

OULTON AND WOODLESFORD
Neighbourhood Development
Plan:
2021 – 2033



Foreword

Oulton and Woodlesford are distinct communities that over time have grown together, to the point where it is difficult to say where one starts, and one finishes. This increasing connectivity is a product of historical development, often associated with huge changes to the local landscape by industrial development. Much of that development has been progressive, providing facilities that enrich and support both communities.

As the communities have grown and changed, the attractions of the village characteristics of Oulton and Woodlesford have been valued and recognised by residents. As well as having official Conservation Areas, strong community groups work together to keep the local environment maintained and attractive. It is in this spirit that local residents came together to produce this draft Plan.

Development is inevitable as communities grow. However, the strongest communities are those that grow sustainably, preserving a distinctive sense of place, and improving their area over time. This Plan provides a record of what is valued by the local community in Oulton and Woodlesford, so that what gets built in the future can complement rather than compete.

The Neighbourhood Development Plan was subject to a statutory 6-week consultation before being examined by an independent Neighbourhood Plan Examiner. The Plan incorporates the changes required by the Examiner and has also been modified in the light of the Examiner's recommended optional changes.

The Plan now comes back to you, the residents of Oulton and Woodlesford, to vote on, in a referendum: your time to decide if this Plan should be 'made' and adopted by the City Council as part of the statutory Development Plan for the city. At that point the hard work of the Forum and the Neighbourhood Plan Steering Group will be realised, and all future planning applications will be assessed against the policies contained therein.

Cllr Stewart Golton, Leeds City Councillor, Rothwell Ward
Professor David Cove, Chair, Oulton and Woodlesford Forum

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1.0 Introduction

Background to the Neighbourhood Development Plan

The Localism Act, which became law in 2011, gives communities the right to produce a Neighbourhood Development Plan, which establishes local planning policies for the development and use of land in a neighbourhood, including where new homes and offices should be built and what they should look like.

The Oulton and Woodlesford Neighbourhood Forum was launched at an Inaugural General Meeting, held at the Oulton Institute on 4th November 2012. A motion to establish a Forum for Oulton and Woodlesford was carried without dissent and a Steering Group was elected. At this meeting a draft constitution was also adopted.

The Constitution recognises the objectives of the Neighbourhood Forum as:

- to agree a long-term vision for the Oulton and Woodlesford Neighbourhood Area.
- to promote and improve the social, economic and environmental well-being of the Oulton and Woodlesford Neighbourhood Area.
- to represent the people who live, work or carry out business in the Oulton and Woodlesford Neighbourhood Area.
- to produce a Neighbourhood Development Plan for the Oulton and Woodlesford Neighbourhood Area in conformity with the local development plan and the national planning policy framework.

The Neighbourhood Development Planning process

Neighbourhood planning was introduced by the government as one of a suite of “community rights” through its 2011 Localism Act. The intention was to encourage communities to take far greater control of the future of their places by determining planning policy, to integrate with the Development Plan prepared by the principal planning authority for their area – in the case of Oulton and Woodlesford that is Leeds City Council.

The National Planning Policy Framework

Alongside the Localism Act, the government published its National Planning Policy Framework (NPPF) which 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”. Originally published in March 2012 by the Department for Communities and Local Government (DCLG), the NPPF set out the Government’s planning policies for England and how these are applied. It replaced a raft of previous guidance notes and circulars, although some do remain in place for now until further detailed policy is published. Critically, the NPPF must be taken into account in the preparation of all new local plans, including this Neighbourhood Development Plan.

The NPPF sets out a range of policies within the context of achieving sustainable development, outlining economic, social and environmental dimensions within which policies can be aligned.

The Development Plan for Leeds

The Development Plan for Leeds is made up of a suite of Development Plan Documents (DPDs) which, when taken together, make up the overall Development Plan:

- **Leeds Core Strategy (2019) (as amended)** – sets out strategic policies to 2033.
- **Leeds Site Allocations Plan Development Plan Document (2019)** – identifies land where new homes, employment and greenspaces are to be located up to 2028.
- **Saved Policies of the Unitary Development Plan Review (2006)** – includes policies that have been retained from the Unitary Development Plan;
- **Aire Valley Leeds Area Action Plan (2018)** - sets out plans for the area north of the Aire and to the west of the Forum's area.
- **Adopted Natural Resources and Waste Local Plan (2013)** – sets out management of minerals, energy, waste and water up to 2028.
- **Policies Map for Leeds** – formerly known as the Proposals Map, this details the extent of Development Plan Policies.
- **Neighbourhood Development Plans** – provide neighbourhood-level development plans, prepared by local communities.

There is also a range of Supplementary Planning Documents and Supplementary Planning Guidance which support the implementation of the Development Plan for Leeds.

The Neighbourhood Area

Following the decision of the Forum to undertake a Neighbourhood Development Plan, the first step on the journey was to determine the boundary for the Neighbourhood Area, the geographical area that the Plan applies to, and to seek the approval of that Area from Leeds City Council.

In establishing the boundaries of the Oulton and Woodlesford Neighbourhood Forum, we consulted the Steering Committee of the Rothwell Neighbourhood Forum and with committee members of the Methley Residents Association.

The northern border follows the River Aire and corresponds for the most part with the southern boundary of Swillington Parish Council. This boundary, in places, actually follows the historic course of the river, prior to its canalisation. This generates an anomaly, as Woodlesford lock is at present in the Swillington Parish Council's area.

The western boundary corresponds to the eastern boundary of the Rothwell Neighbourhood Forum's area and was agreed after discussion with the Rothwell Forum.

The southern boundary follows the M62 and corresponds to the northern boundary of Wakefield Metropolitan District.

There was no historical basis on which to define the eastern boundary, but residents of Clumpcliffe were very keen to be included in the Oulton and Woodlesford area. After a number of discussions with the Methley Residents Association (Methley has neither a Neighbourhood Forum nor a Parish Council) the boundary was agreed.

