan for this ‘pre-submission’ consultation and further support during the examination process. Although members have dedicated considerable time and effort in the preparation of this Submission Plan, we are indebted to Peter Smart for initially leading the Group into the relative unknown of Neighbourhood Planning, our consultant team and also to John Pendleton for the contribution made in the format and presentation of this Plan.

Neighbourhood planning gives the community direct power to develop a shared vision and shape the development and growth of the village. It provides a powerful set of tools for the community to have a much greater say in how our Thorp Arch should change and develop.

After several surveys of local opinion on key issues, and following considerable consultation, including public meetings and engagement with neighbouring parishes, the City Council and national agencies, the Steering Group is now in a position to publish its proposals in the form of this document which we have now submitted to Leeds City Council for their consideration and then an independent examination. In due course the Plan will come back to you to vote on in a referendum, at which point a positive result will make our Plan a legal and statutory part of the Leeds Local Plan.

At the heart of this Plan is this Vision for the community.

‘In 2028 the parish will be known for its unique blend of high quality countryside and attractive historic village, combined with major commercial, retail and leisure facilities, primarily focused on the Thorp Arch Estate. The parish will be an attractive place to live, work and visit, with a thriving village community and strong connectivity between all parts of the parish. The historic integrity of the old village will be protected through rigorous maintenance of the Conservation Area, while areas outside its boundary will be sympathetically maintained and enhanced to reflect the character of the parish.’

All of the aspirations and objectives described in this Plan flow from, and must be measured against, that Vision. We encourage you to read it and comment on it – provide us with your thoughts so that we can produce a Plan that will provide guidance through the years to come and help Thorp Arch prosper in every way.

Graham Duxbury, Chairman
Thorp Arch Neighbourhood Plan Steering Group

1.0 Introduction

1.1 Background to the Neighbourhood Development Plan

In 2011, the government introduced legislation to enable communities to have a much greater say in how a community should change and develop over time. The Localism Act 2011, and the subsequent detailed Regulations in 2012, introduced the concept of Neighbourhood Planning. Through the Neighbourhood Development Plan (“the Plan”) it is possible to influence the amount, type and location of any new development, what facilities should be provided, and where. It also enables communities to influence design and materials to be used in any new development, to identify areas which should be protected (perhaps because of some historical, environmental or aesthetic reason) and areas which could or should be improved.



It is important to say that a Neighbourhood Development Plan is not a mechanism to resist or stop development: it is a Plan for shaping development.

It is important to say that a Neighbourhood Development Plan is not a mechanism to resist or stop development: it is a Plan for shaping development. Without one, a community would have less control over what happens in the period covered by the Plan. But the Plan must be in ‘general conformity’ with the Local Plan as developed by Leeds City Council, as well as with national government policy as set out in the National Planning Policy Framework and Guidance.

The Plan is a statutory document that will, once adopted, be used to help determine planning applications in the parish.

1.2 Conforming with national and local policy

A key requirement of the Plan is that whilst it reflects local issues, concerns and priorities, it must be in general conformity with national policy and strategic local policy. There are two key policy documents that have needed to be taken account of to ensure this, described briefly below.

1.2.1 National Planning Policy Framework (NPPF)

The NPPF sets out the government’s expectation that “a positive approach should be taken to achieving sustainable development through seeking economic, social and environmental gains jointly and simultaneously through the planning system”. Published in March 2012 by the Department for Communities and Local Government (DCLG), the NPPF sets out the Government’s planning policies for England and how these are to be applied. It replaces a raft of previous guidance notes and circulars, although some do remain in place for now until further detailed policy is published. The NPPF must be taken into account in the preparation of all new local plans.

The NPPF sets out a new range of policies within the context of achieving sustainable development, outlining economic, social and environmental dimensions within which policies can be aligned. Of particular note for this Plan are the following statements:

- The presumption in favour of sustainable development
- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment
- The 12 core land-use planning principles:
 - be genuinely plan led;
 - not simply about scrutiny;
 - proactively drive and support sustainable economic development;
 - secure high quality design and a good standard of amenity;
 - take account of the different roles and characters of different areas;
 - support the transition to a low-carbon future;
 - conserve and enhance the natural environment and reduce pollution;
 - re-use previously developed (brownfield) land;
 - promote mixed use developments and encourage multi-functionality for land use;
 - conserve heritage assets;
 - make the fullest possible use of public transport, walking and cycling;
 - support local strategies for health, social and cultural wellbeing for all.

1.2.2 Leeds City Council Local Development Framework

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

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



1.3 The Neighbourhood Development Planning process



1.3.1 The Neighbourhood Area

The Thorp Arch Neighbourhood Development Plan relates to an area that is the same as Thorp Arch parish, prior to minor amendments to the boundary with Walton undertaken in 2016. The parish is approximately 5km long and 1km wide at its northern edge and 3 km wide at its southern edge. It is partly bounded in the west and south by the River Wharfe, to the north by the Wetherby to York Road B1224, to the north-east by farmland, to the south-east by Thorp Arch Estate and Wealstun Prison and further south-east by farmland down to the River Wharfe.

The parish is mainly rural in character with many buildings and boundary walls constructed from the local cream coloured magnesian limestone. It has some open landscapes with views of the River Wharfe, the old village, Thorp Arch Hall and its parkland, the parish church and distant views of the North Yorkshire Moors and of the generally flat landscape to the East.



1.3.2 Community consultation and engagement

The Parish Council and Steering Group have been keen to ensure we consult, communicate and engage with our community at every step of the planning process. To this end, a web site was established at an early stage, which could host information about the Plan and its progress. A detailed Project Plan and a Communication Plan were among the first items posted to the website. Minutes of all of the Steering Group meetings were prepared and posted on the website. The site has links to the Parish Council and the Village Society websites.

www.thorparchnp.org.uk

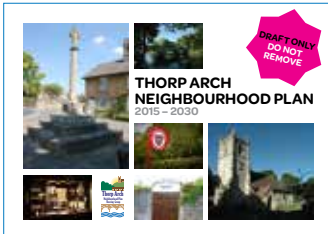


Figure 1: Draft Neighbourhood Plan for consultation, 2015.

At the heart of the Steering Group’s work, has been the need to consult widely with the community and key stakeholders. In September 2012 the Steering Group prepared a lengthy preliminary questionnaire covering key issues, the responses to which would better inform the planning process. A copy of the questionnaire was delivered to every home in the parish with the parish magazine, Causeway, in which there also appeared an article describing the neighbourhood planning process, and encouraging residents to complete the questionnaire but also directing them to the website, where an electronic copy of the survey could be completed. Completed questionnaires were subsequently inputted into the electronic version to enable more efficient analysis. The survey received 88 responses, representing approximately 20% of households.

A survey of local businesses and other stakeholders was undertaken in December 2012/ January 2013. A letter was delivered to every business and other non-residential address in the parish, advising them of the Neighbourhood Planning process and the Steering Group’s work, and directing them to an electronic survey on the website, seeking opinions on a number of key issues relating to employment, access and local facilities. There was just one response to the survey, which seems to be a familiar story in rural communities.

Consultation has also taken place with local major landowners, particularly with representatives of the Hatfeild Estate and The Lady Elizabeth Hastings Trust (“LEHT”) in relation to their joint development proposals for the old cricket pitch, and/or on Dowkell Lane or Church Causeway. When it became clear from the initial residents’ survey that there was an apparent inconsistency between significant support for retaining the cricket club in the village, and general opposition to any new material development, the Steering Group hosted a village meeting on 3 July 2013 to enable representatives of Hatfeild Estate/LEHT and the Thorp Arch and Boston Spa Cricket Club (“TABS”) to present their proposals to residents.



The Steering Group followed up the meeting with a new questionnaire relating specifically to these issues. Copies of the questionnaire were made available at the meeting and then delivered to every household with the July 2013 edition of Causeway magazine, which encouraged residents to complete the copy, but also directing them to the website, where an electronic copy of the survey could be completed. Completed copies were subsequently inputted into the electronic version so as to enable more efficient analysis. The results of the survey were made available to the Steering Group in September 2013. The survey received approximately 90 responses, again, representing about 20% of households.

An informal consultation with the Governor of HMP Wealstun took place in early 2012. The Prison occupies a significant site to the North of the parish, much of which is covered by prison accommodation/facilities and associated parking. To the north of the prison buildings and parking areas, there is an effectively redundant area of land formerly used for prison officers' housing and recreational facilities. This site has now been included as a potential site for residential development.

Further significant consultation took place in 2015 with the publication of the draft Neighbourhood Plan, which set out in detail policy intentions and key themes. This draft found strong support from the parish and has informed this submission draft with references made in each policy section as to the levels of support gained for the policy intentions set out in the draft.

The name is close to the original Danish spelling Torp meaning village or hamlet, and the settlement can be traced to that period.

1.4 About the parish

The name is close to the original Danish spelling Torp meaning village or hamlet, and the settlement can be traced to that period. The first written account of Thorp Arch was in the Domesday Book in 1086, when it consisted of three farms, a church and a mill. Neolithic, Bronze Age and Iron Age remains have all been found within a few miles so earlier inhabitation is likely.

Aerial photographs showing cropmarks of archaeological significance to the immediate west of the old village indicate extensive activity in the area in the Iron Age and Roman periods (800 BC to 400 AD). The Roman Road of Rudgate crossed the River Wharfe at Newton Kyme, a mile downstream, where the crossing was guarded by a Roman fort. The remains of a Roman villa were found near Collingham, about two miles to the west.

After the Norman Conquest, the parish became part of lands passed to Osbern de Arques (a town near Dieppe) and became Thorp D'Archis and eventually Thorp Arch.

Ownership of the manor passed through various hands until purchased by a wealthy East Indies merchant, Sir John Lewis in 1654. It subsequently passed to his granddaughter Lady Elizabeth Hastings, whose benefactions still support the Lady Elizabeth Hastings School which she founded in 1739 with the current building built in 1836, restored in 1958 and extended in 1968.

There were two stone built water mills with associated weirs. The Manor Mill near the bridge is mentioned in the Domesday Book in 1086 but milling had stopped in 1958 and the buildings have now been converted into residential use. Flint Mill is a mile upstream from the bridge and is thought to have been built around 1772, initially as a corn mill.



The adjoining Flint Mill Grange was built around this time to a design by John Carr. Flint Mill was converted in around 1774 to crushing flint, used by Leeds pottery for producing creamware. Milling ended in 1954 and the mill was later converted to residential use, with the workings restored and retained within the house.

The bridge over the River Wharfe was initiated by William Gossip (who had purchased Thorp Arch estate in 1748 and commissioned John Carr to design and build Thorp Arch Hall), and supported by Sir Thomas Gascoigne, lord of the manor of Clifford. The bridge was opened in 1772 and replaced the ford.



Many houses in Thorp Arch village were built to house workers on the Thorp Arch Hall estate. A number of houses on the east side of The Village have evidence of crofts running back from the original dwellings (tofts). The village had a blacksmith and shops (the buildings which housed the forge and where the shops are still existing). The village still has an inn and a primary school. Several farms (such as Mulberry Farm and Pear Tree Farm) had their entrances and farm buildings within the village boundary but these areas have all now been incorporated into the village and some houses have been built where the farm buildings stood.

All Saints Parish Church is supposed to be on an ancient site and could be the one mentioned in the Domesday Book. Part of a pre-conquest cross is built into the porch and the door has a beak-head pattern Norman archway. The location is away from the village but it is on a 100 ft. contour and is very prominent from most parts of the parish. It was originally the mother church for Walton and Thorp Arch and burials for Walton were carried out here until 1369. Thorp Arch church was substantially rebuilt by William Gossip in 1756.

The railway line from Church Fenton to Harrogate was the subject of an Act of Parliament in 1845 and Randall Gossip sold land to the York and North Midland Railway Company. The line was opened in 1847 and there was a substantial stone built station and transfer shed built for Thorp Arch and to serve Boston Spa as well. There were crossings and associated buildings built at Walton Gates and on the Whins Lane crossing. There were substantial cuttings, embankments and bridges needed including a stone and iron bridge across the Wharfe in the south eastern part of the parish. The line closed in 1964 but the buildings and structures remain today and are a testament to the design and construction materials used.

The advent of the Second World War saw the need for ordnance factories to be constructed around Britain. The sites chosen had to be near transport links but be away from centres of population and ideally located out of range of enemy bombers. Thorp Arch met the criteria and the land was taken, farm buildings demolished and the infrastructure constructed within 30 months. At its peak it employed over 10,000 people, some lived locally but many came by train from such places as Leeds, York, Wakefield and even as far as Hull. The site closed for production in 1945 but remained as a Ministry of Supply site for the storage and sale of surplus war materials. It re-opened to provide war materials during the Korean War from 1950- 1953

but was then sold to a local businessman in the early 1960s for development as a trading estate. It is still operating as such, with retail outlets, a children's play area, many businesses and a section at the north end of the site, occupied by the British Library since 1961 – then the National Lending Library for Science and Technology and since 1973 expanded to be the British Library.



As mentioned, the entrance area of the old ordnance factory site was used in 1950 to construct a young offenders institution. It was expanded first in 1980, then in 1988 and again in 1996. In 1995 it became HMP Wealstun and holds up to 830 inmates.

Since the 1960s the ownership of housing has largely passed from belonging to the Thorp Arch Estate into private ownership. A significant development took place in 1967 when 43 houses were built on land that was previously part of the parkland belonging to Thorp Arch Hall.

Despite the resident profile changing, there are still very active organisations within the parish who take pride in the history and aim to preserve the character of the village. Today, the parish is home to 1591 persons (Census, 2011). However, this total includes 813 persons who reside at Wealstun Prison, therefore the "usual resident" population of Thorp Arch is 778. In 2001 the population of Thorp Arch was 1123, (including 504 in Wealstun Prison) therefore the usual resident population of Thorp Arch was 619. The usual resident population has therefore increased 20% between 2001 and 2011.

Thorp Arch residents live in 350 dwellings, which are mainly detached, semi-detached or terraced properties of varying sizes. Private renting has increased in the past decade while levels of owner occupation and social renting have seen a slight reduction. Property values are significantly higher than the city average.

There is a primary school in the village and it is served by Boston Spa and Wetherby High Schools in Leeds, as well as Tadcaster Grammar School in North Yorkshire and a number of private schools and faith schools. However, apart from the Primary School, Tennis Club the Cricket Club (TABS) and public house ('The Pax') there are few other community or recreational facilities.

2.0 Vision and objectives

2.1 Vision for the future

Following the extensive consultations previously described and building on the draft Vision set out in the draft Plan 2015, the following Vision has been agreed to guide the way ahead to 2028:

‘In 2028 the parish will be known for its unique blend of high quality countryside and attractive historic village, combined with major commercial, retail and leisure facilities, primarily focused on the Thorp Arch Estate. The parish will be an attractive place to live, work and visit, with a thriving village community and strong connectivity between all parts of the parish. The historic integrity of the old village will be protected through rigorous maintenance of the Conservation Area, while areas outside its boundary will be sympathetically maintained and enhanced to reflect the character of the parish.’



The objectives and policies that follow on and form the core of the Plan all link back to this Vision.

2.2 Objectives

In order to see the Vision realised, the following set of Objectives are set out to inform and frame the detailed planning policies that follow. These Objectives describe what this Plan sets out to achieve, that is:

- i. To maintain and enhance the historic character of Thorp Arch.
- ii. To maintain and enhance key landscapes, natural habitats and biodiversity.
- iii. To provide new residential development that is well designed and that delivers housing that meets the needs and aspirations of the local community, with adequate parking and open spaces.
- iv. To create an improved and safer environment for moving around the parish.
- v. To maintain and improve accessibility, to improve and increase recreational and social amenities.
- vi. To support local businesses and improve opportunities for new business development.

The following sections now go on to detail the policies, organised under key themes, that will be used in future planning decisions.

3.0 Key themes and policies for the Plan

3.1 Introduction

This chapter describes in detail the policies that will guide development in the parish through the planning period to 2028. We have organised the policies into 5 key themes, as set out below. Each theme has a set of policies which are subsequently described, with the key issues relating to the policy described, followed the evidence supporting the policy. The policies are ordered into the following themes:

- Built environment
- Countryside and the natural environment
- Housing development
- Community and recreational facilities
- Supporting the local economy

3.2 The built environment (BE)

POLICIES IN SUMMARY
BE1: Design and development in the Conservation Area
BE2: Design and development outside the Conservation Area
BE3: Local Green Spaces
BE4: Protecting non designated heritage features
OBJECTIVES ADDRESSED
To maintain and enhance the historic character of Thorp Arch To maintain and improve accessibility to improved and increased recreational and social amenities

3.2.1 Design and development in the Conservation Area

i. Issues

There are three sub-areas within the Conservation Area. First is the historic village and field pattern, second Thorp Arch Hall and parkland and, third, the Grade II listed Railway station building and part of the old track route. Each sub-area has special features that are part of the heritage of the area and it is the overall shape, feel and specific heritage features that are to be maintained by this policy.

The Character Area Assessment at Appendix 2 has comprehensive descriptions of the three sub-areas and provides descriptions of buildings, building materials, design features and scale. It also covers views, landscaping, infill and street furniture.

The key issues this policy is concerned with relate to implementation of the existing guidance and addressing the effects of pressure to build homes within and adjacent to the Conservation Area.



ii. Evidence

The Conservation Area Appraisal and Management Plan (CAAMP) was approved by Leeds City Council as a material consideration in the determination of planning decisions from 28th September 2009.

The Character Area Assessment for the Conservation Area at Appendix 2 was undertaken throughout 2016 and incorporates much of the evidence base from the CAAMP and Village Design Statement.

The draft Neighbourhood Plan consultation document contained an objective to retain the historic character and heritage of Thorp Arch and a proposed policy to protect and maintain the Conservation Area status. These proposals were overwhelmingly supported by those who responded.

The policy supports the Leeds City Council spatial vision and objectives to see diverse and distinctive communities maintained, alongside embedding the protection and enhancement of buildings, places and spaces that are valued by people.



iii. Policy

BE1: Design and development in the Conservation Area: Within the defined Conservation Area, development proposals should respect the following key guiding principles:

1. The village of Thorp Arch:
 - a. Avoid extensions which harm the symmetry and simplicity of the design of cottages.
 - b. Retain the uniform palette of building materials (mainly magnesian limestone buildings with blue/welsh slate roofs.)
 - c. Retain existing timber windows and doors and encourage the replacement of existing uPVC windows with painted timber windows of appropriate design as opportunities arise.
 - d. Maintain the unique character of street scenes including stone walls in the village and grass verges and large gardens on Church Causeway.
 - e. Preserve historic detailing such as boundary walls and architectural features identified in the Character Area appraisal.
2. Thorp Arch Hall and Park:
 - a. Retain trees that are significant landscape features.
 - b. Seek to protect river views and glimpsed views of Thorp Arch Hall, both from within the character area and from Boston Spa.
 - c. Protect the setting of the listed buildings.
 - d. Conserve remaining areas of parkland and parkland walls.
 - e. Retain the scale and leafy character of the 1960s/70s development of Thorp Arch Park on land that was previously part of the Hall grounds.
3. Station House and Engine Shed (Former Railway station):
 - a. Protect the setting of the listed railway station and engine shed.
 - b. Conserve the course of the railway line and remaining structures, including the platform and railway bed.

3.2.2 Design and development outside the Conservation Area

i. Issues

There are several concentrations of housing which are adjoining Walton Road to the north-east of the old village of Thorp Arch and outside the Conservation Area. These are detailed in the Character Area Appraisal in Appendix 2.

While housing styles vary depending on the age of the development, the preferred style for future development and which fits best with the landscape and scale of the area is the two storey detached and semi-detached style of Walton Chase. The preferred materials are brick construction with grey tiled roofs. The layout should ideally incorporate green spaces to be used as recreational areas and possibly a children's playground.



Any future development needs to be of a size that is sustainable with regard to the existing infrastructure. Because of the proximity of HMP Wealstun and the British Library consideration should be given to improving this area with more vegetation and tree planting to screen the high buildings over time.



Other development outside the Conservation Area consists of HMP Wealstun, Leeds United Football Academy, Thorp Arch Grange offices, Commercial and retail developments on Thorp Arch Estate and various farms and their diversified businesses. The Built Environment issues relating to these operations are unique to each one but generally concern their appearance within the landscape, the effect on any adjacent housing and the effect on the infrastructure.

ii. Evidence

Outside the Conservation Area, there are three main concentrations of housing:

There is one area consisting of Grange Avenue, Rudgate Park and Northfields which are mainly semi-detached two storey houses, some of which date back to the 1940s. Many have been altered, some to provide extra rooms in the roof space. Construction is from a mixture of materials; some are of brick, some half rendered and some are totally rendered. Most have grey roof tiles with slate on some older properties. The area is relatively green and the garden vegetation is mature.

Another area is The Woodlands, built in mid 2000s and providing 62 houses and apartments. The development consists of 3 detached houses and 8 blocks of houses two and three storeys high. The construction is brick with red tiled roofs. The development has a community green space between Woodland Drive and Walton Chase.

A third area is Walton Chase that consists of 51 detached, semi-detached and terrace style two storey houses built in 1990s. Walton Gardens is a more recently constructed road off Walton Chase comprising 14 semi-detached houses. Construction is from brick and with grey tiled roofs.

The draft Neighbourhood Plan included references to proposed policies controlling development, protecting key views, enhancing the character of Thorp Arch Estate through sustainable as well as innovative building and landscape design, that any new development should not dominate the surrounding areas, that open areas between existing housing and buildings must be maintained and improved where possible and boundaries retained, that additional tree planting and screening should be provided and that the visual impact of HMP Wealstun and Leeds United Football Academy should be ameliorated by planting trees in appropriate areas.

These proposals were overwhelmingly approved by those who responded to consultations undertaken during the preparation of the Plan.

Once again, policy here supports the Leeds spatial vision and objectives for distinct communities and place-making.

iii. Policy

BE2: Design and development outside the Conservation Area:

Throughout the Plan area outside the Thorp Arch Conservation Area development proposals should:

- a. Respect the surrounding and adjacent built form, where appropriate, so that the height and massing of new development does not overwhelm neighbouring buildings and reflects and complements local style in neighbouring buildings.
- b. Ensure historic designated and non-designated features in the landscape and built environment are not adversely affected.
- c. Provide appropriate infrastructure to the size of the development, including drainage, sewerage, provision for off road car parking, green spaces and other recreational facilities.
- d. Innovative building design will be encouraged, where appropriate.

3.2.3 Local Green Spaces

i. Issues

Local green spaces are regarded as important to enhance the attractiveness of the area, to provide areas for recreation and they have important amenity value. They also add to the character of the area which is a key part of the Vision of the Neighbourhood Plan.

It is also important that any new housing development proposal incorporates green spaces within that proposal. The proposals should complement and enhance the overall character of the area.

Some of the proposed Local Green Spaces have limited functionality and this requires addressing through Parish Council action.

ii. Evidence

The full assessment framework of Local Green Spaces is located in appendix 4 of the Plan, with the justification for designation. Assessment was undertaken with direct reference to the National Planning Policy Framework criteria for designation, that is:

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

There are many aspects of the draft Neighbourhood Plan consultation that support the existing and proposed green spaces. These include: protecting green spaces, protect and maintain the SEGI land and land designated as Leeds Nature Areas, support provision of land for a football pitch, support the development of a children and pre-teen play area, keep and enhance the open and recreational space around housing and HMP Wealstun through landscape planning and sensitive design and support and encourage the playing of cricket on the old cricket ground.

The Thorp Arch and Boston Spa (TABS) Cricket Club pitch is situated in the centre of the old village. It has been the subject of proposals to relocate the pitch within the parish. As part of these proposals TABS and Carter Jonas, property advisers to the Hatfeild Estate sought support from the local community to move TABS to a new site and build houses on the cricket pitch and other sites in the village. These proposal were discussed and overwhelmingly rejected at a Public Meeting facilitated by the Neighbourhood Plan Steering Group in July 2013. The area has featured prominently in consultation on the Neighbourhood Plan and it remains the wish of the community that the area remains as a green space without dwellings.

The Core Strategy policy safeguards the cricket pitch but includes some flexibility to consider any future proposals for the improvement of the facilities on the site. Any proposals for the re-use of the existing sports ground should demonstrate that reasonable efforts have been made to secure its continued use as a cricket pitch or other form of green space and/or alternative green space provision is made in an accessible location in the plan area.

iii. Policy

BE3: Green Spaces: The following sites shown on Maps 11, 11a and 11b are designated as Local Green Spaces.

Proposals for development on these Local Green Spaces will only be permitted in very special circumstances in accordance with national policy on Green Belts.

- A1. War Memorial & Surrounds
- A2. Village Green (lower)
- B. Village Green (upper)
- C. Thorp Arch Tennis Court
- D. All Saints Church
- E. Whins Lane
- F. Thorp Arch Grange Green Space
- G. Woodland Drive park

SPP. The cricket ground is a safeguarded playing pitch under Core Strategy Policy G8.

If the housing site north of the prison is allocated for housing development in the Site Allocations Plan, green space shall be provided on the site in accordance with locally identified needs (or specific proposal such as a football pitch or allotments).



Tennis Court



Woodland Park

3.2.4 Protecting non designated heritage assets

i. Issues

The parish already has a number of buildings and structures with listed status. However, there are some additional buildings and structures that, should they be damaged or lost would be detrimental to the historic value and character of the area. It is recognised that any protection or designation would need the support of the owner of the building or structure.

ii. Evidence

The non-designated heritage assets identified by the Neighbourhood Plan group are:

- The old railway bridge crossing the River Wharfe.
- Thorp Arch Grange.
- North and South Lodges of Thorp Arch Hall
- Thorp Arch Mill weir
- The Pax Inn
- Mulberry Farmhouse
- Stone bus shelter
- Pear Tree Cottage

A full explanation of the significance of these assets is set out in the assessment framework at Appendix 3.



The summary of existing listed buildings and structures is as follows (source: Historic England):

- Bridge Farm Cottage, house and outbuildings. Grade II
- Various Buildings at Thorp Arch Mill. Grade II
- Thorp Arch Bridge. Grade II
- Nos 17, 19, 38, 40, 42 The Village. Grade II
- Causeway Cottage and Lime Tree Cottage. Grade II
- Rye Cottage and adjoining cottage. Grade II
- Smithy to rear of No 11 The Green. Grade II
- Thorp Arch General Stores with pair of cottages and shop adjoining. Grade II
- All Saints Church and details within and around the church. Grade II
- Thorp Arch Station House and Engine Shed. Grade II
- Cart shed Granary at Hall Farm. Grade II
- Thorp Arch Hall. Grade II*
- Thorp Arch Hall outbuildings. Grade II
- Railway Bridge 940m SE of Walton Gates. Grade II
- Railway Bridge 525m SE of Walton Gates. Grade II
- Flint Mill and mill race structures. Grade II
- Flint Mill Grange Farmhouse with attached buildings. Grade II
- L shaped range of buildings enclosing Flint Mill Grange Farmyard. Grade II



The Plan supports the continuing care of these historically important buildings and the regulations that apply to any repair or alteration of them. The Plan will also support the nomination of additional significant buildings to the non-designated heritage list where doing so strengthens the objectives of the Plan.

The sections of the draft Neighbourhood Plan that were consulted on and which refer to this policy are: Protect listed buildings, support the protection of the status of The Pax Inn, Protect and maintain Conservation Area status.

The Character Area assessments refer to the importance of the protection of historic buildings and structures and provides details of all those noted shown on Appendix 3.

iii. Policy

BE4: The following have been identified as non-designated heritage assets (as shown on Maps 10a, 10b, 10c and 10d):

- a. The old railway bridge crossing the River Wharfe - part within Thorp Arch parish
- b. Thorp Arch Grange
- c. North and South Lodges of Thorp Arch Hall
- d. Thorp Arch Mill weir - part within Thorp Arch parish
- e. The Pax Inn
- f. Mulberry Farmhouse
- g. Stone bus shelter
- h. Pear Tree Cottage

Development proposals affecting these assets should demonstrate how they will contribute to the conservation and enhancement of these non designated heritage assets.

3.3 Countryside and the natural environment (CNE)

POLICIES IN SUMMARY
CNE1: Protecting countryside character
CNE2: Green corridors
CNE3: Public Rights of Way
CNE4: Enhancing biodiversity
OBJECTIVES ADDRESSED
<p>To maintain and enhance the historic character of Thorp Arch</p> <p>To maintain and enhance key landscapes, natural habitats and biodiversity</p> <p>To create an improved and safer environment for moving around the parish</p>

3.3.1 Protecting countryside character

i. Issues

The rural areas of the parish are primarily mixed farmland together with green spaces which provide natural areas for wildlife and, where there is public access, for recreational purposes such as horse-riding, cycling and walking.

They also provide an important buffer from nearby developments such as Thorp Arch Estate and HMP Wealstun. Despite the proximity of these developments and some busy roads the parish is generally quiet and peaceful.

The variety of the countryside within such a small area makes this a very special area. The Wharfe valley, the enclosed remnants of parkland associated with Thorp Arch Hall, SEGI sites, the ancient field system close to Thorp Arch and the cuttings and embankments of the disused railway line all have their own distinctive characteristics and qualities. These special areas sit adjacent to agricultural land typically with hedge boundaries in a gently undulating landscape with wide vistas.

Several SEGI (Sites of Ecological and Geological Importance) and LWS (Local Wildlife Sites) areas are within the parish and these together with the land within the Conservation Area and Special Landscape Area are protected by existing local planning policy. However, there are elements of the countryside and natural environment that justify having separate policies within this Plan. The policy supports the maintenance of hedges, gates and fencing and in the areas where public have access across such land, the provision of signs, stiles and an appropriate surface for the activity involved. It supports all work to promote safety and minimise interference between the public and the ongoing farming activity.

MAP 2 - SEGI/LWS Areas

The variety of the countryside within such a small area makes this a very special area.



In amongst productive farmland there are also areas of woodland which are not accessible by the public but which enhance the character of the area. A considerable amount of the woodland is along the Wharfe valley but there are a number of small woods and copses which are in more open countryside and which break up the flat landscape and enhance the views.



ii. Evidence

The Thorp Arch Landscape and Character Area Assessments (appendices 1 and 2) within this Plan are relevant to these policies. They describe the landscape types, the changes that have taken place since man first inhabited the area, and incorporates evidence from the Leeds Landscape Assessment of 1993 and its guidelines and aspirations for the landscape.

Landscape other than that contained in key views is also an important element in the area's character. Any proposal for change of use which significantly alters this character will need to be assessed for its effect on that character. Such changes could for example involve a change of use of land to provide caravan sites, solar farms, motor racing circuits and so forth.

Changes in the nature of boundaries and the scale and location of any proposed new buildings would need to be evaluated for impact on the existing character and this impact be taken into consideration before approval of such plans.

The guidelines and aspirations stated in the Conservation Area Appraisal and Management Plan, the Leeds Landscape Assessment and the Special Landscape Area designation are all to be followed.

The draft Neighbourhood Plan used for consultation referred to protection of key views, enhanced landscape design, support open areas between housing and improve visual impact by some planting and screening of buildings with poor visual impact, protect and maintain Conservation Area Status, protect green spaces, protect SEGI land and that designated as Leeds Nature Area and conserve existing landscape features.



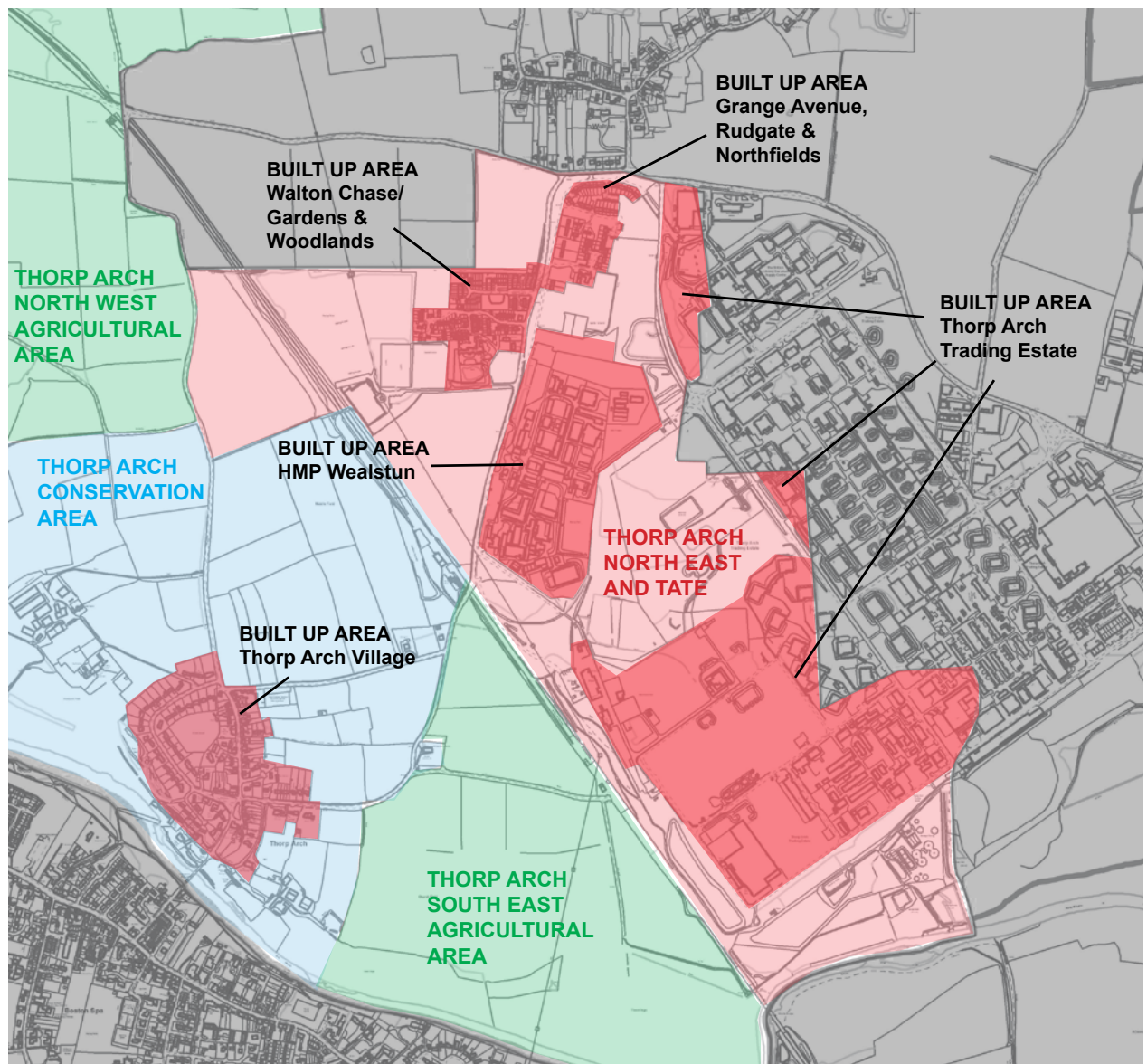
iii. Policy

CNE1: Protecting countryside character

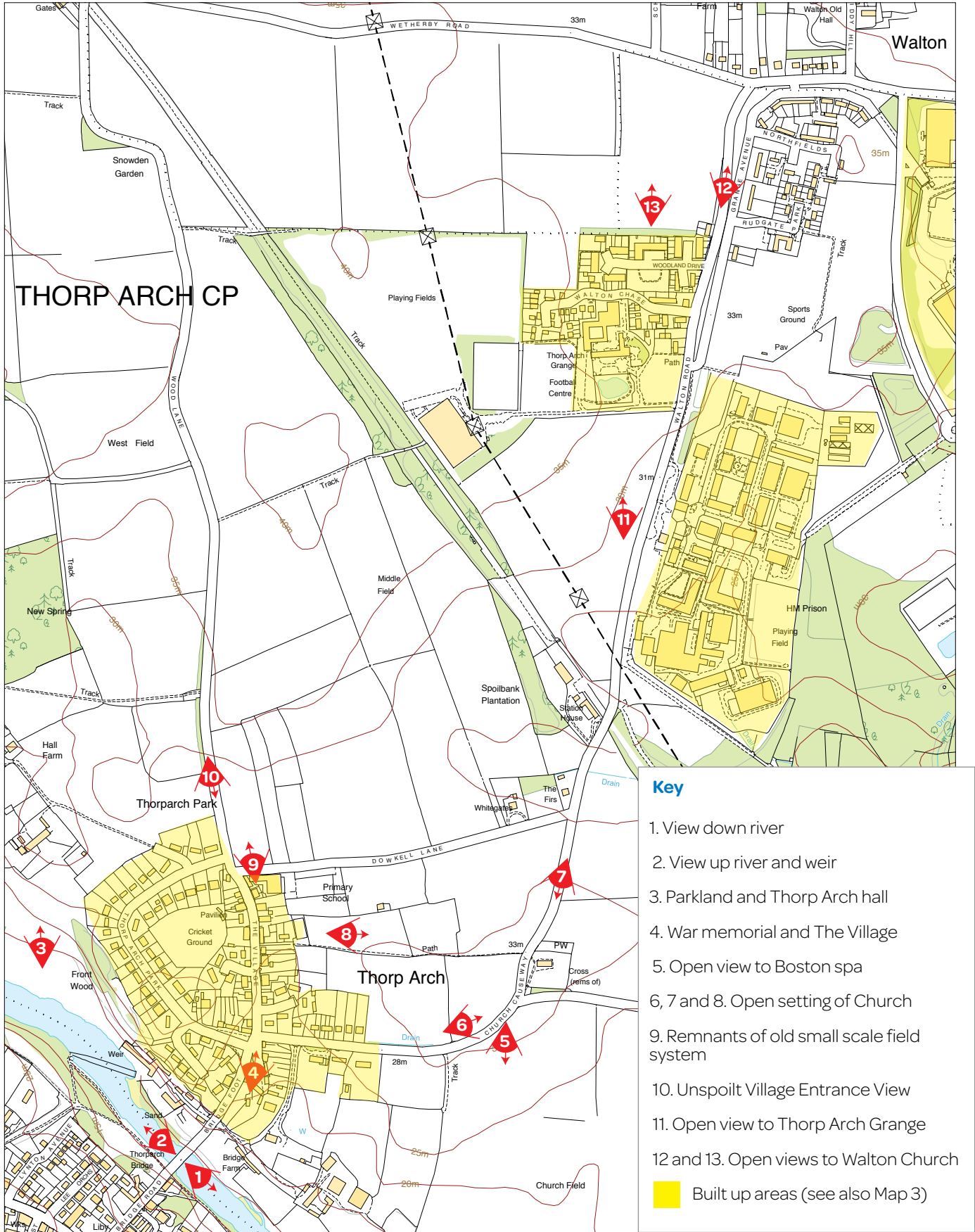
Proposals for development outside the built up areas shown on Map 3 should recognise the characteristics of the countryside and reflect this in design, with particular reference to:

- a. Seeking to protect key views across the open countryside and riverside shown on Map 4.
- b. Using topography to reduce the visual impact of development in the landscape.
- c. Using existing landscape features such as woodland, hedges, waterways, to break up development and enable the integration of green infrastructure within developments.