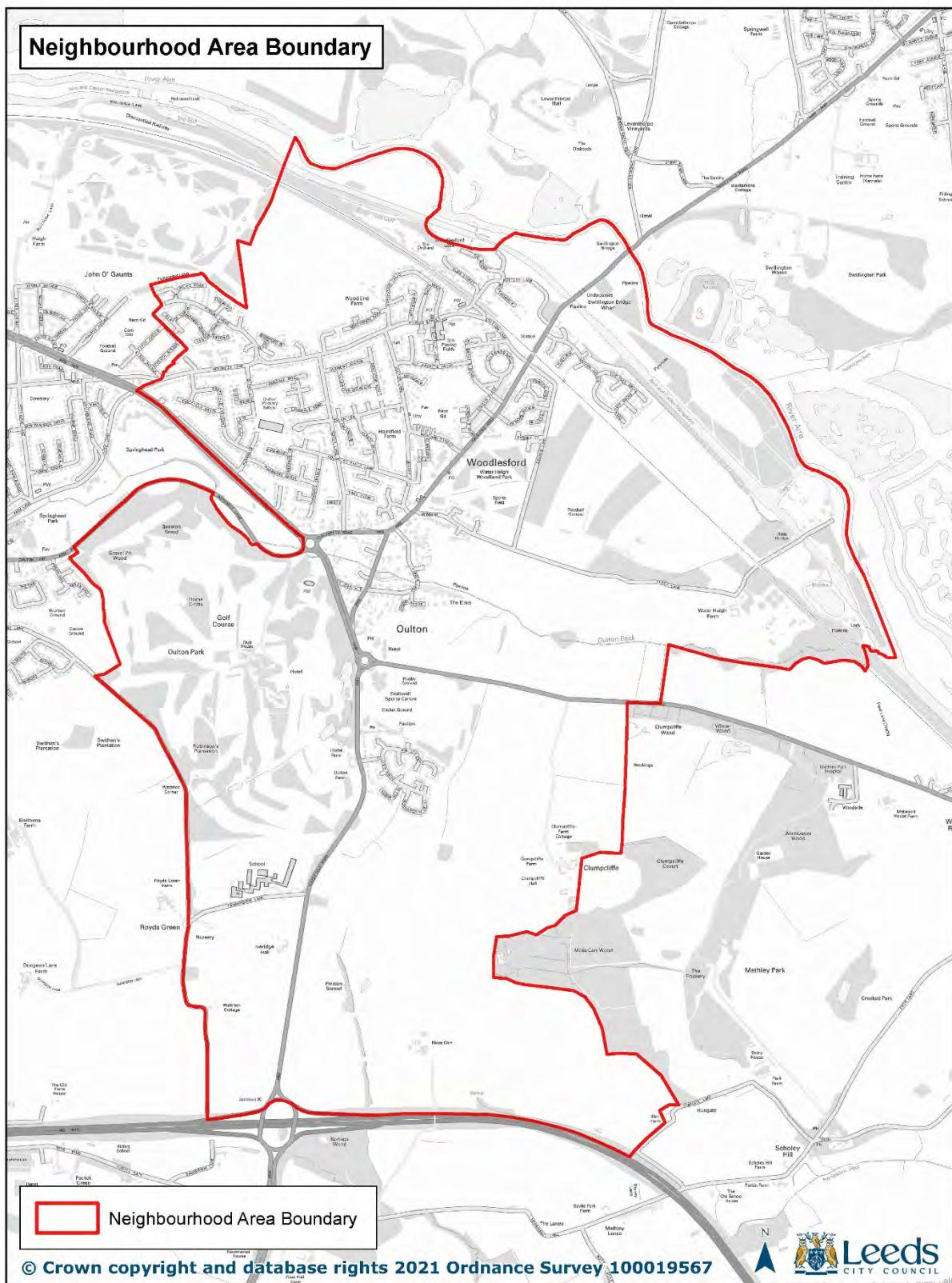
The Forum's boundary does not correspond with that of the ecclesiastical parish boundary of Oulton with Woodlesford. The parish boundary extends into areas to the North West that are now more logically included in Rothwell.

Leeds City Council, after consultation, designated the Forum and the neighbourhood area boundary on 15th July 2014 and this forms our 'Neighbourhood Area', within which our policies, as set out in this Plan, apply. This is illustrated in Map 1 on page 8.

Detailed versions of the all of the neighbourhood plan maps are available on the Leeds City Council website as follows:

- Policy maps:
<https://www.leeds.gov.uk/Local%20Plans/NP/Oulton%20and%20Woodlesford%20Policies%20Map%20Book.pdf>
- Site based maps:
<https://www.leeds.gov.uk/Local%20Plans/NP/Oulton%20and%20Woodlesford%20Sites%20Map%20Book.pdf>

Map 1: Oulton and Woodlesford Neighbourhood Area



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A neighbourhood forum designation lasts for a period of 5 years, after which it must be re-designated. In May 2020, Oulton and Woodlesford Neighbourhood Forum applied to Leeds City Council to re-designate the forum for a further 5 years, to enable the forum to progress with the neighbourhood plan through the independent examination and referendum processes. After a period of consultation, the Oulton and Woodlesford Neighbourhood Forum was re-designated by Leeds City Council for a further 5 years on 2nd November 2020.

Consulting the community

The Forum was set up at an Open General Meeting, attended by in excess of 110 residents, held at the Oulton Institute on 4th November 2012.

Full details of the Forum’s consultation with residents and businesses in the Forum’s area and with Stakeholders are given in the Forum’s Consultation Statement.

The table below sets out the stages in the preparation of the plan.

The Plan’s progress to date.

The table below sets out the progress made on the plan since the original decision made in November 2012. It includes the progress of the plan through the independent examination up to the referendum.

DATE	MILESTONE
To date	
November 2012	O&W Forum decision to proceed with Neighbourhood Development Plan
March 2014	Application for Neighbourhood Area to Leeds City Council
July 2014	Neighbourhood Area designated by Leeds City Council
May 2015	Consultation document sent to every household and business
July 2015	Questionnaires completed and returned
August 2015	Analysis of consultation
May 2016	Drop-in session in Oulton for comment on draft policies
June 2016	Drop-in session in Woodlesford for comment on draft policies
July 2016	Analysis of Drop-in sessions
June 2017	Pre submission Plan approved by the Forum’s Steering Committee
July 2017	Informal comments sought from LCC Planning department
July 2017	Plan sent to LCC for Strategic Environmental Assessment (SEA) screening

Nov 2017	SEA screening opinion received from LCC – no requirement for SEA
Mar 2018	Regulation 14 consultation with community and stakeholders
July 2018/ October 2020	Revisions to the Plan
November/ December 2020	Basic Conditions and Consultation Statements completed
November 2020	Oulton and Woodlesford Neighbourhood Forum redesignated by Leeds City Council for a further five years.
December 2020	Plan submitted to Leeds City Council
January 2021	LCC Regulation 16 consultation. Examiner appointed.
July 2021	Report to Leeds City Council of the Independent Examination received
August/ November 2021	Revision of the Plan
December 2021	Referendum

About Oulton and Woodlesford

Oulton and Woodlesford are conjoined villages at the south east urban edge of Leeds. The developed area forms a triangle where the road from Wakefield in the south divides to go on to Leeds to the north-west and Aberford to the north-east. The northern edge is defined by the Aire and Calder Navigation and the River Aire valley. Oulton occupies the southern apex of the triangle with Woodlesford to the north; the boundary between them is now indistinct.

Whilst the villages touch Rothwell to the west, they are otherwise surrounded by Green Belt with Oulton Hall, a Registered Park and Garden, to the south-west; agricultural land on the north-west and east (designated by Leeds City Council as a 'Special Landscape Area'); recreational land to the east and wetland to the north. Oulton is relatively flat, but climbs up an east facing slope as it merges into Woodlesford, a slope which provides views to the north and east from within parts of the village.

Most of Oulton and Woodlesford is residential with two local shopping centres along Aberford Road and Church Street. With good links to Leeds via the railway, and to the motorway, the villages have become a popular residential location. Whilst green space within the built-up area is scarce, the outer edges with parks, the countryside, the river and canal provide the villages with their rural setting.

Historical growth and development

During most of the medieval period, Oulton and Woodlesford were agricultural settlements within the Manor of Rothwell. Both villages also included associated industries - tanning, milling and smithing - and were home to cloth and linen weavers who sold to the merchants in Leeds. With the construction of the Aire and Calder Navigation of 1704 close to Woodlesford, and with Oulton at the junction of two late 18th century turnpikes, both villages had easy access to other areas from then on. As a result, further industries grew up. Stone quarrying was taking place just north of Oulton at Quarry Hill and there was a paper mill by the canal in Woodlesford, and a pottery off Pottery Lane.

Most of the land, in Oulton particularly, was owned by the Calverley family who had been in residence at Oulton Hall since 1700. It was a large farmhouse then, but during the 19th century John Calverley (who had changed his name to John Blayds) and his successors developed and improved the estate. Humphry Repton was employed in 1810 to transform the farmland around the house into Oulton Park. The house itself was then extended to designs by Robert Smirke to become the rather grander Oulton Hall but after a fire in 1850, the present Hall was rebuilt to a design by Perkins and Backhouse and extended in 1871 to designs by Chorley and Connon. The church at Oulton, St. John the Evangelist, was designed in 1829 by Rickman and Hutchinson, the leading Gothic Revival practitioners of the time.

In the first half of the 19th century, a few other large houses were also being constructed in the area: Eshald Hall, Oulton House, Springwell Cottage, Highfield House. As the century progressed the township was established as Oulton-cum-Woodlesford, though still within Rothwell parish.