MAP 3 - Built up areas



MAP 4 - Key Views





View down river



View up river and weir



Parkland and Thorp Arch hall



War memorial and The Village



Open view to Boston spa



Open setting of Church



Open setting of Church



Open setting of Church



Remnants of old small scale field system



Unspoilt Village Entrance View



Open view to Thorp Arch Grange



Open views to Walton Church



Open views to Walton Church

3.3.2 Green corridors

i. Issues

Within the countryside and green places of the parish, there are two important continuous linear routes that can be defined as 'green corridors' and which provide a range of important service, for example in relation to ecosystem services (the Wharfe Valley) and accessibility through the parish (the disused railway line). The maintenance of the integrity of these corridors is therefore an important consideration for this Plan, in line with the following key objectives of Natural England's Yorkshire and Humber Green Infrastructure mapping project:

- To protect strategic and local green infrastructure corridors and networks.
- To focus green infrastructure enhancement in areas where gains will be maximised.

ii. Evidence

The Yorkshire and Humber Green Infrastructure Mapping Project was carried out to help local authorities protect and create green infrastructure through their Local Development Frameworks. Natural England is keen to see the evidence from the project used to support projects and policy at both strategic and local levels.

The valley of the River Wharfe was designated as a green infrastructure corridor. It includes the whole of the Thorp Arch parish and indicates that the whole corridor is rich in terms of cultural heritage, wildlife and recreational assets. It says the corridor demonstrates much agricultural use including intensive arable farming in the parish. The valley is described as providing a landscape setting for the towns and villages along its length. The Natural England report includes a table of functions with specific details that are found within the corridor, such as landscape, biodiversity, accessibility, recreation and tourism. The number of functions that are scored for an area dictate its importance. The Wharfe valley has 13 functions and thus falls into the highest ranking of Strategic/Regional.

While the whole of the parish is included in this strategic corridor, the actual river valley itself and its Ings is identified specifically in this Plan as being a local green corridor which provides important services with regard to wildlife habitats and floodwater management.

A second local green corridor is identified as running the length of the former Tadcaster-Wetherby railway line which runs diagonally across the parish. For much of its length this corridor is designated as Sustrans national cycle route 665. It is an important linear feature of the parish in its own right but also provides non vehicular access to nearby Wetherby town.

The draft Neighbourhood Plan used for consultation had the following elements which relate to this theme: To protect and maintain conservation area status, protect green spaces, protect SEGI land and that included in Leeds nature Area and conserve existing landscape features.

iii. Policy

CNE2: Green corridors: The following linear features are defined as Green Corridors shown on Map 5a and 5b:

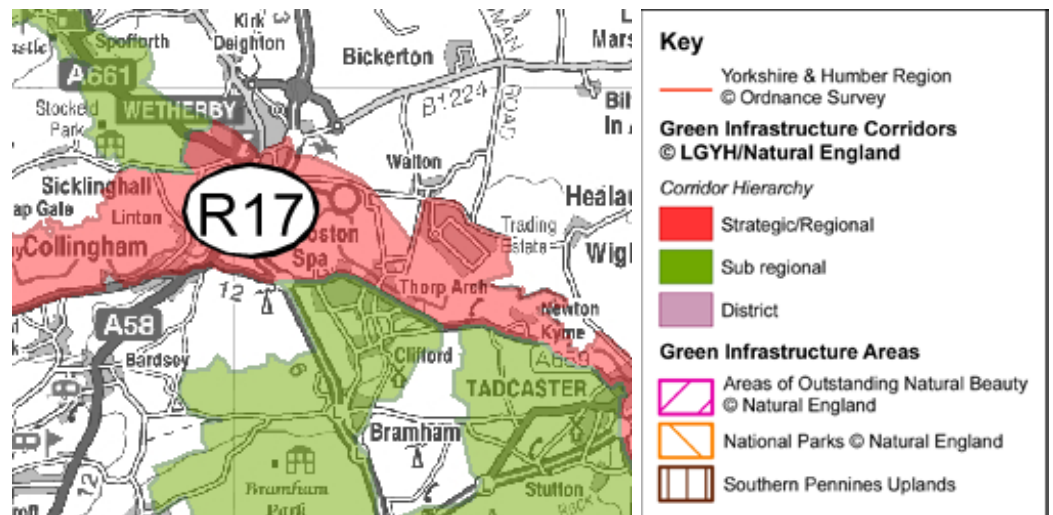
- a. The Wharfe valley
- b. Tadcaster-Wetherby former railway line

Proposals for development affecting these features should seek to support and enhance their operation as multifunctional corridors for the movement of wildlife, people and the provision of ecosystem services.

Where appropriate and practicable, proposals for development should seek to connect with these corridors through, for example, new rights of way.

MAP 5a, 5b - Green Corridors

A - Green Corridors - The Wharfe Valley



B - Green Corridors - Tadcaster to Wetherby Former Railway Line



3.3.3 Public rights of way

i. Issues

During the Neighbourhood Plan consultation proposals emerged which received overwhelming support to install a cycle track connecting the housing in the north-east of the parish to the centre of the village. This follows a route along Walton Road in front of HMP Wealstun to the junction with Dowkell Lane. The crossing of Walton Road close to Station House would be improved and a new fenced and surfaced cycle track would be created within the fields that run along Dowkell Lane.

Another proposal is to improve the safety along Wood lane by creating a footpath that runs in the fields to the east side of Wood Lane from Thorp Arch Park to the point where the Ebor Way long distance footpath heads west towards Flint Mill Grange. These plans would require approval by the current landowners and both are shown on the list of Projects and Aspirations in the final chapter of the Plan.



The old railway line from Wetherby to Thorp Arch Estate that has been surfaced and is designated as National cycle route 665 and maintained by Sustrans, is considered a major asset for local walkers and cyclists. There is an existing proposal to extend this cycle track from its present terminus in Thorp Arch Estate to the old railway bridge across the River Wharfe and so enable walking and cycling access to Newton Kyme.

Other concerns relate to traffic volume and speed through the parish as well as the poor surface and poor drainage on some roads. These matters are not considered to be the subject of the Plan but rather that they will be dealt with under the existing responsibility of the Local Authority.

The parish is considered to be unusual in that there are two separate areas of housing within the parish which are situated approximately 1 mile apart, and separated by mostly rural land and HM Prison Wealstun.

The old village is situated within the conservation area and comprises approximately 175 dwellings being mostly 18/19th century cottages together with the neo-Georgian housing of Thorp Arch Park, Mulberry Garth and Pear Tree Acre. To the north-eastern boundary of the parish are three more residential developments of Rudgate Park, Woodlands and Walton Chase, which together comprise a further 157 dwellings.

There is limited public transport, with a half-hour weekday bus service and no rail service between the two settlements. There is a single footpath on one side of Walton Road only and there is no cycleway.

It is considered desirable to improve connectivity, by providing an improved link between the facilities of the 'old village' (eg. Lady Elizabeth Hastings School, the Pax Public House) with the new housing and proposed amenities to the north-east (e.g. Playground, Sports field).



ii. Evidence

The consultation carried out for this Plan included the proposals for the new footpath/ cycle tracks mentioned above for Walton Lane and Dowkell lane and for Wood Lane. They were supported overwhelmingly by those who responded.

Connectivity between the village and the rest of the parish is a major concern due to the poor road infrastructure and a desire expressed through consultation for the main residential area to be better connected off –road with other smaller residential areas and Thorp Arch Estate.

Thorp Arch Neighbourhood Plan Steering Group held mini-consultations in December 2014 and March 2015 to outline proposals for the village, and included three optional routes for a proposed cycle track between the 'old village' and housing to the north-east.

The proposal for cycle track Option 3, received overwhelming support from residents.

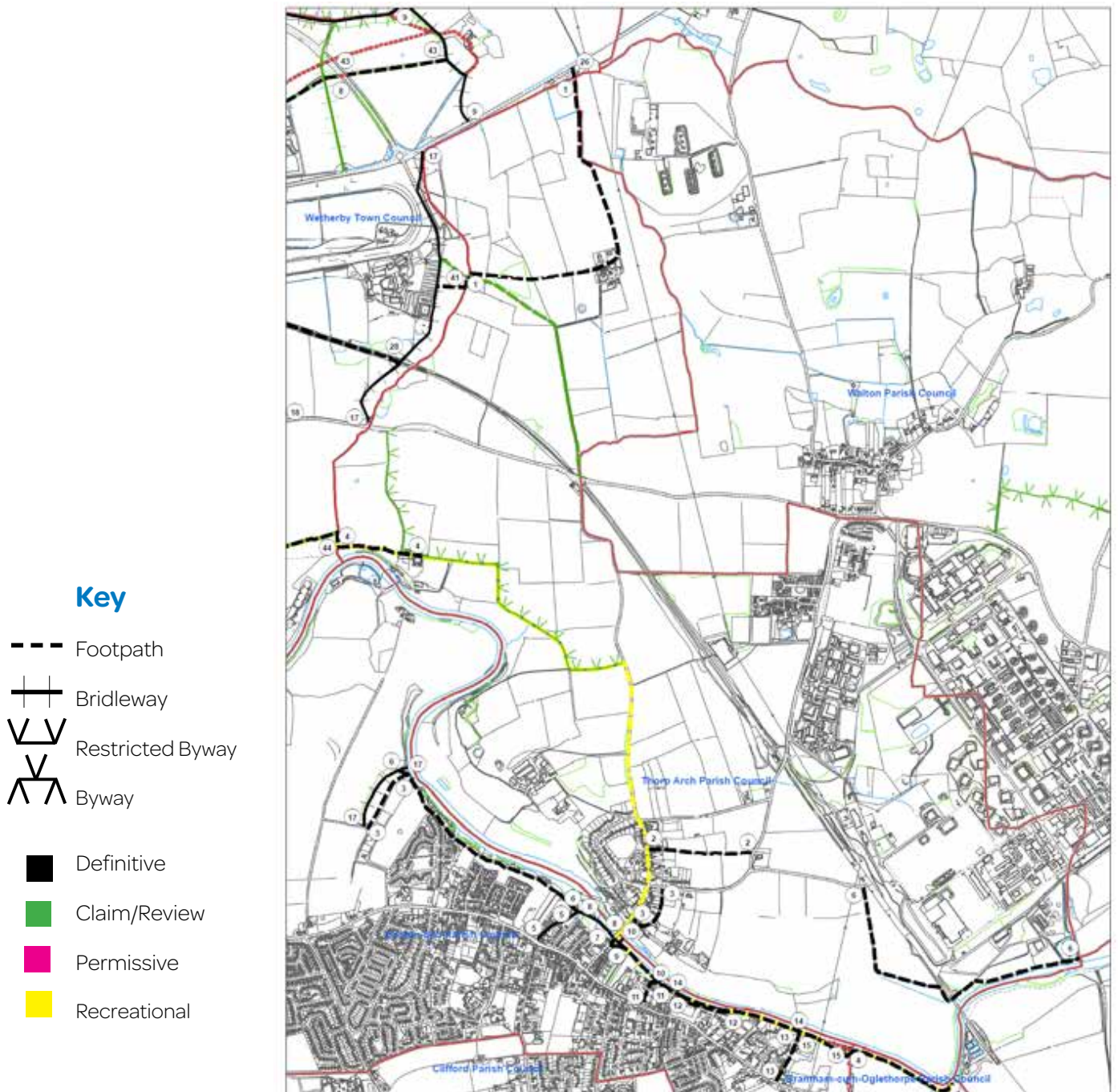
Map 6 illustrates the extent of the Public Rights of Way (PROW) network. It is notable that the map highlights the distinct lack of PROWs across the parish, either for recreational purposes or for the purpose of physically linking up people and places.

iii. Policy

CNE3: Public rights of way:

- a. Proposals for development should ensure, where appropriate, that adequate provision is made to provide access via Public Rights of Way to other parts of the parish, in particular linking into Thorp Arch village.
- b. Proposals for development should seek to enhance any affected Public Right of Way, including suitable alternative provision that is at least as beneficial to the community where it is proposed to remove or disrupt an existing Public Right of Way.
- c. Support will be given to proposals for new cycle routes and footpaths that serve to improve connectivity across the parish and through to neighbouring communities where this proves practicable.

MAP 6 - Public Rights Of Way



3.3.4 Enhancing biodiversity

i. Issues

The area of the Neighbourhood Plan is fortunate in having several different biological environments within its boundaries.

It has the geology of the Magnesian Limestone ridge, referred to by the Yorkshire Wildlife Trust as an 'Invertebrate Superhighway', the Wharfe valley gorge cut by ancient glacial meltwaters together with glacial boulder clay on the northern area of the parish. The area downstream of Thorp Arch road bridge is a flood plain known as The Ings.

Large areas of the parish are designated as part of Leeds Nature Area and the parish contains several SEGI sites (Sites of Ecological and Geological Importance).

There is a significant area that is historic parkland that was once part of Thorp Arch Hall's estate and a considerable part of the land between the disused railway line and the River Wharfe is designated a Special Landscape Area.

Fields are generally surrounded by hedges some of which have considerable gaps in them. There is some dense deciduous woodland on the banks of the Wharfe and many small copses plus a line of trees running along much of the old railway line.

Much of the area of the old ordnance factory site that lies within the parish has reverted to wild grassland and vegetation because it is on private property and is mostly not cultivated.

This variation provides many different habitats for birds, animals and plants and it is important that the areas that are designated as protected continue to receive this protection and that habitats that are under threat are maintained and improved. It is proposed that a biodiversity survey is carried out which will identify and quantify the species that exist and can identify improvements that can be made.

ii. Evidence

The various reports that have been written that cover aspects of biodiversity include Thorp Arch Conservation Area Appraisal and Management Plan, The Village Design Statement, Thorp Arch Parish Plan, Leeds Landscape Assessment, Yorkshire and Humberside Infrastructure Mapping Project, Yorkshire Wildlife Trust survey of the Magnesian Limestone Ridge and SEGI designations.

The draft Neighbourhood Plan also considered landscape and biodiversity to be important to the area and this theme supports the proposals that were supported overwhelmingly at consultation.

The Leeds spatial vision and objectives note the importance to the city of valuable green spaces and habitats and in particular to take opportunities to enhance biodiversity through the creation of new habitats and by improving an extending wildlife corridors.

iii. Policy

CNE4: Enhancing biodiversity:

Proposals for development that affect locations identified as important for biodiversity locally shown on Map 2 should seek to enhance the biodiversity of the parish by:

- a. Identifying through surveys important features of a site for nature conservation and ensuring, wherever practicable, that development provides positive benefits for biodiversity on site through habitat maintenance or creation.
- b. Putting in place measures to improve and enhance biodiversity in the parish where a proposed development is shown to have a potentially negative impact.

3.4 Housing development (H)

POLICIES IN SUMMARY
H1: Residential development
H2: Housing type and mix
OBJECTIVES ADDRESSED
To maintain and enhance the historic character of Thorp Arch To identify areas for appropriate small scale residential development To create an improved and safer environment for moving around the parish

3.4.1 Residential development

i. Issues

Thorp Arch is not specifically identified as a ‘major settlement’ or a ‘minor settlement’ within the core strategy of Leeds City Council. It falls within the ‘Village/Rural’ category, and as such has no specific target requirement to fulfil the housing need.

It is recognised in the Core Strategy that such settlements have limited development opportunities and that development will only be permitted if functionality requires a rural location.

The closest local amenities for Thorp Arch, (secondary school, doctors surgery, shops etc.) are in Boston Spa and access to these, and to the A1(M), is via the unique single track 18th century, Grade II Listed Thorp Arch Bridge.



Despite a number of traffic management measures undertaken by the local authority, there remains serious traffic congestion, particularly at peak times or when there is disruption at other river crossings.

Without extensive highway improvements to route traffic away from the bridge and village, it is the opinion of the Parish Council and the Steering Group that Thorp Arch may only accommodate further small scale residential development. Any development on a larger scale would lead to unacceptable pressures on traffic.

It has been identified in surveys undertaken by Neighbourhood Plan Steering Group and in the Housing Needs Assessment, that whilst there is no desire for housing development within the conservation area, there is an acceptance of small scale residential development

within the parish. This would allow the organic growth of the village which should avoid degrading the existing built environment, and the natural/ farmed environments.

In response to Leeds City Council's 'call for sites' a number of sites were brought forward by landowners /agents as potential sites for residential development within the parish. These sites are included in a register of sites known as the Leeds SHLAA (strategic housing land availability assessment). Inclusion of a site within the SHLAA does not imply support for the development, it is the planning policy of Leeds City Council that will determine the suitability for development. SHLAA sites however provide a source of information about potential housing land for consideration in the neighbourhood plan. Other pieces of land may be suggested for inclusion through annual updates.

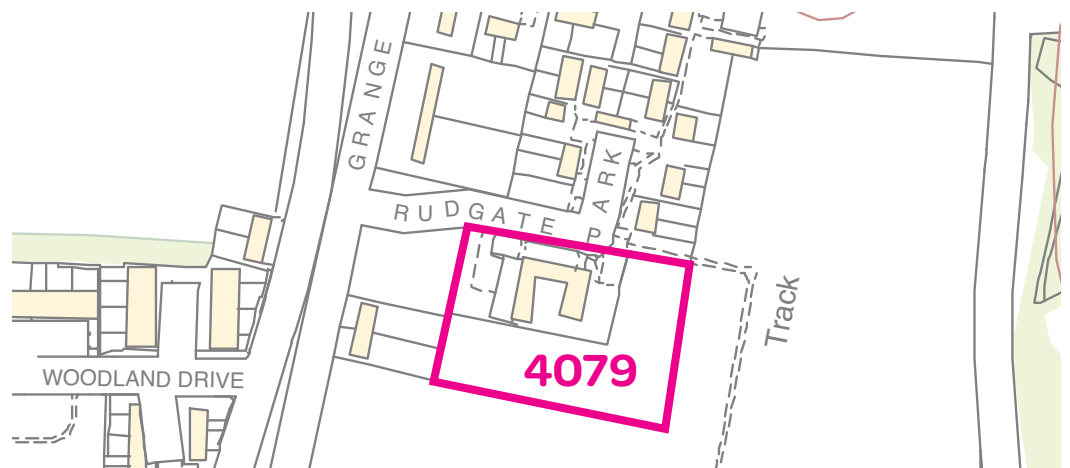
In addition to the Thorp Arch Estate development proposals, there are eleven other sites in Thorp Arch parish offering a total of approximately 1,400 potential dwellings. Each of these sites has been assessed having regard to the Site Allocation Plan of Leeds City Council together with local opinions and criteria.

Leeds City Council's Submission Draft Site Allocations Plan (May 2017) proposes the allocation of site HG2-227 Land north of HMP Wealstun for 142 dwellings. The proposed allocation includes the site of the formal social club (SHLAA 4079) which was granted outline planning permission in June 2017 and has the support of the local community. The proposed allocation of larger site HG2-227 for housing would result in the loss of both outdoor sport and amenity green space provision in Thorp Arch, an outcome not supported by the parish. It is, however, understood that if the Site Allocations Plan, when adopted, allocates this site for housing, the delivery of on-site greenspace would be in accordance with the Leeds Core Strategy Policy G4.

ii. Evidence

A housing market assessment (HMA) was commissioned by Leeds City Council (LCC) and undertaken in 2014 by 'Construction and Housing Yorkshire' (part of 'Re'new'). The Neighbourhood Plan Steering Group (NPSG) were made aware of the HMA December 2014 report late 2015, following a review of which both the Parish Council and NPSG wrote to LCC to formally record their grave concern with the extent of misinformation contained within the report. LCC agreed that a refresh of the report was required which was undertaken in January 2016, but the report was not specific to Thorp Arch and included the adjacent village of Walton together with other surrounding areas. In addition, the population statistics for Thorp Arch have been skewed by the inclusion of approximately 800 inmates at HM Prison Wealstun.

A subsequent Housing Market and Needs assessment has been prepared for Thorp Arch by Ruralis. This reflects the fact that a questionnaire was undertaken by TANPSG in 2012 in order to assess housing needs of the village. This identified the requirement for a modest residential development within the parish of some 20-30 dwellings. The site of the former prison social club (SHLAA site 4079) is considered to be suitable for housing development. The Council resolved to approve outline planning permission in June 2017 for 23 dwellings on the site subject to the approval of reserved matters and a Section 106 Agreement.



iii. Policy

H1: Residential Development:

The site of the former social club is a housing commitment and the Council resolved to approve outline planning permission in June 2017 for 23 dwellings on the site subject to the approval of reserved matters and a Section 106 Agreement.

Proposals for development of any residential site should seek to incorporate the following design features:

- a) Provide access to nearby green spaces for leisure purposes.
- b) Contain their own (or contribute to nearby) green spaces and recreational facilities for the benefit of the residents.
- c) Reflect the best local design features of nearby properties as set out in policy BE2.
- d) Provide adequate car parking for residents and visitors with a minimum of 2 off-road car parking spaces per dwelling on average across a site.

3.4.2 Housing type and mix

i. Issues

Due to its location and character Thorp Arch is regarded as a popular and desirable location, and demand for purchase and rental tends to be high for all property types, including detached, semi detached and terraced housing. There are few single storey dwellings within the parish.

The average price for each category is markedly higher than levels in Leeds generally.

There are few 'starter homes' within the parish, which together with the need to provide a substantial mortgage deposit, makes home ownership a real difficulty for those starting on the property ladder. Despite wishing to live in the parish, many young parishioners are having to look outside to buy or rent homes outside the parish.

There is a general ageing of the population, particularly in parts of the 'old village' and a number of residents occupy family homes and have a desire to 'downsize' to a smaller dwelling within the parish. They are currently restricted from doing this, as there are few properties within Thorp Arch that provide suitable accommodation.

The provision of additional smaller units may release some housing that is currently under-occupied for use as family homes.

In order to fulfil the requirement for those wishing to purchase/rent their first home as well as those wanting to downsize, it is proposed that the housing mix should include a proportion of smaller and affordable units.

ii. Evidence

Discussions with established and local Estate Agents (including Thomlinsons, Wetherby, Renton and Parr, Wetherby and Dacre, Son and Hartley, Wetherby) have confirmed that there is currently demand for all sectors of residential property in and around Thorp Arch.

In addition, they have identified that there is a particular shortage of smaller units which would be suitable for retirement homes and 'affordable' homes for the first-time buyers.

This is substantiated by the Housing Market and Needs Assessment which found supply of new homes to be very limited and demand from within the parish to focus on smaller homes, for down-sizers and younger people alike.

iii. Policy

H2: Housing type and mix:

Proposals for new homes should ensure that the size of units reflects the demand from within the parish first, based on the most contemporary housing needs assessment available, and in particular seek to provide homes of a range of size that enables smaller family units and older people seeking to downsize to remain in the parish.

3.5 Community and recreational facilities (CRF)

POLICIES IN SUMMARY
CF1: Retention and provision of community and recreational facilities
OBJECTIVES ADDRESSED
To maintain and improve accessibility to improved and increased recreational and social amenities

3.5.1 Retention and provision of community and recreational facilities

i. Issues

The parish has almost doubled in population over the last 25 years with extensive new housing to the north outside the conservation area, away from village facilities. Although the parish does not possess a village hall, the village is still a thriving community with one public house which supports local community groups for functions and meetings. The Church also provides meeting facilities for groups and the school hall is in use for The Village Society, Yorkshire Countrywomen's Association, as a Polling Station and other community events. Local farmers have from time to time allowed the use of their fields for such events as village fairs and event car parking.

The community feels that the rural nature of our village is highly valued with the quality of life it offers and there is a strong desire to retain the historic asset value of our existing facilities. Evidence gathered has shown the need to increase facilities and to improve their availability and accessibility for all households within the parish.

There is support from the community for ensuring community facilities are protected, as far as is practicable, so that community life is able to continue to flourish. Those key community facilities identified as worthy of protection now or to be sought to be delivered in the future are:

- Retain and improve the Thorp Arch and Boston Spa (TABS) cricket ground and clubhouse
- Secure an increase in sports facilities with the provision of a playing field
- Secure accessible play facilities with outdoor play equipment for younger children
- Retain The Pax Inn
- Retain All Saints Church
- Retain Thorp Arch Primary School
- Retain Thorp Arch Tennis Club
- Provision of a village hall



ii. Evidence

The Parish Community Survey of 2012 evidenced the commitment towards the existing community facilities as follows:

- What key assets and areas within Thorp Arch should be protected?

Value	Count	Percent
All Saints' Church	75	85.2%
The Bridge	84	95.5%
The Pax Inn	68	77.3%
The countryside	80	90.9%
The Conservation Area status	79	89.8%
Other	27	30.7%

- Please rate the importance of the following village facilities.

	Very important	Important	Not important
Junior School	84.5%	13.1%	2.4%
Village Cricket Club	37.3%	50.6%	12.0%
Tennis Club	32.5%	57.8%	9.6%
Local Pub	62.4%	34.1%	3.5%
Children's playground	31.2%	42.9%	26.0%
Football Pitch	11.7%	39.0%	49.4%
Village Hall	36.7%	32.9%	30.4%

Although 68% of survey responders would ideally like to have a village hall, this was assessed as a project unlikely to be fulfilled within the timeframe of this Plan. The costs of land acquisition and hall management may also be prohibitive.

iii. Policy

CF1: Retention and provision of community and recreational facilities:

Proposals for changes of use of existing facilities will only be permitted if it can be demonstrated that reasonable efforts have been made to secure their continued use for their designed purpose and/or alternative provision is made.

Proposals for new facilities that diversify the range of facilities available and support the vitality and viability of Thorp Arch, will be supported.

3.6 Supporting the local economy (LE)

POLICIES IN SUMMARY
LE1: Supporting small scale business growth
LE2: Farm diversification
OBJECTIVES ADDRESSED
To support local business and improve opportunities for new business development

3.6.1 Supporting small scale business growth

i. Issues

Thorp Arch is fortunate to have significant employment opportunities within and adjacent to the parish boundary.

The community supports the expansion of small scale local businesses where this does not negatively impact landscape character and residential amenity or affect other objectives within this Neighbourhood Plan.

Other than Thorp Arch Estate, the remaining area of the Neighbourhood Plan is not regarded as an optimum location for new employment development because of its landscape character, the infrastructure of which has limited capacity and the proximity of residential areas. However, there are a number of self employed persons running small businesses already, largely from home or from small business premises.

ii. Evidence

The key existing businesses, other than Thorp Arch Estate businesses, are:

- a. Three operating farms, all of which have diversified to include additional businesses
- b. Leeds United Football Training Academy
- c. The Grange, which includes business premises
- d. HMP Wealstun
- e. The British Library

Small scale appropriately low impact businesses would be welcomed in the parish, particularly in the professional and service sectors where there would be low impact and the potential for adding to local employment and accessible services.



iii. Policy

LE1: Supporting small scale business growth:

The development of new and the extension of existing businesses should be of a scale that is appropriate to the location and should not:

- a) give rise to an increase in traffic movements or the use of heavy goods vehicles that would have an unacceptable impact on the local road network; or
- b) have an unacceptable impact on residential amenity in terms of noise or light pollution.

3.6.2 Farm diversification

i. Issues

It is recognised that maintenance of the agricultural land and buildings forms a key part of protecting landscape and the historical character of the area. It is therefore important to support the local farming businesses to enable them to flourish and be sufficiently profitable to maintain the aspects of the land which are important to those living here.

Farming has been the backbone of the local economy since man settled in the area and while the economy has diversified over time, land management and the recognition of the importance of wildlife habitats and of building and structure maintenance still has the biggest impact on the attractiveness of the area.

There are issues with the protection of features that form the character of the area, such as maintenance of hedgerows, stone walls, farm buildings, correct disposal of redundant equipment etc.

ii. Evidence

Despite its agricultural aspect, Thorp Arch parish now has just three working farms. Diversification has taken place on all three and a supportive planning regime will provide for the continuing profitability and hence existence of these farms, providing for stewardship of the landscape and the appropriate backdrop to the rural community.



iii. Policy

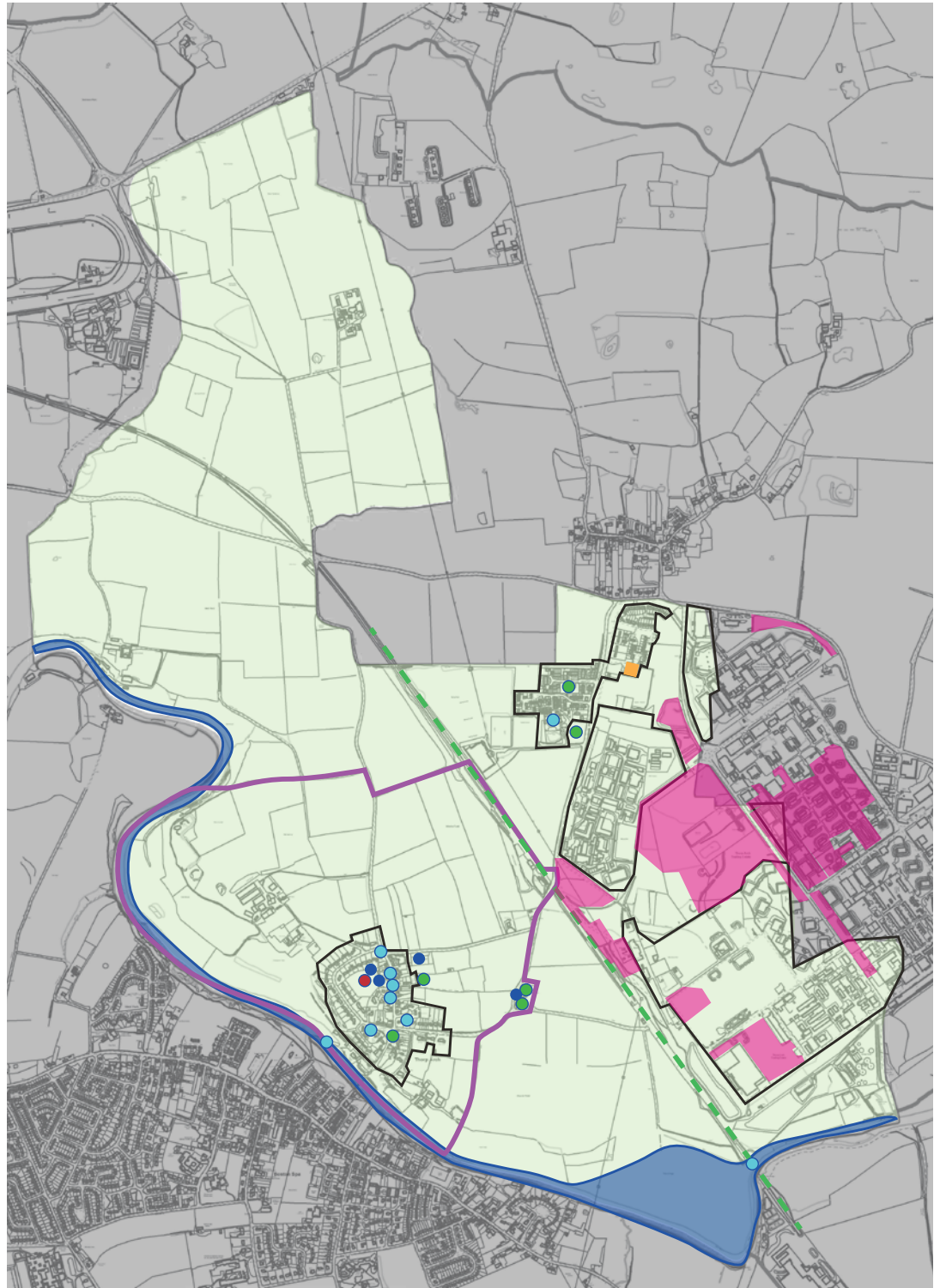
LE2: Farm diversification:

Development proposals for the diversification of farms should:












- a) not have a significant negative effect upon the landscape;
- b) manage any significant increases in traffic arising from the diversification so as to minimise its impact on the local road network;and
- c) help to sustain local employment.



MAP 7 - Policies (Key Views shown on Map 4)



Key

- | | | | |
|---|--|--|--|
|  | River Wharfe, banks & Ings
- local green corridor (Policy CNE2) |  | Green Space (Policy BE3) |
|  | Conservation Area (Policy BE1) |  | Community Facility (Policy CF1) |
|  | R17 Wharfe regional corridor
(Policy CNE2) |  | Cricket Ground Safeguarded Playing Pitch |
|  | SEGI/LWS (Policy CNE4) |  | Non-Designated Heritage Assets |
|  | Site 4079 (Policy H1) |  | Tadcaster-Wetherby disused railway lines
- local green corridor (Policy CNE2) |
| | |  | Built up Areas |

4.0 Projects and aspirations

4.1 Introduction

This section aims to list those projects and aspirations that relate to delivering the Plan's policies. The list will change over time as projects are completed and as priorities change. They do not form part of the policy framework as set out in the previous sections of the Plan.

Funding for the delivery of projects and aspirations can come from a variety of sources such as being part of a privately financed project, by voluntary work or as part of Local Government or Central Government initiatives, which include the new Community Infrastructure Levy.

4.2 Community infrastructure levy

The Community Infrastructure Levy (CIL) is a non-negotiable charge on many new buildings in £s per square metre on gross internal floor area. The CIL rates have been set at a point that balances the need to gain sufficient funding to contribute towards infrastructure needed to support growth, but not so high that they would threaten the viability of growth and development as a whole. Thorp Arch is in Residential Charging Zone 1.

Developments become liable for CIL at the granting of planning permission and the Demand Notice (invoice) is sent by the Local Authority when building works start on site. CIL payments are then made in set time periods from the start on site.

CIL is paid to the Local Authority (Leeds City Council) and a "meaningful proportion" of the CIL is passed by the Local Authority to the Parish Council. If there is no Neighbourhood Plan in place this proportion is 15%, but capped at £100 per existing dwelling per year or 25% with a Neighbourhood Plan adopted at date of planning permission.

In Leeds the "meaningful proportion" is termed the "CIL Neighbourhood Fund" which has to be spent to **support the development of the relevant area**, funding:

- a. The provision, improvement, replacement, operation or maintenance of infrastructure; or
- b. Anything else that is concerned with addressing the demands that development places on an area.

4.3 Projects & aspirations

4.3.1 Projects (as shown on Map 8)

P1. Children's play area and equipment.

Plan to locate this facility on the 1.09 Ha. of land close to Thorp Arch Grange and behind hedgerow on Walton Road. Land currently owned and maintained by LCC. LCC ref. 1463.

References to this project in the Draft Plan are 3.0 Key themes policy BE3, 3.5 Community Facilities policy CF1.

Justification: There is currently no public facility in the parish and this proposal was supported by a majority of the community during the Plan consultation.

P2. New cycle track.

The plan is to link off-road the housing areas in the north-east of the NP area with the village of Thorp Arch. The route would be in front of HMP Wealstun following Walton Road to the junction with Dowkell Lane. The crossing of Walton Road close to Station House would be improved and the route would continue on the south side of Dowkell Lane to end in Thorp Arch Village.

References to this project in the Draft Plan are 3.0 Key themes policy BE3 and 3.5 Community facilities policy CF1.

Justification: There is currently no cycle track linking the two parts of Thorp Arch community. The existing footpath is not wide enough to be combined with a cycle track and there is a dangerous crossing point near the old Station. This proposal was supported by a majority of the community during the Plan consultation.

P3. New sports facilities including a new playing field and new allotments.