The Act authorising the building of St. John the Evangelist church was passed by parliament on 21st March 1827 and recognises “The Township of Oulton-cum-Woodlesford, within Parish of Rothwell” (Oulton did not become a separate parish until 1960, and the united parish of Oulton with Woodlesford was formed in 1975).

With the arrival of the North Midland Railway in 1838, local industry expanded further. In the latter part of the 19th century, there was a brick producing quarry to the east of the Wakefield to Aberford turnpike (now the A642 Aberford Road) owned by George Armitage and Sons and which continued in operation until the 1970s. Henry Briggs and Company opened the Water Haigh Colliery in 1908, also to the east of the A642 and south of the railway with extensive sidings linked to it. The pit was closed in 1970 and the land it covered, along with the brick quarry, has been regenerated into Water Haigh Country Park which includes the football pitches of the West Riding County Football Association. Henry Bentley (with a very distant family connection to the famous Richard Bentley) developed Bentley’s Yorkshire Brewery at Eshald Well in 1828 and this too was connected to the railway. GB (previously Bayford) Oils’ storage depot was developed at Fleet Lane by the canal in the 1960s, with oil brought in mainly by barge and distributed by road tanker. The depot has recently closed.

This industrial development also brought the gradual development of further housing in the village. The increasing population in the late 19th century prompted the construction of All Saints Church at Woodlesford with schools in Oulton and Woodlesford and more houses.

The gap between Woodlesford and Oulton gradually closed with, initially, terraces along Aberford Road and Quarry Hill, followed in 1927 by houses on Leeds Hill. North Lane and Holmsley Field Lane, developed by 1938. In the late 1950s, the National Coal Board built houses at Oulton Drive and Council houses were built at All Saints and Albert Road in the same period.

The rest of the open land between the villages disappeared under the Eastfields, Parkways and Derwent/Langdales estates in the late 1960s, as well as the Lynwoods in the grounds of Eshald Mansions (previously Eshald House) and the Beechwoods north of Woodlesford village. More recently still, the first decade of this century saw the development the Maltings on the site of Eshald Well Brewery and of Holmsley Grange, followed by the school site filling the final gap on Holmsley Lane.

In addition to these large-scale developments, infill development has occurred throughout the villages, with the Oulton area retaining more of its older buildings than Woodlesford. Most of these infill plots have been traditional in design but of particular interest have been the

timber frame developments of Appleyard Arbor Homes in New Farmers Hill, Gipsy Lane and Needless Inn Lane. These are contemporary in style and date from the late 1960s through to the present day.

Oulton and Woodlesford today

The following information taken from the 2011 Census describes the Neighbourhood Area as follows. It is a community of over 8000 residents living in 3460 households:

- Whole house or bungalow: Detached - 1056
- Whole house or bungalow: Semi-detached - 1498
- Whole house or bungalow: Terraced (including end-terrace) - 609
- Flat, maisonette or apartment: Purpose-built block of flats or tenement - 244
- Flat, maisonette or apartment: Part of converted / shared house (including bed-sits) - 36
- Flat, maisonette or apartment: In commercial building – 14
- Caravan or other mobile or temporary structure - 3

How the Neighbourhood Development Plan is organised

The Neighbourhood Development Plan is set out as follows:

- **Chapter 2:** The vision for the future of Oulton and Woodlesford and a set of objectives to realise that vision.
- **Chapter 3:** The policies for achieving the objectives substantiated by evidence and cross referenced to national and local policy. As stated in the Basic Conditions Statement, these policies relate to the development and use of land only in the designated Neighbourhood Area. The plan period of the Neighbourhood Development Plan extends until the end of 2033 to align with the most up-to-date Local Plan Period.
- **Chapter 4:** Sets out projects and aspirations that are analogous to the key themes and policies and that will assist in the overall delivery of the vision.
- **Chapter 5:** Sets out arrangements for monitoring and delivering the Plan.
- **Appendices:** set out materials referred to in the main body of the Plan.

The Plan in its entirety is supported by a range of evidence base documents which may be found on the website www.oawnf.org. Each policy section sets out the evidence base documents that were used to inform, substantiate and justify that policy area.

2.0 Vision, objectives, themes

2.1 Vision 2033

The Vision for the Neighbourhood Area was developed through discussion of the Forum, the Neighbourhood Plan Steering Group and through consultations with the wider community. The following statement reflects the views expressed:

Our vision is for Oulton and Woodlesford to be a pair of conjoined villages that share a wide range of services and facilities and offer a high quality of life through great educational, recreational and working opportunities for all. By 2033, the villages will have a wide range and diversity of high-quality housing stock and will be surrounded by high quality and accessible countryside and the well maintained and highly prized parklands. A significant feature that epitomises our twin urban and rural character is the canal corridor which now provides a wide range of excellent recreational opportunities.

2.2 Key objectives

In order to see this Vision realised, a series of key objectives have been developed:

1. To encourage development of all forms that is sustainable in terms of its impact upon the natural and built environments, the community and the local economy.
2. To encourage new housing development that is appropriate and complementary in design and to the needs of the communities and to the infrastructure of the area.
3. To develop new facilities for the community that meet currently un-met needs and that are run for and serve the local community.
4. To assist the relevant authorities in developing sustainable traffic and transport plans that seek to eliminate congestion and enable movement around, in and out of the communities.
5. To maintain and develop our highly prized green infrastructure assets, including parklands and the canal/river corridor.
6. To encourage schools and other educational facilities that provide great services.

2.3 Key themes

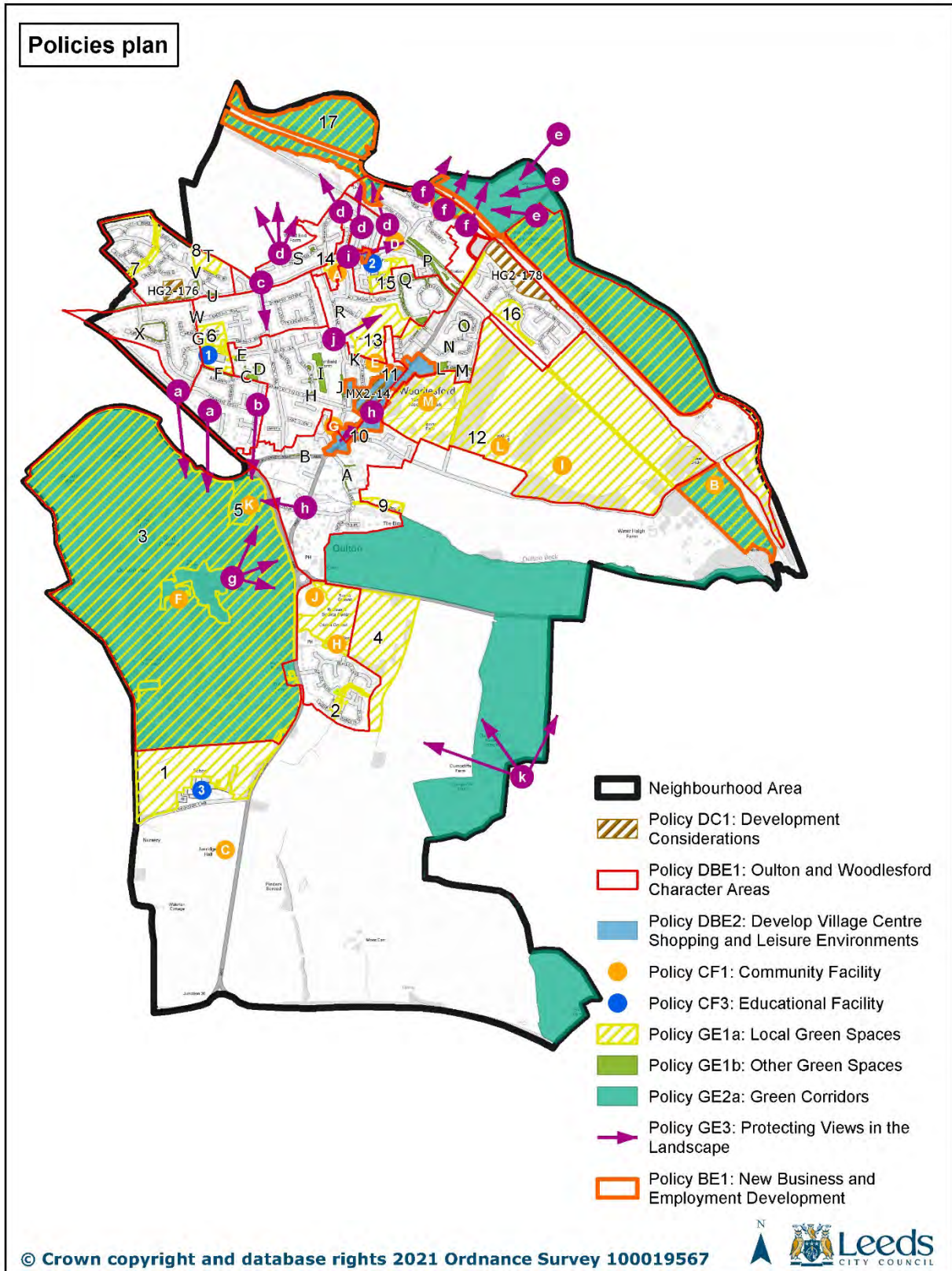
The policies we have developed to achieve our objectives and thereby see the Vision of the community realised are ordered into the following five key themes. Each theme has a set of policies attached to it with evidence and justification to back up those policies, including information from the consultation activities with the community that provides the foundation for driving each policy forward.