The plan is to re-establish a football pitch (1.25 Ha.) and create new allotments (0.25 Ha.) for Thorp Arch residents on land adjacent to Walton Road and Grange Avenue. LCC ref 1456. Also to re-establish and maintain the footpath (LCC ref 1555) adjacent to disused prison Social Club, to give access to football pitch above.

References to this project in the draft Plan are 3.0 Key themes and policies for the plan, 3.2.3 Local Green Spaces, Policy BE3.

Justification: There are currently no existing public playing fields in the parish and this proposal was supported by a majority of the community during the Plan consultation. The allotments are an aspiration for development within the Green Spaces programme.

P4. Thorp Arch and Boston Spa Cricket ground and facilities.

Located behind The Pax Inn and encircled by Thorp Arch Park. LCC ref 1466. The plan is to gain a long term lease to enable grant funding for improvements to the facilities. The long term aspiration is for the parish to purchase the land to secure its use for sport and the community in perpetuity.

References to this project in the draft Plan are 3.0 Key themes and policies for the Plan, Policy BE3.

Justification: The existing tenure of the cricket ground does not encourage long term improvements. This proposal to secure the future of the ground was supported by a majority of the community during the Plan consultation.

P5. Improvements to the facilities, infrastructure and visitor information in Thorp Arch Village.

The plan is to make various improvements such as new paved and sitting areas around the War Memorial and lower green, to improve signage for visitors, to install blue plaques on buildings of interest and in other places, install new kerbing and improve the ability to maintain the grassed areas.

References to these projects in the draft Plan are 3.0 Key themes and policies for the Plan, 3.5.1 Community facilities Policy CF1.

Justification: The development of the Plan has embraced and reinforced those of the Conservation Area Appraisal and Management Plan which was approved in 2009. The objectives of this project are in line with the 2009 objectives and other views from the majority of the community that were determined during the Plan consultation.

P6. Rudgate Park - Improve screening of TAE entrance road and the British Library.

The plan is to improve the screening of the TAE entrance road (Street 5) off Wighill Lane, used by HGV's and the massive structure of the British Library from Rudgate Park by heavy tree planting, west of Street 5. Also at Northfields, Rudgate Park, to re-establish use of the old workers' footpath to provide access to the proposed allotments (see paragraph 3 above).

References to these projects in the draft Plan are 3.2 The built environment Policy BE2.

Justification: The Plan's Vision Statement says that in areas outside the conservation area we will sympathetically maintain and enhance the areas to retain the character of the parish. These are some of the older developments in the parish and there are opportunities for improvement which will benefit those living in the area and for those using this area for recreation.

P7. Realign the pathway and road into All Saints Church.

The access to All Saints' Parish Church is on a bend of Church Causeway where there is also a junction into Whins Lane. This means that people and cars accessing the church have to deal with poor visibility of vehicles using the main road and to be aware of joining traffic from Whins Lane. The Parochial Church Council has proposed a project that will be mainly Church funded and will improve access and improve safety.

Justification: The Church have identified this as an issue to be addressed and it is also supported by the Plan Objective to provide an improved and safer environment for walkers, cyclists, motorists and access to bridleways.

P8. New footpath for a section of Ebor Way.

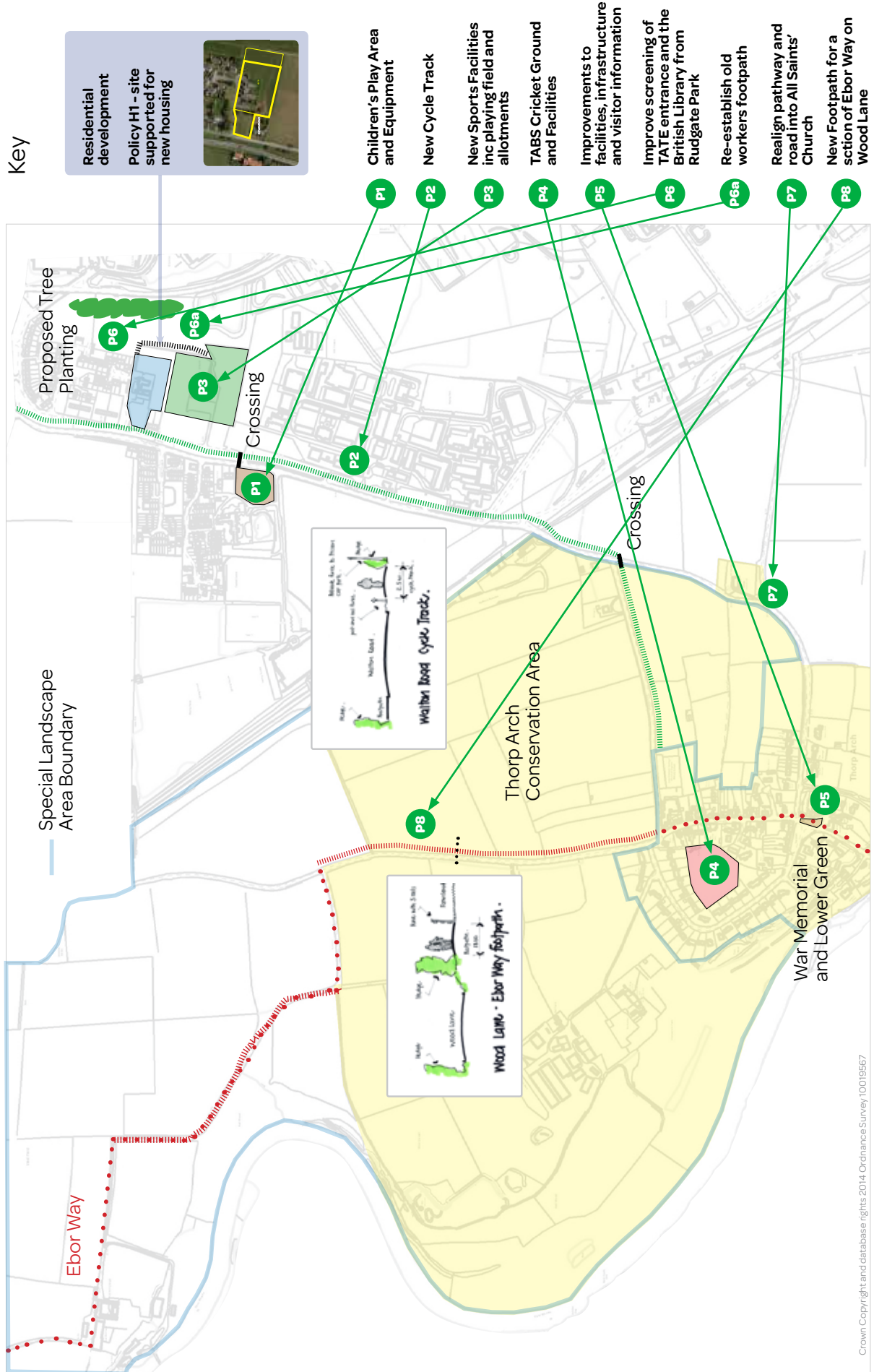
Provide a footpath from Wood Lane junction with Thorp Arch Park to the start of the unmetalled track leading from Wood lane to Flint Mill Grange. The proposal is for a separate path to be created on the field side of the easterly hedge of Wood Lane. The path would be 1.8m wide, surfaced with a suitable material for pedestrians and be separated from the fields by a stock-proof post and rail fence.

This section of Wood Lane is a main route from Thorp Arch Village to Wetherby Road and thence to Wetherby. It is not marked out as a double lane road and requires vehicles to move close to the verges to pass each other. It has no footpath and has uneven grassy banks which make it difficult for walkers to seek refuge from passing traffic. The route is also marked as a way to Thorp Arch village from the traffic free cycle route 665 at Walton Gates.

The project was part of the consultation proposals put to all residents and this particular proposal was overwhelmingly supported by those who responded.

Justification: One of the Plan objectives is 'to create an improved and safer environment for moving around the parish' and another is 'to maintain and improve accessibility to improved and increased recreational and social amenities'.

MAP 8 - PROJECTS



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4.3.2 ASPIRATIONS

A1. Improve the functionality of Green Spaces.

Several of the existing and proposed Green Spaces (see Appendix 5) have limited or no functionality for use by the community. The plan is to capture any opportunity to improve the functionality whether as part of a CIL or a differently funded project.

Justification: The Plan Vision refers to identifying and protecting green spaces for future generations to enjoy. The Plan Objectives indicate that one is to create access for all residents to improved and increased recreational and social amenities.

A2. Survey and proposals for protection of buildings and structures.

Survey the Neighbourhood Plan area and list proposals for additional buildings and structures that would be proposed for protection and listing to meet the objectives of sub-theme 3.2.4 'Protecting non-designated features'.

A3. Survey the landscape and develop a landscape strategy.

To survey the landscape in the Neighbourhood Plan area and classify the different parts into one of four courses of action: Conservation, Enhancement, Restoration or Creation. These are more fully described under the section Character Area Assessment: Agricultural Areas (appendix 3).

This will enable the Policy objectives of the Neighbourhood Plan, Theme 3.3 'Countryside and the natural environment' to be detailed, prioritised and achieved.

A4. New cycle tracks within Walton parish.

Support Walton Parish Council to achieve their aim to install a new cycle and foot path from the Sustrans cycle path at Walton Gates alongside Wetherby Road to link with the access lane to Walton Village and also link from Walton village to the new cycle path in Project P2 above.

A5. Thorp Arch Estate (TAE) - Mixed Use Employment

Thorp Arch Estate straddles the joint Neighbourhood Plan areas of Thorp Arch and Walton. It was originally agricultural land which was acquired during the Second World War by the Ministry of Defence who constructed a Royal Ordnance factory on 260Ha of land. The current use of the area is described in Appendix 2 Thorp Arch Character Area Assessment under the heading: 'Thorp Arch North East and the Thorp Arch Estate'.

The area is currently used mainly for employment purposes, both industrial units, leisure services and a retail park. Access to TAE is via B and C roads which are subject to various speed restrictions and have narrow sections before linking to A roads. Access to the A1(M) is less than 5 miles and commercial traffic has weight restrictions on the route to Tadcaster on Wighill Lane or to Thorp Arch on Walton Road.

It has been a long standing aspiration of the landowners for housing on TAE and was promoted in the UDP Review 2006. However the Inspector found the site to be unsustainable.

There has also been a series of further proposals for various parts of the estate to be used for housing. The local community has raised concerns that any such development would have a major impact on the parish, the local highway network is rural in nature, access to Boston Spa is restricted by the single track over Thorp Arch Bridge and the land would also require substantial decontamination. There are also large areas of ecologically sensitive sites, including one of the most extensive areas of limestone grassland in West Yorkshire. The overwhelming view expressed by the local residents and endorsed by the Parish Council is that the trading estate should be retained as an employment area.

The Parish Council will therefore support the retention/allocation of the Thorp Arch Estate for mixed use employment.

The justification of this aspiration is that it reflects the opinion of the majority of inhabitants of the NP area, it was consulted on in various Parish Meetings and in Regulations 14 and 16 consultation for the Neighbourhood Plan. It has been also endorsed by Thorp Arch Parish Council.

It also supports two of the six objectives of the Neighbourhood Plan, namely objective ii) to maintain and enhance key landscapes, natural habitats and biodiversity and objective vi) to support local businesses and improve opportunities for new business development.

Appendix 1 - Thorp Arch Landscape Assessment

The Thorp Arch Landscape Assessment 2016

1. Introduction

The Leeds Landscape Assessment published in 1993 was commissioned by Leeds City Council. The objectives were:

- a. Describe the landscape character of the District, identifying individual landscape types and those features and elements that characterise them.
- b. Provide a landscape framework to guide and inform those responsible for development, landscape change and the management of landscape, to seek to conserve and enhance the characteristic landscape types of the area, to seek to avoid management methods and forms of development which would be detrimental to landscape character, to specify measures to meet land management objectives and to identify areas where little or no original fabric remains, where there are opportunities to create new landscapes.
- c. Identify the factors which have had an influence upon landscape change in the past and those that are likely to do so in the future, in making recommendations on how to respond to these changes.
- d. Have regard to local perceptions of landscape both past and present, 'sense of place' and areas of local landscape value.

This assessment brings together the key features of the 1993 report, along with additional evidence from the Village Design Statement to provide a detailed description of the parish, its landscapes and areas to address through policy.

2. Landscape Description

Thorp Arch parish is included in an area of limestone villages and farmland. A thick layer of boulder clay and other glacial deposits covers the northern part of the parish and the southern part overlies well-drained magnesian limestone.

Yorkshire Wildlife Trust ran a project in 2011-2012 to enhance, restore and create habitats along the section of the magnesian limestone ridge from Tadcaster to Maltby. They encouraged good land management techniques to improve the habitat for wild flowers which in turn supports invertebrate species. They named the magnesian limestone area as an 'invertebrate superhighway'.

Overall the parish consists of gently undulating farmland interspersed with the settlements of Thorp Arch Village and the newer housing at Walton Chase and Gardens, Woodlands, Thorp Arch Grange and Rudgate. Buildings in the original village are generally constructed from the local limestone with slate roofs and Thorp Arch Park built in natural stone with concrete tiled roofs. Those in the newer developments are mainly brick buildings with clay tiles. Most housing is of two storeys although the more recent Woodlands development has three storeys.

The southern boundary of the parish is the River Wharfe where it runs through a gorge cut through the magnesian limestone by glacial meltwaters.

To the north of the parish hedgerows and isolated trees enclose large fields. Some of the hedgerows are low and have significant gaps in them. There are some areas of deciduous woodland, which exist mainly as small copses.

The area is crossed from north-west to south east by the trackbed of the disused Harrogate to Church Fenton railway line. This corridor as well as a large area to the north of Thorp Arch Village are designated as Leeds Nature Areas and important areas for wildlife. The parish also contains several SEGI areas (Sites of Ecological and Geological Importance).

A considerable part of the land between the disused railway trackbed and the River Wharfe is designated a Special Landscape Area in the Leeds City Council Unitary Development Plan.

There is evidence of medieval ridge and furrow farmland in the area between Thorp Arch Village and All Saints Church as well as toft and croft houses and smallholdings running back from houses in The Village, the main street in Thorp Arch Village.

The area north west of Thorp Arch Village is historic parkland which formed part of the estate which contains Thorp Arch Hall, commissioned by William Gossip designed by John Carr and built in 1750. It is possible that a much earlier residence (possibly a castle) existed in an area north of the village green in what is now a development of housing built in the late 1960s.

The River Wharfe flows in a steep sided valley with a dramatic rock face called Jackdaw Crag on the western (Boston Spa) bank. There are the sites of two ancient mill complexes on this stretch of the river; Flint Mill to the north and Thorp Arch Mill near the village. The mills used to be supplied with water fed from weirs which still remain although the mill buildings at both sites have been redeveloped as housing. The area along the valley is characterised by steeply wooded banks on the west side and gently sloping banks on the east side, with less trees and more farmland down to the river edge. As the river flows south east from Thorp Arch Bridge, the banks open out and the eastern bank is known as lngs which act as a flood plain.



The eastern part of the parish has been built on over the years and contains HM Prison Wealstun, part of Thorp Arch Estate and part of The British Library. The land on which all these are built was originally farmland up until 1940 when the Ministry of Supply compulsorily purchased the land for the erection of a munitions factory. This swallowed up three farms and obliterated part of a Roman road called Rudgate that ran across the site.

The site employed up to 10,000 workers at its peak and continued after the end of the Second World War as a storage depot and then came back into use for munitions during the Korean War from 1950 to 1953. After that it was partly decontaminated and then developed as a trading estate and out of town shopping centre. Part of the northern edge of the area was bought in the 1960s initially for The National Lending Library of Science and more recently for The British Library. There have been proposals in recent years, much opposed locally, to build significant numbers of houses (possibly up to 2,000) on the Thorp Arch Estate.

The land is characterised by many original munitions factory buildings and structures, high blast mounds and walls as well as some areas that have been untouched since the site closed for munitions, and which have returned to wildlife havens and include some SEGI sites. The original buildings on the estate are typically low profile but higher more conspicuous warehouse type structures have been added.

The British Library is very prominent from the approach roads and is of stark design with external steel components that do not blend well with the surrounding area although there are some trees that as they mature, will provide some screening on the western side.

The prison started as some of the buildings which formed the main entrance to the munitions factory and these were added to in 1950 to provide a remand centre for about 200 young offenders. This was increased to house another 100 in 1980. It has been increased in size over the years and is now a category C prison holding about 890 prisoners. The buildings dominates the surrounding area with its high walls and fences, security lighting and large car parks for staff and visitors.

Also in this vicinity is the Leeds United Football Academy. In 1993 Thorp Arch Grange (originally built in the 1840s as a boys' boarding school) and some of the land surrounding it was purchased and a football academy established. The building contains extensive training facilities and the outside area has 8 football pitches, some of which are floodlit. The buildings and pitches are generally well screened by trees but the floodlighting can be seen at night and the masts by day from various parts of the parish.

3. The Changing Landscape

Beginning in the Iron Age and lasting until the end of Roman occupation there were major changes in agriculture. There was increased use of ditches and banks to provide boundaries to settlements, establish stock pens and develop fields and trackways. There is aerial survey evidence of dispersed farms with associated field systems and trackways.

During the last 1200 years there were more changes to the organisation of agriculture and communities. The shift was to more nucleated villages with large open fields around them. Thorp Arch still has evidence of large fields and the names remain e.g. Church Field, West Field and Middle Field. By the twelfth century it seems that a radical reforming of the landscape had been achieved which resulted in the establishment of villages like Thorp Arch. The village probably grew up around the central green for defensive purposes and possibly to contain livestock. There used to be several farms located in the village and its location as a suitable crossing point of the River Wharfe would also have probably influenced its siting. The parish structure was in place in this area by 11th Century and ownership of land was becoming concentrated in a few wealthy landowners; before the Norman conquest there were three landowners in the parish.

After the conquest the land was gifted by William the Conqueror first to Guibert D'Aufey and subsequently to Osbern of Arques and became Torp de Arches. The farming system in the parish probably consisted of the four field system where one would be fallow and the others used for growing crops, all in strict rotation. Fields were farmed by individual tenant farmers who had strips of land in each of the fields. In the fields north of Dowkell Lane there is clear evidence of ridge and furrow shapes, created by repeated ploughing where a ridge was traditionally 22 yards wide and the furrow 220 yards long (furlong). Houses along the east side of The Village (the main street) show evidence of medieval tofts (dwellings) and crofts (narrow smallholdings running behind each property).

The River Wharfe provided the potential to power water mills which were important for grinding corn and later to process other crops such as flax. Ownership of the land has only gradually changed from large estates to smaller landowners. There has been a major change during the last 50 years in there being less homes being rented from the large estates and more being privately owned.