Key themes

- **Housing**
- **Design of the built environment**
- **Development Considerations**
- **Community services and facilities**
- **Green environment**
- **Business and economy**
- **High Speed Rail**

3.0 Policies for the Plan

Map 2: Oulton and Woodlesford Neighbourhood Plan Policies Map



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3.1 Housing (H)

A Local Housing Market Assessment by arc⁴ Ltd. commissioned by Leeds City Council summarised the characteristics of the neighbourhood area as follows (the full report may be viewed on the Forum's website):

Overall, at census day 2011, 7,661 people lived in Oulton and Woodlesford combined area in 3,240 households. There were 49 vacant homes. The total number of household spaces was therefore 3,289. Vacant dwelling spaces were 1.5% of the total. The headline information is:

- 3-bedroom housing forms half of all homes which is a high proportion compared to other areas;
- there is a lower proportion of 1, 2 and 5-bedroom homes;
- 45% of the local housing is semi-detached, and 30% is detached which are high proportions compared to other areas;
- there is a relatively low proportion of terraced homes and a much lower proportion of flats and apartments;
- compared to the city, there is a high proportion of homeowners (76%) and a low proportion of social and private rented sector homes; and
- compared to the city the area houses a much higher proportion of people aged 30 years and older, and a much smaller proportion of those aged 20-29 years.

More detailed research shows that:

- 82% of 3-bedroom and 94% of 4-bedroom homes are occupied by homeowners;
- 1-bedroom homes are mostly occupied by social renting tenants (60%);
- 2-bedroom homes are mostly occupied by private renters (40%)
- homeowners tend to under-occupy their housing with half having two or more spare bedrooms. Private renters tend to have only one spare bedroom. Most social renters have no spare bedrooms;
- 87% of detached housing are occupied by homeowners;
- bungalows are around 8% of the area's housing stock, 25% higher than the city average;
- around 21% of homes are in council tax band A which is half the city average. The area has a larger proportion of homes in bands B to F.
- the largest household type is 'married couple (no children)' (14.1%) followed by 'single person under age 65' (13.5%) and 'single person aged 65 and over' (12.9%).

Nearly 60% of households have no children. 10% of households have one or more non-dependent children living with them which is a higher average than for the city as a whole.

Policies (H)	
<p>Purpose: In pursuit of our vision for Oulton and Woodlesford, these policies seek to encourage developers to respond to the needs of the community and develop housing solutions that are the best fit for Oulton and Woodlesford’s residents, now and in the future.</p>	<p>H1: Smaller homes</p> <p>H2: Design of new housing developments</p>
Objectives addressed	
<p><i>To encourage development of all forms that is sustainable in terms of its impact upon the natural and built environments, the community and the local economy.</i></p> <p><i>To encourage new housing development that is appropriate and complementary in design and to the needs of the communities and to the infrastructure of the area</i></p>	

3.1.1 Smaller homes

The Leeds Core Strategy sets targets for one-bedroom houses between 0% and 50% with a target of 10%, and for two-bedroom houses between 30% and 80% with a target of 50%.

In addition, the arc⁴ Ltd. Local Housing Market Assessment states that “additional 1-bedroom market and affordable homes would enable newly forming and existing households to be retained in the local community”. The report also highlights the need for more accommodation suitable for older people. This needs to be provided by new smaller dwellings for the relatively independent, but there will also be an increasing need for assisted living accommodation.

H1: Smaller homes

New housing developments should seek to contain at least 60% smaller homes (i.e. homes having a maximum of two bedrooms).

3.1.2 Design of new housing developments

Oulton and Woodlesford have a wide range of housing types which have emerged as the villages have evolved. This has given rise to positive diversity, characterised by diverse housing types and styles. This is most evidenced in the Conservation Areas but elsewhere too. The locality is therefore better suited to varied housing types and design standards that complement the existing character of the villages, rather than large developments of uniform house types.

Para 69 of the revised NPPF supports priority being given to small and medium developments and encourages working with developers to sub-divide larger sites to help to speed up the delivery of homes.

The Government Housing White Paper (February 2017) proposes changes to the National Planning Policy Framework (Para 1.33) which include the expectation that local planning authorities will work with developers to encourage the sub-division of large sites. The White Paper also encourages and supports small and medium-sized builders (para 3.5) by making smaller sites available through the sub-division of larger sites. The Government's response to consultation (March 2019) stated "In the revised Framework we propose to make clear that, to promote the development of a good mix of sites, local authorities should work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes".

The Leeds City Council's 'Neighbourhoods for Living' discourages the use of generic housing designs that create "Open Plan Anywhere Suburbia" and encourages architectural variety, identifying a need to vary the limited palette of volume house builders.

There are several smaller developments in the Forum's area that set standards for what we wish to see developed. The Leventhorpe estate off Quarry Hill contains 40 units, using building materials sympathetic to nearby buildings. There is a mix of terrace, semi-detached and single storied units. There is also strong Community support, backed by the arc⁴ Ltd. Local Housing Market Assessment, that new developments should include single storied housing, terraces and yards.

A number of censuses have been carried out in September 2019 for weekday, daytime parking in Applegarth Manor, the most recent large development in the Forum's area. We found on average, 85 cars parked within curtilages and 17 on the street (some on the pavement). Parking at other times is likely to be higher. The Leeds City Council's consultation draft of its Transport SPD contains guidelines for parking provision for residential dwellings. Using this guide, the requirement for parking spaces on the Applegarth estate would be a total of 250 to 260 (100 for visitors). The development does not have this number of spaces.

Garage space is routinely used in planning applications as providing a designated parking space. Garages are now seldom used for routine parking, a view supported by the Leeds City Council's Transport Development Service, which in its objection to application 18/05584/FU, stated that the

proposed 2-bedroom houses, require 2 surface parking spaces “even with a garage”, implying that garages can no longer be used as parking spaces.

Leeds City Council’s Statement of Community Involvement seeks greater community involvement for major applications or applications of community significance: 'Major' is defined by the Town & Country Planning (General Development Procedure) Order 1995), as residential developments (including houses and flats) of 10 units or more or on a site of 0.5 ha. By 'Community Significance' the Statement means applications that may give rise to local controversy, such as developments that require an environmental statement, developments that involve the closure or alteration of a public right of way, developments that affect playing fields or public open spaces, developments that conflict with any significant plans or policies of the Leeds City Council telecommunications masts. This should normally lead to a pre-application design code. If developers then wish to make proposals that are at variance with consultation inputs, an opportunity to discuss these with residents and the Forum should be afforded. Consultation should be on going and should gain consensus on local priorities and policies; this should involve discussion about design, landscape and greening issues and local concerns.

Consultation

Consultation with residents (see Consultation Statement for details) provides strong support for the provision of single storied housing, terraces, and yards and also for the provision of off-road parking, for high standards of insulation and for pre-application consultation on the design of any development.

Importantly, Policy H2 reflects the substantial work previously undertaken in the form of both the Oulton and Woodlesford Design Statement 2014 and the Conservation Area Appraisals and Management Plans for both Oulton (2010) and Woodlesford (2011).

Oulton and Woodlesford Design Statement

This contains details of the extensive consultation that was carried out for its preparation and contains many detailed comments and recommendations for the future development of the villages. Its Guidance for Development section summarises these as follows:

General Principles

- The key to good design is understanding the context and recognizing that the form, materials and detailed design of buildings, the way they are arranged in the townscape, and the appearance and use of the spaces between them are important ingredients in the quality of the local environment.
- Any new development and any alterations or extensions to buildings and spaces should reflect the local distinctiveness of Oulton and Woodlesford including those positive characteristics set out in each character area.
- The Design and Access Statements prepared for any development should include reference to this Design Statement and provide a justification for the design proposal

which relates to the guidance below

- If any alterations or additions are made to a building noted in this document as a listed building or a building of interest, its attributes as a heritage asset should be respected accordingly. Those attributes include building form, materials, window and door size and proportions, surrounds, lintels and sills, and other details.
- Accordingly, replacement windows should ideally be timber and not upvc in the Conservation Areas and in other buildings of interest.
- Most development in the area has traditionally been one or two storeys. New development should generally be of a similar size and scale to its immediate neighbours. Outside the conservation areas and only where the location or streetscape warrants it, e.g. terminating a vista or on a prominent corner, would a taller building be appropriate. In such locations, buildings should be designed and detailed in a manner which reflects the importance of their location
- Extensions and alterations should reflect the character of the host dwelling and the overall street scene. Generally, extensions should not dominate the original building or street. Extensions should normally use materials that closely match the existing building in type, colour and texture.
- Roof extensions and dormers should be set back from the eaves of the original house, should be lower than the ridge and should not be over-large in proportion to the roof or the house itself.
- Repairs to building walls, roofs, windows, boundary walls and the like should be carried out using the same materials as existing.

Landscape

- New development should maintain the positive views and vistas of distant countryside and landmark buildings and take advantage of them in their orientation and outlook. Any existing points of access to the surrounding countryside must be retained and kept easily accessible.
- Any existing open spaces and woodland within the village should be retained. Existing trees should be retained or replaced if they have to be removed.
- Where areas of open space are created as part of a development these should have a defined positive function and be appropriately planted and maintained.
- Within the Conservation Areas, boundaries alongside or visible from a road or public areas, should be constructed in coursed stone or brick to match the predominant historic material in the area. Elsewhere, boundaries alongside a road should be brick unless hedges have been the predominant boundary marker, in which case they should be provided instead of, or to supplement, walls. Timber fencing should only be considered facing a public area where it is combined with hedge planting which can take over from the fencing in time.
- Front gardens should remain as landscaped areas rather than parking areas. Where parking areas are provided, they should be a porous surface and sufficient space should be retained at the front and sides for hedge or shrub planting in addition to

walls where appropriate

- Surface materials. Where natural stone paving exists, this should be retained. Where new paving is proposed within a Conservation Area, natural stone flags or setts should be used.
- Any development of buildings or road improvements should ensure that signage is kept to an absolute minimum (as far as regulations allow), with due consideration also given to the visual appearance and views of the area – for example: making use of existing poles, columns etc. where possible rather than erecting new

Management Plan

- The following actions for improvement, supplementing those included within the document, should be carefully considered by all those undertaking alterations and maintenance, whether private or public bodies, and where and when possible included in future programmes of work.
- Repairs to streets and pavements in the area should be included within the Highway Maintenance Programme as soon as possible.
- Within the Conservation Areas, where natural stone flags, kerbs or setts have to be replaced for excavation or repair, similar natural materials should be used.,
- An audit should be carried out of traffic and road signs, barriers etc. with a view to reducing/consolidating them to an absolute minimum consistent with road safety, to avoid street clutter.
- Original cast iron embossed street signs should be retained and repaired if possible. Replacements should be similarly embossed.
- Where the original stone setts exist as road channels or junction crossings, but have been covered with tarmac, consideration should be given to removing the tarmac and restoring the setts.
- Investigate circumstances where suitable grassed areas either within the highway or public ownership should be landscaped in consultation with local residents and the local authority. This might, for example, involve tree planting in certain places, e.g. North Lane.
- Street lighting columns throughout both Conservation Areas should be painted black.
- Shopkeepers are encouraged to improve their shop fronts and signage, so that they respect the architectural qualities of the buildings they are on.
- Householders and property owners are encouraged to provide concealed bin storage areas and to keep bin storage areas and gardens clean and tidy.
- Householders and property owners are encouraged to repair and maintain external boundary walls and fences.
- Car drivers are encouraged to avoid parking vehicles on grass verges.
- Seek appropriate locations for additional recycling facilities.
- Carry out a survey of sites for additional allotments.

The Conservation Area Appraisals

These summarise the opportunities for protecting and enhancing the special characters of the conservation areas as follows:

- Ensure future change respects and strengthens Oulton and Woodlesford's distinctive sense of place.
- Resist inappropriate infill development and loss of garden settings.
- Ensure new development responds sensitively and creatively to the historic environment including alterations and extensions.
- Respect the character of historic buildings by maintaining and sympathetically repairing surviving historic features. The replacement of inappropriate fixtures, fittings and adaptations is encouraged.
- Retain historic boundary treatments and ensure new boundary treatments preserve and enhance the special character of the area.
- Ensure that advertisements preserve and enhance the special character of the area.
- Ensure that future public realm and traffic management measures respect and enhance the special character of the conservation area.
- Protect the important contribution trees make to the special character of the conservation area.
- Encourage the ongoing protection and enhancement of the significant heritage asset of Oulton Hall and Park.
- Development should have regard to the archaeological record and where necessary include an element of archaeological investigation and mitigation.
- Promote and celebrate the special architectural and historic interest of the conservation area.
- Ensure that the setting of the conservation area is considered as a material consideration within the planning process.

H2: Design of new housing developments

New housing development should have regard to all of the following:

- a) Developments should reflect the scale and layout of adjoining neighbourhoods. Residential development should have regard to the Neighbourhood for Living Supplementary Planning Document and the Oulton and Woodlesford Design Statement (or their successors). New developments should include a mix of single storied housing, terraces, and yards, and where appropriate, apartments;
- b) Developments should provide adequate off-road parking, designed so that vehicles do not dominate house frontages, either within the curtilage of new homes or through the provision of on street bays and other areas dedicated to car parking, that do not serve to clutter the street scene or act as an obstruction to the free flow of vehicles and that are located within the development site;
- c) Developments should be designed with the security of residents in mind, with “Secured by Design” guidance followed;
- d) Support for developments which meet the voluntary Passivhaus or equivalent standard;
- e) Landowners and developers should be strongly encouraged and should actively seek to engage with local residents and the Forum at the pre application stage for major and significant developments.