The effect of this on landscape is one of less homogeneity and more individual elements emerging which affect boundary maintenance, vegetation, building design and maintenance and hence the need for overarching planning rules and such initiatives as the creation of a Conservation Area, a Village Design Statement and of course, this Neighbourhood Development Plan.



One of the special features of the area is the contrast between the limestone village of Thorp Arch surrounded by small pockets of wooded pasture and remnant parkland and the open areas elsewhere. The pastoral and remnant parkland areas are losing some of their characteristic features such as parkland walls around Thorp Arch Hall and trees on the old avenue that ran from the south lodge of the hall to the hall itself. In some of the arable areas gaps have appeared in the hedges and some hedgerow trees are in poor condition.

The river environment has undergone little change in recent years and the area is noted for its wildlife importance. Tree cover has largely disappeared from the eastern river bank where fields stretch to the edge of the river.

There have been significant changes to the occupations of residents of the village and surrounding housing since the 1960s. Prior to this many local people worked locally but more recently there is a more mixed population and many commute to work or travel to local amenities by bus or car. There is still significant employment locally at the Library, the Thorp Arch Estate and the prison but this has led to considerable traffic using the roads through the parish to get to work or bring children to school. Higher traffic levels affect road wear and tear, increase noise levels and pose safety issues. All this affects the landscape indirectly by making the main roads and lanes more crowded and probably exceeds the capacity for which they were originally intended.

4. Landscape Types

Much of the farmland has reverted to large hedged fields, being more economic for arable crops and reflecting the availability of larger and less labour intensive farming equipment.

Woodland is mainly confined to the river valley, Thorp Arch Hall parkland, the old railway route and isolated woods and copses in fields to the north of the parish.

There are areas within the original boundaries of the Ordnance factory where there has been natural re-colonisation by vegetation and which contain important plant species and wildlife.

There are some grassland areas dedicated to sport such as the Leeds United training ground, the Thorp Arch and Boston Spa Cricket Club, the Lady Elizabeth Hastings' CE VA Primary School play area and the tennis court in the village.



Within the Leeds Landscape Assessment there are specific landscape types that are identified. Two of these specific types apply to the Thorp Arch NDP area. These are: 'Limestone villages and farmland' and 'River Gorge'. Each landscape type has a separate section in the Leeds Landscape Assessment and these are reproduced in full in an appendix of the NDP. A summary of the key points are given below:

Limestone Villages and Farmland

Landscape character: This landscape occurs on the Magnesian Limestone Belt and forms an area of mainly arable farmland with characteristic villages and small towns built out of the local creamy white limestone. The gently rolling fields are bordered by low hedgerows and isolated hedgerow trees and isolated hedgerow trees, with small pockets of intact pasture around village fringes. Trees are present in small mixed woodlands and along the occasional stream. The rural nature of the landscape is broken by the trading estate of Thorp Arch, partially screened by trees.

Forces for change: The pastoral and remnant parkland areas have begun to fall into decline, with the loss of characteristic features such as parkland walls and trees. In the open arable areas, many of the characteristic farmland features are showing signs of neglect, such as hedgerows becoming gappy and dying hedgerow trees not being replaced. Urban influences include the large trading estate at Thorp Arch and any future housing developments.

Management strategy and guidelines: A careful balance between conservation of the integrity and character of the limestone villages and their immediate surrounds with the restoration of remnant parkland and traditional parkland features where these have fallen into decline.

- Any new development should reinforce the existing pattern of characteristic rural villages, whilst preserving their character.
- Conserve and enhance the pastoral and wooded continuity of the stream valleys and enhance their value as landscape, wildlife and recreation corridors.
- Where opportunities exist, consider restoring former parkland.
- Strengthen hedgelines by encouraging natural regeneration of hedgerow trees or replanting locally occurring species.
- Seek to control field amalgamation and hedgerow loss, restoring hedges where these have been lost or are in poor condition.

River Gorge

Landscape character: Characterised by a narrow winding strip of land cut by the River Wharfe as it meanders through the Eastern Limestone Belt. The banks are narrow and in places steeply sloping, clothed by a dense deciduous woodland with mature trees overhanging the river. Where woodland does not extend to the river edge, narrow strips of pasture or larger fields lie along the banks. The gorge is somewhat inaccessible and not particularly visible except from crossing points and certain public footpaths.

Forces for change: The river gorge had undergone little noticeable change in recent years with many characteristic features remaining intact. Tree cover has, however, largely disappeared from the riverbanks to the east of Thorp Arch with large arable fields stretching down to the riverside.

Management strategy and guidelines: Conservation of the important aspects of the river and its immediate surrounds. Where tree cover has been lost there could be opportunities to encourage natural regeneration or small scale tree planting.

- Retain and enhance river channel diversity and marginal vegetation.
- Conserve and enhance the wooded continuity of the river gorge and enhance its value as a landscape, wildlife and recreation corridor.

5. Guidelines and Aspirations.

Specific guidelines and aspirations for this area are listed within the Leeds Landscape Assessment. These were extended and updated in the Thorp Arch Parish Plan Village Design Statement.

Overall it is important to maintain the distinction between open landscape and developed areas by avoiding suburban sprawl and by enhancing the visual boundaries to the settlements in relation to the landscape, the conservation of the existing features including hedgerows, woodlands, significant trees, parkland and the riverside environment. The productive importance of agricultural land must be balanced with the need for a sustainable environment and wherever possible measures should be taken to enhance diversity of wildlife and improve the landscape for the enjoyment of people.

To achieve this there is a need to:

- a. Take opportunities to plant deciduous woodland and trees, though not on magnesian limestone grassland, to reduce the landscape impact of visually intrusive buildings at Thorp Arch Estate and Wealstun Prison, by, for example imposing Planning conditions.
- b. Conserve and enhance the continuity and woodland character of the disused railway line, subject to safeguarding of protected species, through encouragement of natural regeneration and tree planting while at the same time supporting its use for pedestrians and cyclists.
- c. Conserve and restore remnant areas of parkland and parkland walls around Thorp Arch Hall.
- d. Identify opportunities to encourage natural regeneration and tree planting to enhance the riverside.
- e. Maintain and enhance the landscape pattern of fields bounded by hedges, small woodlands and isolated groups of buildings such as Flint Mill Grange through promoting new hedge and tree planting to improve the landscape and encourage wildlife.
- f. Identify hedgerows, hedgerow trees and parkland trees that are in poor condition and seek opportunities to restore them using local species.
- g. Identify and safeguard views to significant landmarks and buildings of merit such as local churches in Thorp Arch and Walton and to Thorp Arch Hall.
- h. Ensure that new developments are assimilated into the landscape with appropriate planting.
- i. Ensure that new developments on Thorp Arch Estate and the British Library are in recessive colours to reduce visual impact.



Appendix 2 - Thorp Arch Character Area Assessment

THE THORP ARCH CHARACTER AREA ASSESSMENT 2016

Introduction

This character assessment is a description of the distinctiveness of the area covered by the Plan. It aims to communicate this by first dividing the area into distinct 'character areas', then identifying the key physical features and characteristics that make the area distinctive.

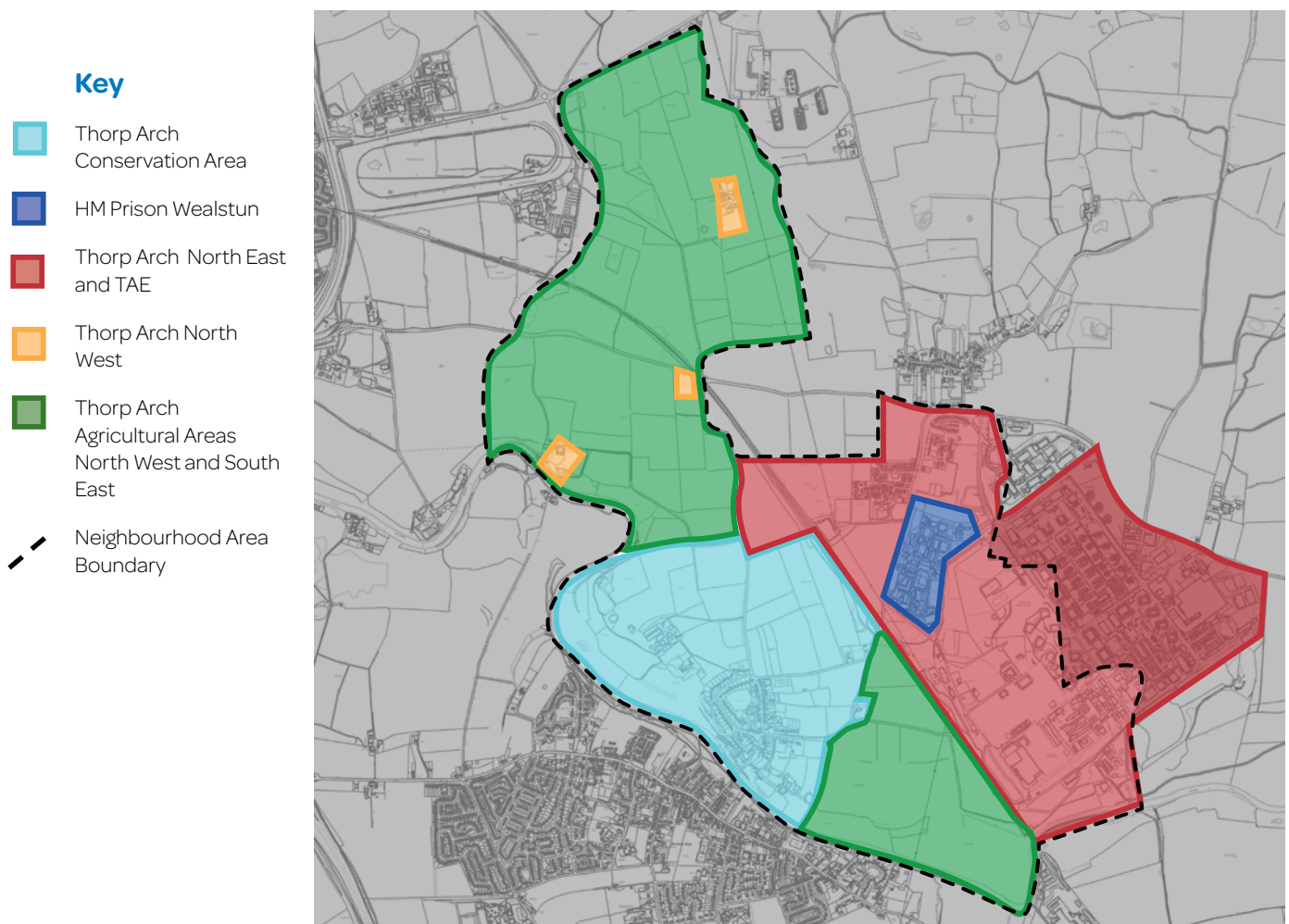
This document is the summary of a fuller and more descriptive assessment undertaken by the Thorp Arch Neighbourhood Plan team and available as supporting evidence for the Plan.

The character assessments are to be used to guide future developments to preserve or enhance or even change the character when opportunities arise. Poorly designed development proposals are sometimes the result of a failure to appreciate the character of an area and so can fail to conserve or enhance the good character elements or fail to use the opportunity to improve poor character.

The five character areas (as shown on Map 9) that have been identified by the steering group of the Plan are:

- 1. Thorp Arch Conservation Area**
- 2. Thorp Arch North East and the Thorp Arch Estate**
- 3. Wealstun Prison**
- 4. Thorp Arch North West**
- 5. Thorp Arch Agricultural Areas North West and South East**

Map 9 - Character Areas



Thorp Arch Conservation Area

General overview: The Conservation Area in Thorp Arch was originally designated in 1969 as part of the Boston Spa and Thorp Arch conservation area by the West Riding County Council. It is understood that it was included as an example of an estate village and for the Georgian housing within the area, as well as for its more historic features. The re-appraisal and re-designation as Thorp Arch conservation area in 2009 extended the conservation area to include Thorp Arch Hall and park, and the former railway station.

Layout: Thorp Arch has a strong historic character and is the core of the Conservation Area and typical of a medieval planned village with houses laid out in a linear pattern along the main road, and terminating with the village greens to the south. The main street ('The Village') comprises mainly paired 19th Century estate workers cottages. Most have small forecourts or front directly on to the street. The homogeneity and symmetry of design are key elements in the character of the settlement. A number of these houses have long and narrow rear gardens retained from the medieval, 'toft and croft' plan.

Thorp Arch Park, Pear Tree Acre and Mulberry Garth comprise detached houses which are set back from the road and have gardens to front and rear. They are arranged in a crescent or cul-de-sac layout.

Spaces: To the south of 'The Village' are the Upper and Lower greens which are open spaces bounded by cottages and houses including the Manor House, the former General store and post office and South Lodge. In addition there is a small enclosed green space to the north of 'The Village', adjacent to North Lodge.

The cricket ground is in the heart of the village and situated to the rear of The Pax public house and bounded by the residential development of Thorp Arch Park. There is a single tennis court which is situated close to the centre of the Conservation Area.

Roads, Streets and routes: There is a Grade 2 Listed single track 'Pack Horse' bridge over the river Wharfe built in 1772, which restricts vehicular and pedestrian access to the village from Boston Spa and the south. It has a narrow pavement on one side only.

Bridge Road, 'The Village', Church Causeway, Dowkell Lane and Wood Lane are narrow country roads and have limited pavements, particularly away from the residential areas. Thorp Arch Park, Pear Tree Acre and Mulberry Garth are arranged as a crescent or cul-de-sac. There is a small unmade and un-adopted cul-de-sac serving numbers 24-26 'The Village'.

The Ebor Way, an established 70 mile recreational footpath from Ilkley to Helmsley, passes through Thorp Arch village centre and along Wood Lane. There are wide and distinctive verges on the north side of Church Causeway running from its junction with Bridge Road toward All Saints' Church.

Green and Natural features: Thorp Arch Conservation Area is situated on the north side of a wooded gorge through which the river Wharfe meanders.

Informal landscaped parkland surrounds Thorp Arch Hall and it retains much of its 18th century character, having well-spaced specimen trees punctuating an expanse of grazing land around the Hall. Managed grazing and maintenance of the perimeter walls and blocks of woodland has ensured the survival of the parkland character. Most of the land in the conservation area between the disused railway line and the river Wharfe was designated as a 'Special Landscape Area' in the Unitary Development Plan.

The medieval 'Ridge and Furrow' agricultural features can be seen in the field between 'The Village' and All Saints' Church. Remnants of the medieval strip field system can be traced to the fields to the north side of Dowkell Lane. There are mature and established deciduous trees within the conservation area on the Lower Green, Wood Lane, Dowkell Lane, Church Causeway and in Thorp Arch Hall parkland.

The disused railway line to the north-east of the Conservation Area is designated as a 'Leeds Nature Area' and is an important feature in terms of wild-life. There are Sites of Ecological and Geological Interest (SEGIs) and designated Leeds Nature Areas (LNAs) within the conservation area.

Landmarks: The tower of All Saints' Church is a key landmark and can be glimpsed from various points within the Conservation Area. The War Memorial on the Lower Green acts as a landmark, terminating views looking south down 'The Village' and Thorp Arch Hall and Bridge Farm act as focal points for views into the Conservation Area from the south.

Buildings and details: 'The Village' comprises mostly mid 19th Century two storey semi-detached cottages, many having loft rooms with arched gable-end windows. Construction is mostly of locally quarried magnesian limestone with natural slate roof coverings. A number have been extended.

The historic buildings have simple architectural design with little architectural ornament and simple arched windows. Chimneys are octagonal and clustered as a group of six and are an important local detail. A number of the estate houses built at the turn of the 20th century have distinctive gable-ends with decorative barge boards. Many of the dwellings have Georgian or Victorian style sash windows.

Thorp Arch Park, Pear Tree Acre and Mulberry Garth were constructed in the 1960s/70s in a neo-Georgian style considered to be sympathetic with the existing village. They comprise two storey detached dwellings constructed with re-claimed stone set on horizontal beds with square cut sides. They have pitched concrete tiled roofs. There are a number of traditionally built houses constructed in the early part of the 20th century, situated on Church Causeway and on Dowkell Lane.

Thorp Arch Hall, designed by John Carr, situated on the western edge of the old village was originally constructed in the mid 18th century as a country house of modest proportions together with ancillary stables. It has now been converted to form three separate dwellings all of which are Grade 2* Listed. It is constructed of locally quarried magnesian limestone and has a natural slate roof.

The railway station opened in 1847 and served both Boston Spa and Thorp Arch. The station and station master's house is now a private dwelling, but the platform and track bed are well preserved. The station, station master's house and engine shed are all Grade 2 Listed Buildings.

Thorp Arch Mills are a group of water-powered mills with origins in the medieval period which were converted to residential dwellings in the early 1990's. The earliest building on the site is a Grade 2 Listed 17th Century water mill.

The Lady Elizabeth Hastings' school was built originally in 1836 of stone and natural slate construction. It was modernised and extended in 1958 and has a partial flat roof.

Streetscape: The limestone boundary walls pointed with lime mortar are a common and attractive feature in 'The Village'. The houses on Thorp Arch Park were originally built with low stub walls and open front gardens, however a number of these are becoming more enclosed with larger garden walls, railings and gates.

Timber benches have been provided on the upper green and on Church Causeway to take advantage of the landmark and views. A further seat has been provided on the lower green and there is an attractive stone faced bus shelter and Heritage-style street lighting, recently installed in 'The Village'.

Land Use: Much of the Conservation Area is made up of undeveloped land, notably between the Church and Thorp Arch Hall park. The character is predominantly rural and agricultural with long distance views over arable farmland. The parkland associated with Thorp Arch Hall retains much of its original 18th century character. However, the village is predominantly residential, comprising almost exclusively houses with gardens.



Thorp Arch North East and Thorp Arch Estate

General Overview: On the road to Walton about 1 mile North East of the Village you come across Thorp Arch Grange, Leeds United Training Ground and the residential areas of Walton Chase/Gardens, Woodlands, Grange Avenue, Rudgate Park, Northfields and the Thorp Arch Estate.

Thorp Arch Grange with its prominent tower was built in the 1840s and started life as a boarding school for young gentlemen. In the early 1990s the Leeds Development Agency sold the Grange to a builder who developed it to provide office accommodation. In the early nineties Leeds United Football Club started searching for land where a new training ground could be built and settled on Thorp Arch Grange. They built several pitches and changing rooms, offices and accommodation for the academy players. In 2000, the club vacated The Grange and in 2002 a new academy named The Barn was opened. This featured new facilities including an indoor pitch, swimming pool, gym and new changing facilities.

Walton Chase comprises approximately 51 detached, semi-detached and terraced houses built in the 1990's. Walton Gardens is a more recently constructed cul-de-sac development of 14 semi-detached houses leading off Walton Chase.