3.2 Development Considerations

Policies (DC)	
<p>Purpose: In pursuit of our vision for Oulton and Woodlesford, these policies seek to encourage developers to respond to the needs of the community and develop housing solutions that are the best fit for Oulton and Woodlesford’s residents, now and in the future.</p>	<p>DC1: Design principles for identified site allocations</p>
Objectives addressed	
<p><i>To encourage development of all forms that is sustainable in terms of its impact upon the natural and built environments, the community and the local economy.</i></p> <p><i>To encourage new housing development that is appropriate and complementary in design and to the needs of the communities and to the infrastructure of the area</i></p>	

3.2.1 Development considerations for identified site allocations

The neighbourhood area has grown significantly over the past 25 years. As an unparished area and, until only recently, unrepresented by an area-wide Forum, only the Oulton Society and the relatively recent Community Design Statement have been able to have direct influence from a local perspective on the shape and character of new development proposals, beyond that exerted by local Leeds City Council elected officials and representations. Leeds City Council’s Site Allocation Plan (SAP) 2019 identified the following sites within the Neighbourhood Area (see Map 3, page 28):

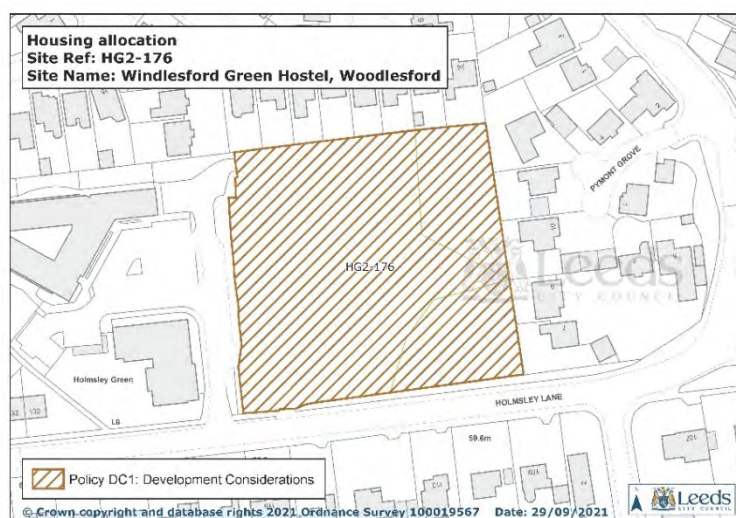
SAP Policy HG1 Identified Housing Sites – sites which have existing or recently expired planning permission or previously allocated housing sites.		
Plan Ref	Address	Capacity
HG1-400	Aberford Road, Woodlesford	32

In addition to this existing site, the Site Allocations Plan identifies the following allocations:

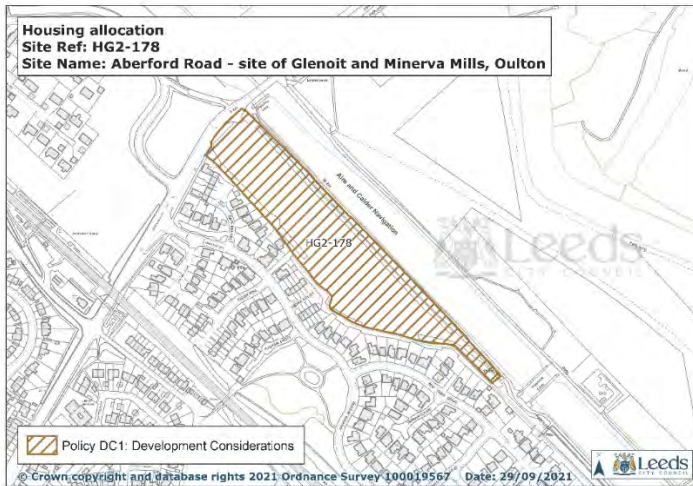
SAP Policy HG2 Housing Allocations – SAP allocates sites for housing and mixed-use including housing.

Plan Ref	Location	Area ha	Capacity	Green/Brown
HG2-176	Windlesford Green Hostel, Woodlesford	0.7	26	Brownfield
HG2-178	Aberford Road – site of Genoit and Minerva Mills, Oulton	2.3	70	Brownfield
MX2-14	Aberford Road (77/79), Oulton LS26 0BS	1.3	25	Brownfield

The Windlesford Green site (HG2-176) has been identified by Leeds City Council as a preferred site for extra care housing. Public consultation strongly supported this use. The Forum therefore supports this use.



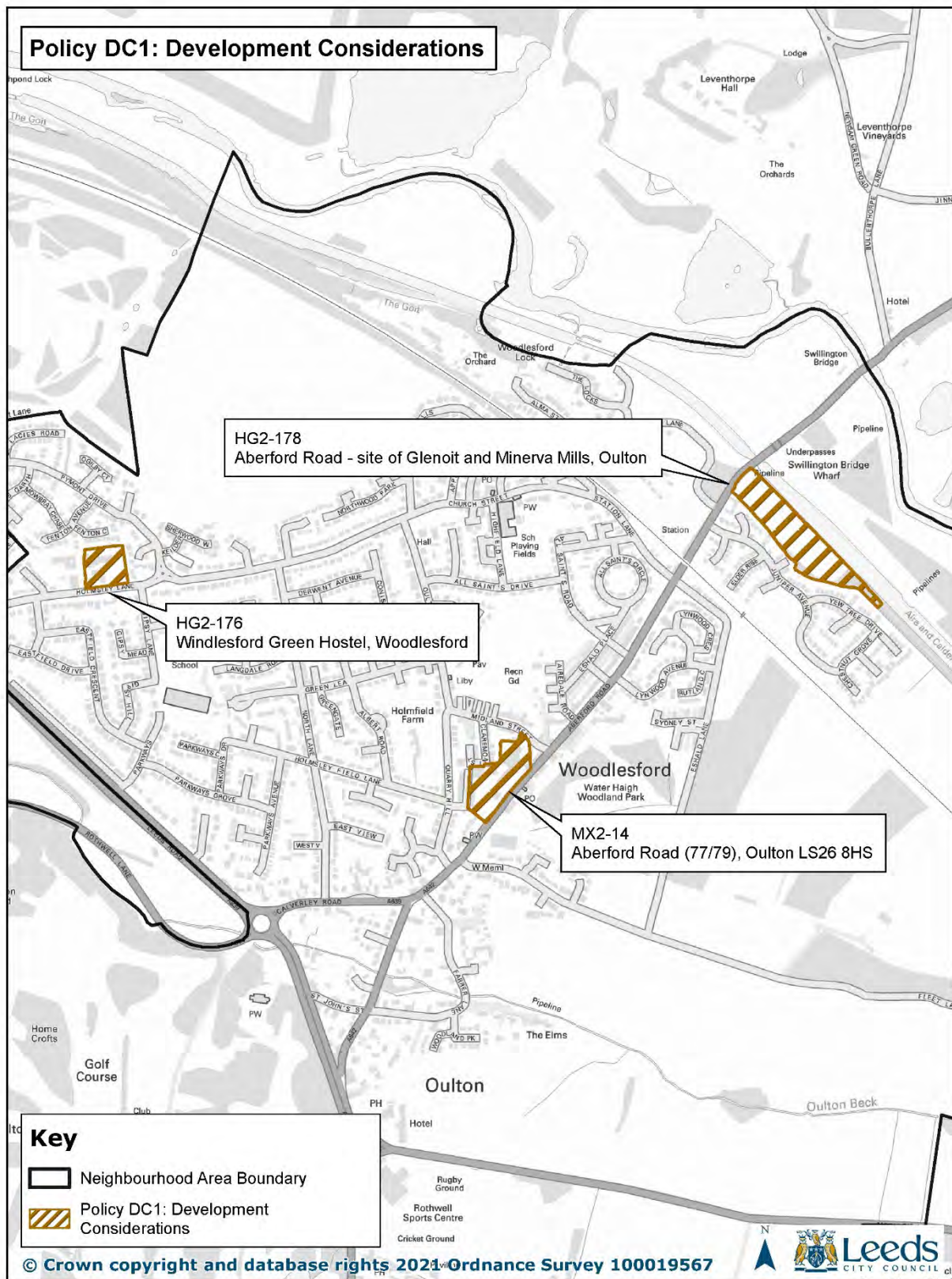
There may be an opportunity for mixed-use development of site HG2-178 (Aberford Road - site of Glenoit and Minerva Mills, Oulton). Although this would be contrary to the Leeds Core Strategy ‘centres first’ approach for retail development, its location adjacent to Woodlesford Rail station makes it a viable site for small business premises and an ideal location for one or more canal-side restaurants which should be popular, especially as the site is accessible from nearby housing developments, from bus routes and from Woodlesford station. By building flats instead of houses, the capacity of the site could be increased considerably.



The 77 – 79 Aberford Road site (MX2-14) is proposed for mixed development. The site is at present a motor show rooms and repair facility and we support its continued use for that purpose but the southern part of the site is unused and should be developed to strengthen the Oulton village hub. The site would also be ideal for extra care housing. Some residents commented that Aberford Road was too busy for housing for the elderly. The Leeds Core Strategy, Policy H8 states “Sheltered and other housing schemes aimed at elderly or disabled people should be located within easy walking distance of town or local centres or have good access to a range of local community facilities”. This site is well situated for this, being near to shops, food outlets, a café and on a bus route. Such a development will increase the site’s capacity. The frontage on to Midland Street (approximately 30m) also has potential for development. There is, therefore, a strong preference for the provision of independent living accommodation on the Aberford Road site because of its proximity to shops, bus routes and other facilities.



Map 3: Policy DC1: Development Considerations



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3.3 Design of the built environment (DBE)

Policies (DBE)	
<p>Purpose: In pursuit of our vision for Oulton and Woodlesford, these policies seek to develop a more cohesive community in design terms that is attractive to live, work and shop in, while maintaining its heritage and character.</p>	<p>DBE1: Design of the Built Environment DBE2: Develop village centre shopping and leisure environments</p>
Objectives addressed	
<p><i>To encourage development of all forms that is sustainable in terms of its impact upon the natural and built environments, the community and the localeconomy.</i></p> <p><i>To encourage new housing development that is appropriate and complementary in design to the infrastructure of the area and to the needs of the communities.</i></p> <p><i>To develop new facilities for the community that meet currently un-met needs and that are run for and serve the local community.</i></p>	

3.3.1 Design of the built environment

The Neighbourhood Area contains buildings of a wide range of ages and styles, many of which have been constructed in the latter half of the twentieth Century. Oulton village still retains a large number of pre-industrial revolution cottages and has a large Conservation Area, including Oulton Hall and its surrounding Repton-designed park. Woodlesford's historic core is composed of some 19th Century buildings and later infill development with a Conservation Area designated in 2011. Consequently, the Neighbourhood Area's built environment is characterised by diversity across the two communities.

The Neighbourhood Forum, the local Civic Society and the community welcomes appropriate development and growth. However, too often in recent times, development has taken place, particularly in the Conservation Areas, to which the community has been opposed. The Design Statement (2014) and the Conservation Appraisals (2010 and 2011) provide a degree of protection against inappropriate development but this needs strengthening in order to secure development which caters for the needs of the community and is in keeping with the

local surroundings and landscape in a sustainable manner.

Developments along Calverley Road/Farrer Lane/Fleet Lane have changed the nature and character of these areas and have gone against the wishes of the community and local groups. In the Community consultation 99% were in favour of policies to strengthen the Forum area in line with the Design Statement and the Conservation Appraisals and management plans.

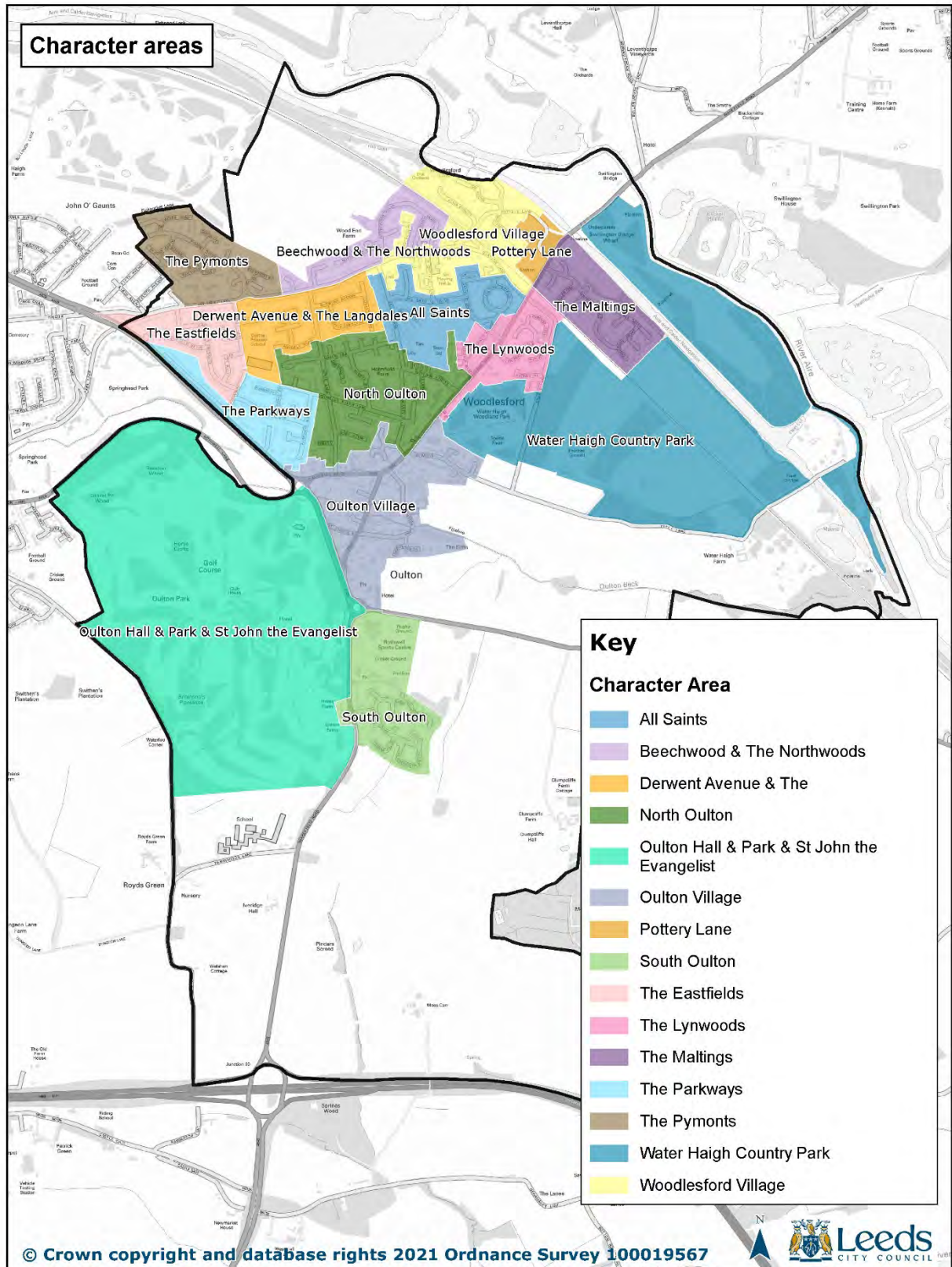
DBE1: Design of the Built Environment

The following principles should apply to all developments:

- a) Development proposals should respect local architecture and valued heritage assets;
- b) Development proposals within the Conservation Areas should take into account the desirability of preserving or enhancing their character, in line with the Oulton and Woodlesford Conservation Area Appraisal and Management Plans;
- c) Development proposals should take into account the desirability of preserving or enhancing gardens in Conservation Areas; and
- d) Large, mature trees in gardens and on streets which provide a soft backdrop for views within and into the village should be maintained or, where loss is unavoidable, be replaced like for like on a minimum three for one basis (in accordance with the Natural Resources and Waste Local Plan (2013)).