The Woodlands development built in the mid-2000s on the old Marguerite Hepton site was controversial, in that contrary to local objections the Planning Inspector allowed the site to be developed with two and a half storey blocks of town houses. The site comprises Woodland Drive, Court, Mews and Croft, approximately 62 properties and some apartments in 8 blocks of town houses and 3 detached dwellings, two and two and a half storey's in height with high pitched roofs providing three floors of accommodation.

Grange Avenue, Rudgate Park and Northfields comprises some 64 dwellings which apart from a single pair of semi-detached bungalows and four detached linked houses are semi-detached two storey houses, all in private ownership.

Thorp Arch Estate straddles the joint parish boundary of Thorp Arch and Walton and was originally agricultural land on which the Royal Ordnance Factory (ROF Filling Factory no 8) was built during the Second World War and occupied some 260 hectares. From 1945 to 1950 ROF was used to store surplus war materials and re-opened for manufacturing ammunition again, for the Korean War from 1950 to 1953. The site was partially decontaminated by the MOD and finally closed around 1958 since when parts of the site have been developed for the British Library and HMP Wealstun and Rudgate. Also in the early 1960s George Moore, a local business man, bought most of the site and the development of the area as a Trading Estate began, which is now owned by the Trustees of Rockspring Hanover Property Trust.

Spaces: The disused railway line and areas on Thorp Arch Estate are recognised as being of regional importance for their Lowland Calcareous Grassland community. This includes four areas on TAE designated as Sites of Ecological and Geological Importance (SEGI) and West Yorkshire Ecology consider there are several additional qualifying areas of SEGI on TAE that would meet the new Local Wildlife Site selection criteria.

Surrounding the residential areas both west and east of Walton Road are several areas of amenity greenspace and a community area in Woodlands. The area has limited playing fields and the only children's play areas are on Thorp Arch Estate. The training pitches at the Leeds United Training Ground are not available for public use and the old sports ground north of the prison on land now owned by HCA, has not been maintained for many years.

Roads, Streets and Routes: Walton Road is a busy two way highway that links the Village of Thorp Arch to the North East of the parish which at the edge of the parish boundary joins Wetherby Road and Wighill Lane. To the west of Walton Road is the private drive leading to the Grange, a few houses and Leeds United Training Ground and the cul-de-sac roads to Walton Chase/Gardens and Woodlands.

To the east of Walton Road but south of the prison is the access track leading to the concrete plant and service road to Westminster Yard, both part of the Thorp Arch Estate. To the north of the prison, east of Walton Road is Grange Avenue that provides access to the prison car park and the houses on Rudgate Park and Northfields, which are cul-de-sacs. Grange Avenue also links in to Wetherby Road/Wighill Lane approximately 30m east of the Walton Road junction.

Access to Thorp Arch Estate is off Wetherby Road/Wighill Lane which is rural in nature, poorly

maintained with four speed cameras along its route. The road is heavily used by both HGV's, commercial vehicles and cars. The road layout on the Estate remains to this day, set out in the original grid pattern in Streets and Avenues originally developed for the munitions factory.

The cycleway, completed in 2003 runs along the disused railway line and crosses Walton Road north of Station House. The cycle path, as well as being a valuable local resource for walking, cycling and (in places) a bridle path, also forms part of the National Cycle Network (Route 665 York to Harrogate).

Green and Natural Features: Hedgerows and isolated hedgerow trees enclose large fields and open spaces of amenity greenspace and the sports facilities west of the Grange and the residential areas off Walton Road, with some properties erecting timber fence panels of varying height for screening.

The woodland to the rear and south east of the prison provides a screen to hide the commercial and industrial buildings on the Thorp Arch Estate. The wooded area provides habitat for wild life.

Thorp Arch Estate includes one of the most extensive areas of limestone grassland in West Yorkshire outside those areas designated nationally as Sites of Special Scientific Interest (SSSI)

Landmarks: The first building you will see when travelling out of the village along Walton Road is HM Prison Wealstun, an amalgamation of secure buildings with solid perimeter high security fencing. Also the prominent tower of Thorp Arch Grange can be seen from various view points and although outside of the parish the nearby St Peter's Church in Walton is visible from the top end of Walton Road.

Due to the open aspect of the vista across the greenspace south and east of Rudgate Park, the massive structure of the British Library is clearly visible, although the trees at the entrance to the Thorp Arch Estate conceal the library from the houses on Northfields and the end of Grange Avenue.

Thorp Arch Estate in a green parkland setting has many of the original ROF buildings, blast walls and bunkers remaining to this day. The Retail Park on Street 4 was formed from what were the former explosive magazine bunkers, known as ROF Group 9. These 10 bunkers with reinforced concrete walls and perimeter grass earth mounds to roof level were converted into showrooms.

Along the disused railway, the Church Fenton to Harrogate line between Walton Road and Wetherby Road you will cycle or walk under two Grade II listed bridges, bridge 14 and 15. In the opposite direction you will cross over the Grade II listed Wharfe Bridge.

Buildings and Details: The area comprises a mixture of buildings from the grand 1840s Thorp Arch Grange to the 1940s Rudgate accommodation provided for on-site staff at the munitions factory and the 1960s housing built subsequently for prison staff, to the more recent housing developments on Walton Chase/Gardens and Woodlands. There is also the industrial type building at the Leeds United Training Ground and the converted munitions buildings, bunkers and new industrial buildings on the Thorp Arch Estate providing a mixture of Industrial, Warehouse, Office and Retail premises.

Thorp Arch Grange, a most impressive building possibly of late Georgian design varying from single, two to three storey's in height with a prominent clock tower. Symmetrical in appearance and constructed in local coursed limestone with lower ground floor render band and large six to twelve-panel sash windows with stone cills, jambs and decorative heads. The roof line is both pitched with gable feature ends and hipped (roof sloping from all sides) with a natural slate finish and projecting eaves overhang.

Walton Chase built in the 1990s and Walton Gardens built early 2010 are traditional in appearance constructed in a multi-light coloured facing brick and a mixture of hipped and pitched roofs with a dark plain and pantile finish. The majority of properties have ground floor bay top hung painted timber/uPVC windows with plain tile sloping roof, some extending to form a canopy over the entrance door.

Woodland Drive, Court, Mews and Croft built mid 2000s are modern in appearance of two to two and a half storey's in height with high pitched roofs, the majority of which provide three floors of accommodation, with integral garages, entrance hall and kitchen/dining at ground floor level, living accommodation and bedroom at first floor and bedrooms/bathrooms at second floor. The detached properties have attached double garages with high eaves level to provide first floor accommodation. Most properties have attached or detached garages with some just parking space and on Walton Gardens car ports.

Grange Avenue, Northfields and Rudgate Park, built between the 1940s and the 1970s have three different house styles.

Thorp Arch Estate: The Retail Park on Street 4, opened in 1961 and provides home to a range of national and local retailers within what was ROF Group 9. The 10 concrete bunkers have mounded grassed earth encircling the perimeters to roof level, the roof areas are flat with asphalt covering and the original entrances to the bunkers retained. At the head of Street 4 are the premises of DFS, occupying two of the bunkers which are linked with a covered glass walkway from a central open air tower with corner feature columns, exposed steel structure and feature curved metal clad roof. At either end of the walkway are enclosed glazed entrances with open feature structure over, matching the central tower.

Between Avenue D, Avenue E West and Street 1 and 5 are numerous Industrial, Warehouse and office premises with several companies occupying original and refurbished single storey brick buildings used in connection with the filling factory. The single storey buildings vary from the original brickwork/steel structure with pitched roof and metal windows, some original brick buildings are painted and a few have been altered and extended over the years.

The refurbished buildings have been over clad in light/dark grey metal wall sheeting, new windows/doors installed and asbestos roof sheeting removed and re-roofed in colour coated insulated roof cladding. Internal services have also been upgraded.

To the west of the Street 5, remain two redundant covered water reservoirs and to the south west of Avenue E West is the Sewage Treatment Works with several raised and earth mounded filtration beds, ancillary buildings and structures. Adjacent to the Sewage Works is Leeds City Council household waste sorting facility. With access from Walton Road, still on TAE land remain a few old and vacant industrial buildings on land known as Westminster Yard (on Group 11 Burning Ground) and an adjacent operational concrete batching plant.

Streetscape: The boundary treatment varies considerably throughout the area, on Walton Road we have the metal palisade fencing to the perimeter of HMP Wealstun staff parking area and the timber post and rail fencing and hedgerows up to the junction with Wetherby Road. In the residential areas we have dwarf brick boundary walls, some topped off with iron railings, timber boarded boundary fencing and open front/side gardens.

The main and side road surfacing generally is macadam paving, but changes in some residential areas to coloured block paving. Highways have recently installed metal street lighting columns, street and road signage is standard Leeds City Council type.

Three standard enclosed METRO red and cream coloured bus stop shelters with domed translucent roofs are provided on Walton Road and one on Street 5 opposite the British Library, all Leeds bound.

Two timber benches have been provided on the residents grassed area on Woodlands, which is separated from the footway by a low level timber post and rail fence.



Land Use: The area is dominated by HMP Wealstun, north of which lies two separate residential areas. To the west of Walton Road, housing on Walton Chase, Gardens and the Woodlands area and to the east Grange Avenue, Rudgate and Northfields. To the west of the residential areas of Walton Chase and Woodlands we have the Leeds United Training Academy and several football pitches, some which are floodlit.

There are large open areas of amenity space, the old sports ground north of the prison and arable farmland providing long distance views to Walton and the British Library. The large wooded area east of the prison provides a visual barrier to the commercial and industrial buildings on TAE.

HMP Wealstun

The prison is an amalgamation of buildings from several different eras. In 1950 a remand centre was built to house about 200 young offenders and an additional wing was added in 1980 to house a further 100. It was converted into a category C prison for adults in 1988 and a fourth wing added in 1996.

Layout: The prison occupies 80 acres (197 Ha) of land to the east of Walton Road and north of the old railway track where it crosses Walton Road by the old Thorp Arch station. It consists of a secure area with the necessary high walls, fences, razor wire, cameras and lighting. There is also an area of grass to the north of the secure area and space for car parking and delivery vehicle access between the public road and the prison buildings.

At the northern end of the site there is a redundant car park and beyond the grass area, a derelict single storey building that once served as the staff social club.

Spaces: As access is restricted, green spaces are only viewable from satellite mapping. The images show one football pitch area plus some other green spaces in amongst the buildings. The ratio of green space to buildings is estimated as 80% buildings and 20% green space.

Roads and other access routes: The site is adjacent to Walton Road, a busy road that links Thorp Arch to the Wetherby to Thorp Arch Estate road, Wighill Lane. It is particularly busy at the start and end of the working day.

Buildings: The buildings are constructed from modern materials in a multitude of styles. There is no consistent theme and the general appearance is austere and unattractive.

Streetscape features: The road has large stones set in the grass verge to stop parking on the verge. There are two bus shelters on the side closest to the prison and none on the other side. The road has a 40mph speed limit travelling south towards Thorp Arch.

Land use: The site has a unique function and so the buildings and fencing have to be suitable for the purpose. The site has been developed in several phases over about 65 years and this is apparent from the appearance from around the perimeter. It could be possible to improve landscaping and screening without compromising security.

Thorp Arch North West

General Overview: Travelling north out of Thorp Arch from The Village along Wood Lane to its junction with Wetherby Road is Walton Gates. At the staggered crossroad north of Wetherby Road is Moor Lane a private road leading to Sykes House Farm. Travelling less than half a mile west along Wetherby Road is a left turning on to Flint Mill Lane, a private road leading to Flint Mill Grange, the cottage and drive down to the private entrance to Flint Mill. Flint Mill Lane continues and links back into Wood Lane about half a mile from the village of Thorp Arch. Continuing west along Wetherby Road, but just outside the parish boundary is Spring Lane, the south and secondary entrance to the Wetherby Race Course.

Walton Gates and Sykes House Farm - the pair of houses at the junction of Wood Lane and Wetherby Road built in the 1850s to control the railway gates at what was once the Walton Gates crossing. On the north side of the crossroad a private road runs across, what was once known as Thorp Arch Common leading to Boggart House, which is now called Sykes House Farm. It is said that the site was one of the original manors listed in the Domesday survey, the

Tithe Map refers to the sixteen acres of Long Croft and Old Baggart House Land. Part of old house remains to this day and is still known as Boggart House, Boggart being the Yorkshire name for a ghost.

Flint Mill Grange, Cottage and Flint Mill - what was the third and final farm in the parish is Flint Mill Grange and Cottage, although it ceased to operate some while ago the land associated with it is still farmed. The property is situated close by the north bank of the river Wharfe, about a mile upstream from the village and a similar distance from Wetherby. The Grange and Cottage thought to be designed by John Carr and built in the 1770s, is set in a large courtyard surrounded by barns and outbuildings and the cottage was originally the servants quarters for the Grange.

Flint Mill the original dwelling house and mill built around 1785 for Leeds Pottery on Wilmer Gossip land originally known by the name of Whinny Flats. Over and across the river Wharfe was built a 'Dam of Stone' the weir, the water mill grinded Flint Stone for the manufacturing of Pottery Glass and China Ware. In 1814 Flint Mill was replaced by a converted windmill in Hunslet, just south of Leeds. Flint Mill is today a magnificent private riverside estate.

Spaces: The majority of land in Thorp Arch North West is farmland with limited green space other than the National cycle network which runs on the disused railway line.

Roads, Streets and Routes: The road network generally is rural in nature with Wood Lane leading from the Village to Wetherby Road and Wetherby. Although the traffic on Wood Lane is two way and the national speed limit of 60 mph in force, the country road is narrow in parts with no foot way, bends and poor visibility sight lines. The verges along the road vary from narrow to wide grass margins/hedgerows and the high stone boundary wall with mature trees behind to Hall Farm. Access is also gained to adjacent farmland at various points along Wood Lane.

The Ebor Way walking route from Ilkley to Helmsley, continues from Boston Spa through the centre of Thorp Arch village and along Wood Lane, Flint Mill Lane and track over fields to Wetherby.

The National cycle network, (Route 665 York to Harrogate) continues on the disused railway line from Walton Road north east of Thorp Arch to Walton Gates and Wetherby. The cycle path is a valued local resource for not only cycling but also walking, providing safe passage for all and in places with open elevated views over the countryside.

Green and Natural Features: The centre of the River Wharfe forms the southern and western boundary of the parish but the beautiful river gorge, the weir and restored mill wheel at Flint Mill can only be appreciated from land in private ownership on the opposite side of the river. The area is predominantly open farmland with several areas of woodland. Wetherby Road runs east to west dissecting the land in two halves with its wide grass verges and hedgerows.

Landmarks: The only distinctive feature in the area which is clearly visible from Wetherby Road is the Millennium Grandstand at Wetherby Race Course which lies in the adjacent parish of Wetherby. Although some of the land used for car parking and events does overlap into Thorp Arch.

Buildings and Details: The pair of two storey houses at the junction of Wood Lane and Wetherby Road, known as 'Walton Gates' were built in the 1850s. Constructed in local coursed limestone with a pitched natural slate roof and feature small hipped end above the central windows. The roof has exposed rafter feet, decorative barge boards and tall chimney stack.

Sykes House Farm an amalgamation of both residential and commercial buildings from different eras. Parts of the farm can trace its history back to the Domesday Book.

Agricultural Areas

General overview: This area comprises agricultural land not included in the Conservation Area or in the other character areas. The agricultural land is characterised by quite small fields (typically 20 acres) enclosed by hedgerows and there are a few areas of deciduous woodland, to the west of Sykes House Farm. Some of the larger areas are to the west of Sykes House Farm, Hornshaw Plantation, Springs Wood and Jackson Wood and to the south of the same farm, a line of woodland that has colonised the sides of the old railway trackbed (now a footpath and cycleway) and to the east of Flint Mill, Hall Wood ending west of Thorp Arch Hall.

There are some streams that drain the area into the River Wharfe and the area generally remains free from flooding although pools of water can accumulate in wet periods.

Layout: There are two main areas, the larger area is to the north of the conservation area, West Field and that north of Wetherby Road and to the east a smaller area of fields to the north of All Saints' Church, and that south of Whins Lane, Church Fields down to the River Wharfe. These fields run east to the old railway bridge across the river and west to Bridge Farm close to Thorp Arch village.

The larger area is crossed by and the smaller area is bounded by the trackbed of the old railway that used to run from Church Fenton to Harrogate which runs generally south-east to north-west.

Topography: The land is generally arable and crops such as wheat, maize, potatoes and grass for silage are grown. Some areas are used for stock rearing and grazing. Although fields are generally about 20 acres, there is evidence of ridge and furrow farming to the north of Dowkell Lane and remnants of the old small scale field system. The river bank is a special area for wildlife which is partly wooded but in some areas the woodland has been cleared and the fields run down to the water's edge.

Another feature is Town Ings, Ings being the Scandinavian word for water meadows. The area is located to the south of Church Field which is the southern boundary of the smaller character area. It is an area which flood but helps to alleviate big surges in water volume in the river. The Ings lie below the 20 metre contour while much of the land is between 20 and 40 m above sea level.

Spaces: By its nature, this character area is nearly all open space. There are very few buildings and much of the land is private and there are only a few lanes and public footpaths. Views across the area can be gained from the various public routes. The rolling agricultural land is attractive and the area is made more special because of views into Thorp Arch Hall park and down towards the River Wharfe gorge.

Roads and access: The larger area is crossed north to south by Wood Lane that runs north from Thorp Arch village and west to east by Wetherby Road.

The roads through the character area are generally rural in nature and unlit. Wetherby Road is heavily used by both HGV's, commercial vehicles and cars from Wetherby/A1(M) to Thorp Arch Estate with speed cameras along its route and is heavily used at the peak times of the day and suffer from the usual problem of litter thrown from vehicles.

The roads are mostly bounded with grass verges and hedges and drainage can be a problem and some areas collect a lot of standing water at times of heavy rain.

Wood Lane is also partly the route of Ebor Way (a long distance footpath) running from Thorp Arch bridge, through the village and north along Wood lane until it carries on north-west towards Flint Mill and re-joins the River Wharfe. The northern area is also crossed by the trackbed of the old railway line, cycle route 665 which forms an attractive wildlife and wooded corridor.

There is no public footpath in these character areas along the east bank of the river except to the north beyond Flint Mill and there is a track across the land north of the Wetherby Road which runs from the racecourse to Moor Lane which is a private road leading to Sykes House Farm.

Green and natural features: The areas are predominantly rural landscapes and have the fields bounded by hedgerows. The isolated woodland on the higher ground improves the landscape while the more continuous woodland along the river bank is attractive but generally inaccessible to the public. It is best viewed from the Boston Spa side of the river.

The boundary of the old village and its associated parkland largely consists of attractive walls built of dressed magnesian limestone blocks.

The River Wharfe is spectacular where it flows through the parish. It has stretches of undisturbed deep running water which is punctuated by two weirs, one at Flint Mill and the other above Thorp Arch Mill. Downstream of Thorp Arch mill is the magnificent stone Thorp Arch bridge, some 250 years old. Then the river valley opens out past the Ings and towards the meadows above Tadcaster.

Landmarks: Those visible from this character area include Flint Mill Farm, Thorp Arch Hall, All Saints' Church, Thorp Arch (Grade II listed) as well as views to Walton Church. Also important are the views from Church Causeway, from the west to Thorp Arch village and south east views of some of the large buildings that are on the Boston Spa bank of the river.

Buildings: There are few buildings actually contained within this character area. The commercial and residential buildings of Sykes House Farm, Flint Mill Grange and outbuildings and Flint Mill which is private and inaccessible to the public.

The buildings associated with the old railway are attractive but also in private ownership. At Walton Gates there is a pair of crossing keepers' cottages, at the site of Thorp Arch station, Station House and alongside the old goods transfer shed. At Boston gates there is another crossing keeper' cottage. All of these were built of local magnesian limestone.

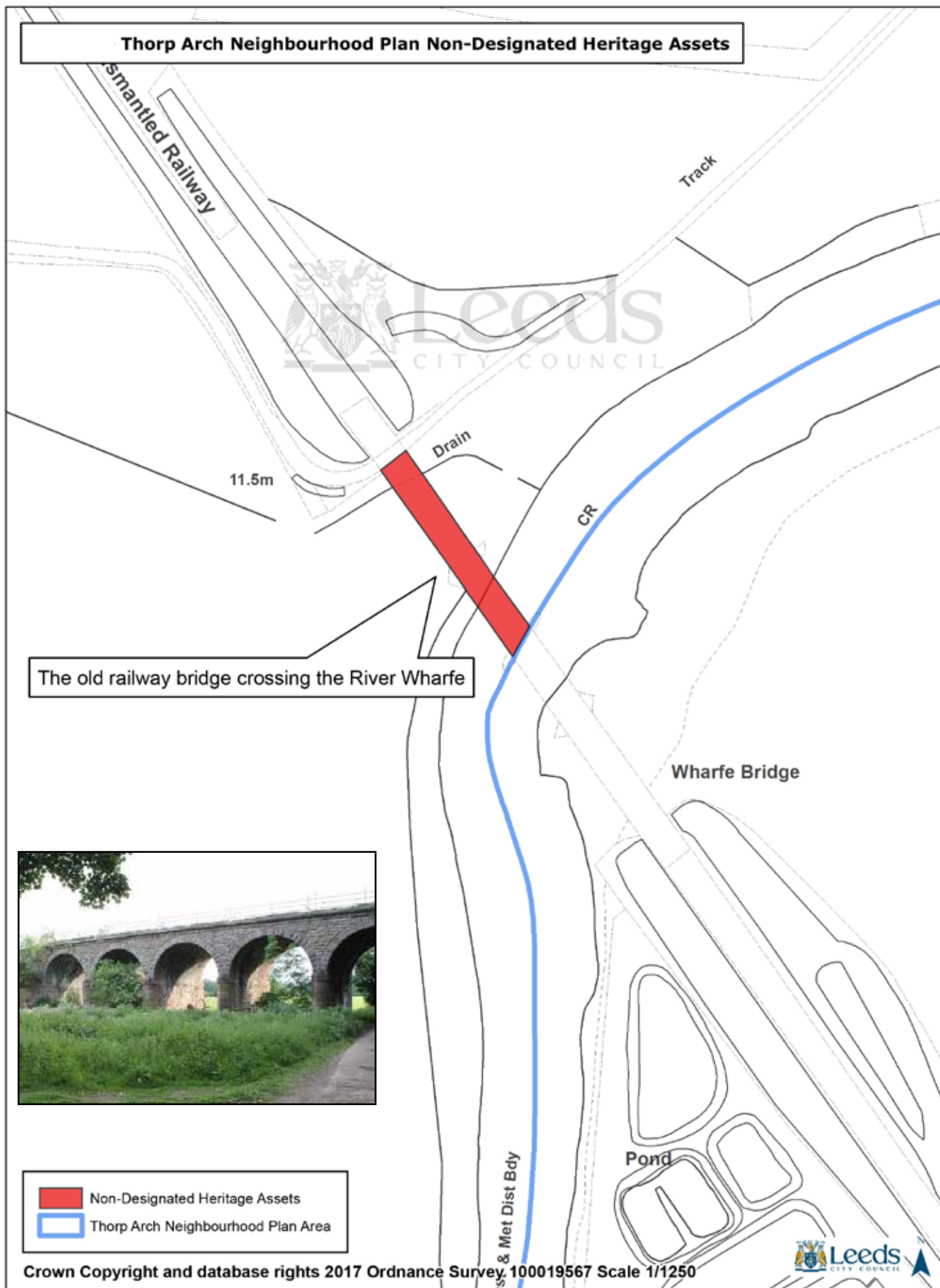


Appendix 3

Non Designated Heritage Asset Assessment

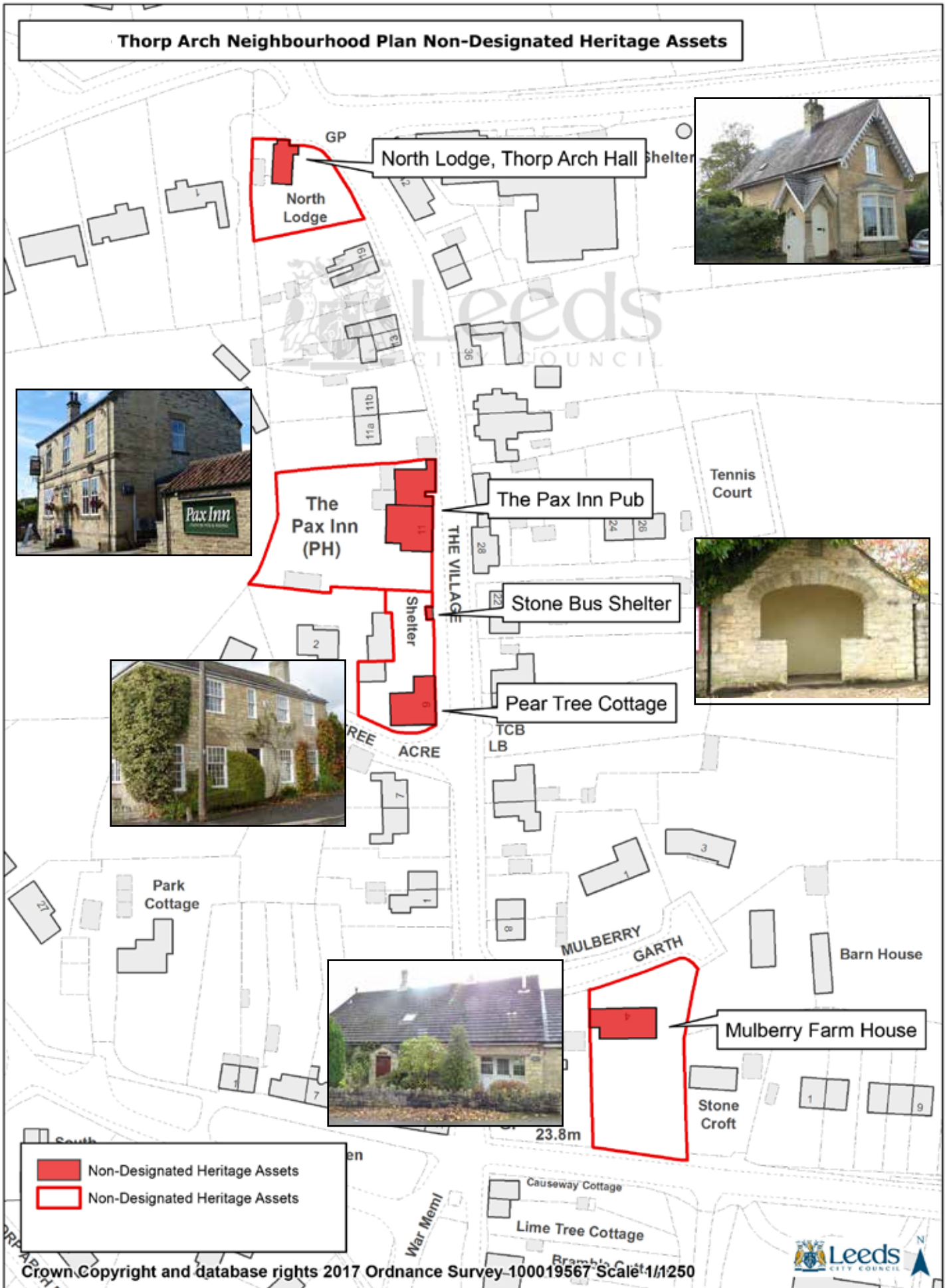
Asset	Location	Description	Why is the asset of interest?
Old railway viaduct crossing river Wharfe	Grid ref SE447454	Stone viaduct and cast iron bridge spanning the river Wharfe	This was part of the Church Fenton to Harrogate railway line opened in 1847. Many other structures on this line are listed and this one would benefit from being similarly protected. It is hoped that the structure will form part of an extension to Sustrans cycle track 665. The structure is built of local magnesian limestone for the 5 arched bridge approach and cast iron girders for the bridge. It is an attractive design which is planned to have a future purpose as a cycle and foot path which will provide an important additional river crossing.
Thorp Arch Grange	Grid ref SE 438471	Stone building opened in 1855.	This building started life as a boarding school, then a girls' school and in 1973 became a community home for children in care. In 1990 the building was sold to a developer who has created multiple offices within the building
North and South Lodges of Thorp Arch Hall.	Grid ref SE 433462 and SM 433459	Stone buildings that were originally the lodges of Thorp Arch Hall that was built in the mid 18th century by John Carr for William Gossip	The buildings are good examples of lodges for a country estate and although the Thorp Arch hall and some associated buildings are listed, the lodges are not.
Thorp Arch Mill weir	Grid ref SE 431459	The weir is stone built at an angle to the river to direct water to the original undershot water wheels of Thorp Arch Mill.	The weir possibly dates back to the 9th century as a mill and is referred to in the Domesday Book. It is certainly recorded as existing in an account dated 1301. The mill at this location has been an important part of the agricultural infrastructure of the area. Since the mills went out of use in 1958 they have been used for other industry and now for dwellings. Part of the mill structure is listed but the weir is not.
The Pax Inn	Grid ref SE 433461	A stone building constructed from magnesian limestone and positioned central in the village main street.	The old inn that stood near the present site was The Goats Head which later changed to the Hatfield Arms and then in 1883 a new inn was built to replace the old building. The new inn is called The Pax Inn.
Mulberry Farm House	Grid ref SE 433460	A stone built farmhouse that is situated in the village and which is believed to be of Elizabethan origin. It has been modernised but retains some of the original features.	The building was the centre of a 150 acre farm before the War. The farmhouse and the farm buildings were sold in the 1960s for the building of new houses in what is now Mulberry Garth. The original farmhouse is now Mulberry House and remains an attractive building with ancient origins and an important part of the Conservation Area of Thorp Arch village.
Bus shelter	Grid ref SE 433461	A stone-built bus shelter	The structure is built of magnesian limestone and has the Hatfield coat-of-arms above the arched entrance.
Pear Tree Cottage	Grid ref SE 433461	A detached former farmhouse believed constructed in the 18th century and modernised in the 1970s. It is constructed of stone external walls with natural slate roof.	Originally, the farmhouse to a substantial dairy farm until the 1970s when the house and agricultural buildings were sold to build the dwellings on Pear Tree Acre. Now known as Pear Tree Cottage, the house is in a prominent location in the heart of the village and conservation area.

Map 10b



PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

Map 10c



Map 10d



Appendix 4 Proposed Local Green Spaces

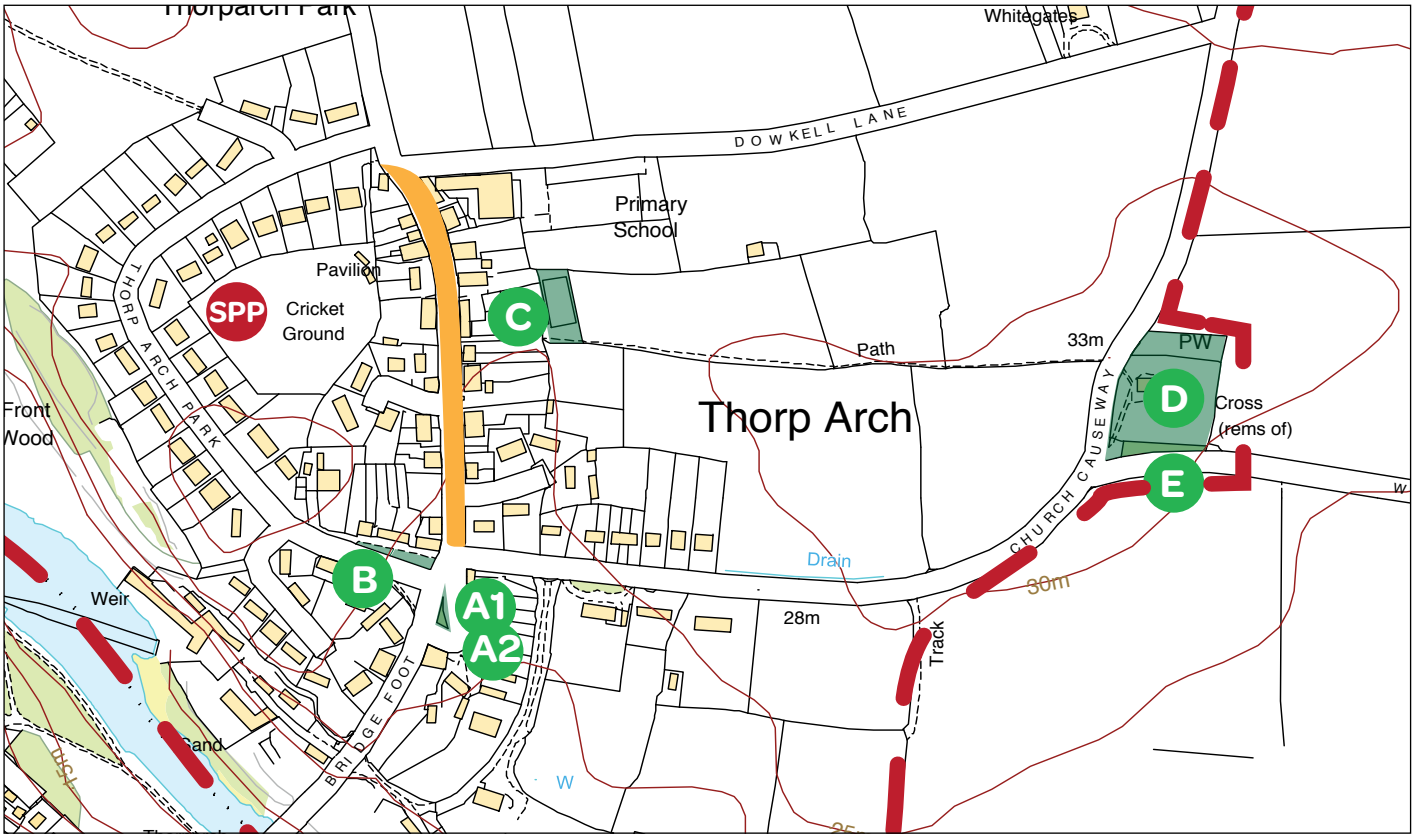
Map ref	Site	Proximity to community	Local significance	Area in Hectares	Land owner/ maintenance
A1	War Memorial & Surrounds	Within the conservation area on the edge of the village green, fronts Bridge Foot / Church Causeway. At the junction of the main route to TAE and on The Village main street.	Contains war memorial Historic community value One bench seat Site for annual commemoration service	0.05 hectares	TAPC
A2	Village Green (lower)	Within conservation area, in the village centre. Adjacent to War Memorial. Links Bridge foot to The Village.	Existing site has formal designated Village Green status. Community use. Site of Christmas tree and carol singing. Contains mature trees and a circular seat.	0.05 hectares	TAPC
B	Village Green (upper)	Within the conservation area. On entrance to Thorp Arch Park. Both sides of the junction	Two bench seats for community and tourists use. Village parish notice board. Historic value and access to the cottages. Site of village Pin Fold at Park Cottage Aspiration signage to welcome walkers and cyclists to the village and to rest a while here.	0.07 hectares	TAPC
C	Thorp Arch Tennis Court	Within the conservation area. Off The Village accessed via the footpath to Church Causeway.	Designated outdoor sport Community membership access Voluntary member maintained Village community events Formal children's tennis coaching	0.11 hectares	Donated by Hatfield Estate.
D	All Saints' Church	Within the conservation area. On Church Causeway and the corner of Whins lane. LCC ref 1554	Contains historic cemetery The high position protects views across countryside 360 degrees. Consecrated ground extended beyond the north wall boundary in 2000.	0.5 hectares	Owned by the Church, Volunteer maintenance.
E	Whins Lane	Within the conservation area. To the south of the cemetery adjoining Whins Lane. To include the small grassed area to the front.	Walled green space with mature trees, accessed from the cemetery. Old limestone gardeners store Wooden bench seat. Aspirations are to use the grassed area to improve the vehicle access to the church and cemetery.	0.01 hectares	Owned by Hatfield Estate.
F	Thorp Arch Grange Green Space	Behind the hedge row on Walton Road in front of The Grange and adjacent the access to Leeds United Training Ground. LCC ref 1463	Designated amenity green space Community use Contains 6 mature trees around the perimeter. Views of The Grange and across the field to The Station House. Aspirations are for a children's play area and play equipment.	1.09 hectares	Owned and maintained by LCC.

Map ref	Site	Proximity to community	Local significance	Area in Hectares	Land owner/maintenance
G	Woodland Drive park	Located in the North of the village off Walton road in the centre of the woodlands housing development.	Designated amenity green space Containing mature trees Two bench seats Landscaped park and flower beds Formerly part of the grounds of Marguerite Hepton Hospital	0.28 hectares	Woodland's Residents Association.

Safeguarded Playing Pitch

Map ref	Site	Proximity to community	Area in Hectares	Land owner/maintenance
SPP	Cricket Pitch	The Core Strategy policy safeguards the cricket pitch but includes some flexibility to consider any future proposals for the improvement of the facilities on the site. Any proposals for the re-use of the existing sports ground should demonstrate that reasonable efforts have been made to secure its continued use as a cricket pitch or other form of green space and/or alternative green space provision is made in an accessible location in the plan area.	0.99 hectares	Owned by Hatfield Estate.

MAP 11a Green Spaces



MAP 11b Green Spaces