Where appropriate, development proposals should demonstrate how they have regard to the design guidance for the relevant character areas (as shown on Map 4) identified in the Oulton and Woodlesford Character Areas Assessment (Appendix 1).

Map 4: Policy DBE1: Character Areas



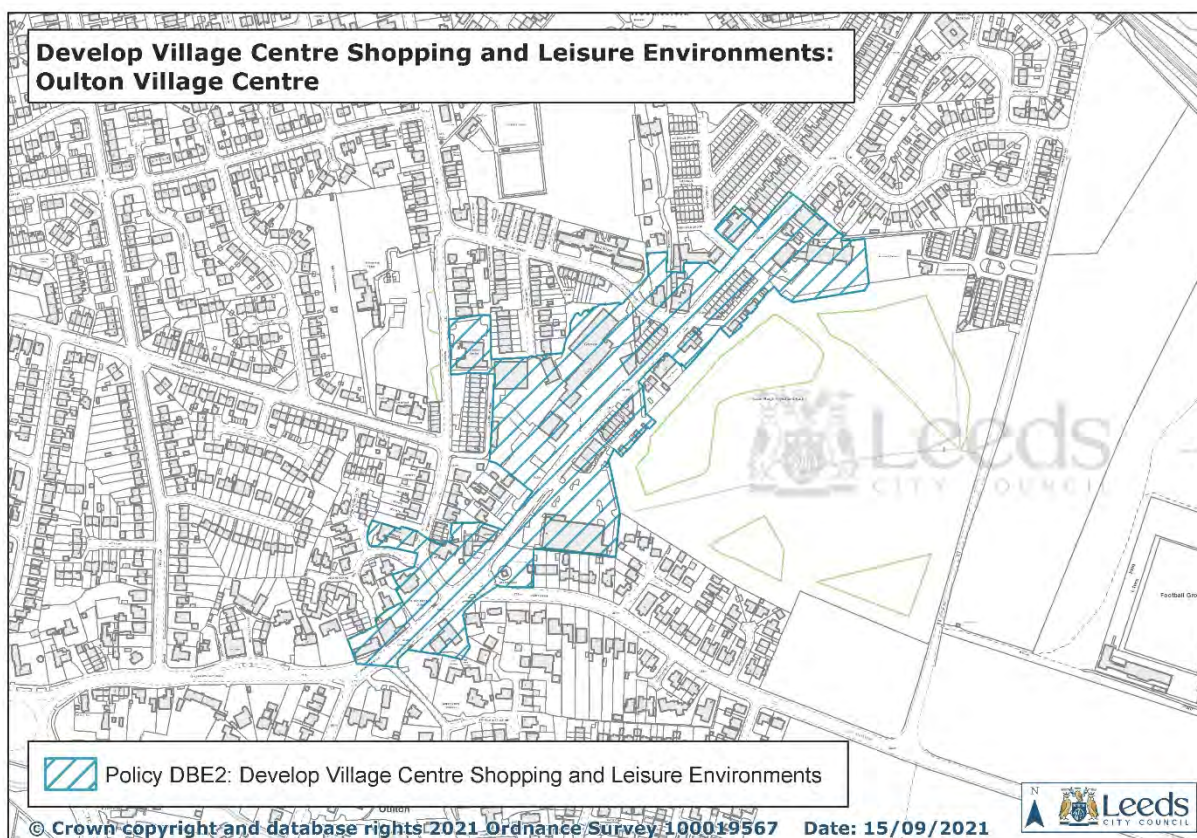
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3.3.2 Develop village centre shopping and leisure environments

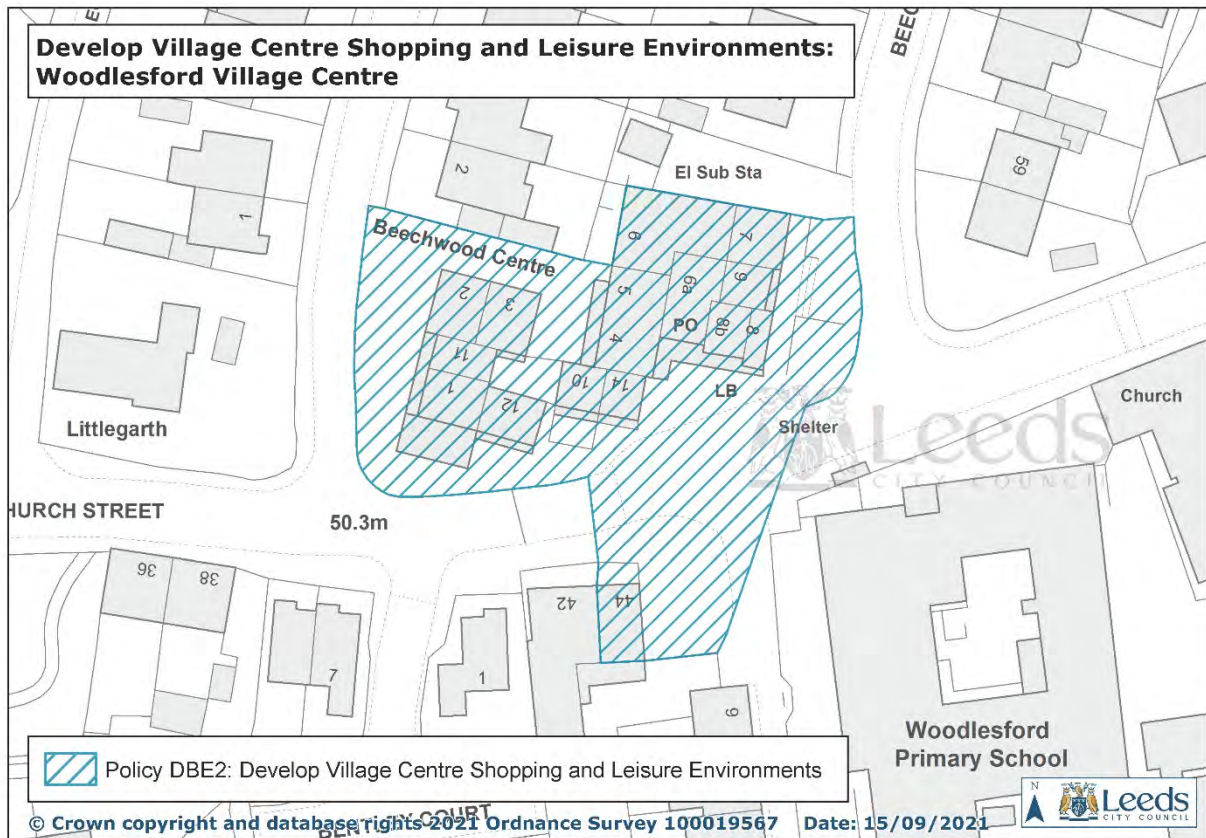
Oulton does not have a village centre; the shops, facilities and local community facilities are distributed across the village; Woodlesford has limited shops. Neither village has a cohesive, integrated High Street or parade of shops. Extending the range of shops and other facilities, would enhance sustainability, reducing the need to leave the Forum's Neighbourhood Area to shop or for leisure purposes.

This high street disorder makes pedestrian access inconvenient. This is compounded by few or no parking spaces if locals can only shop by car. The Oulton Society and the Forum believe that the local street scene could be improved; there is street clutter/signage throughout that interferes with the street scene and gives the impression of an untidy and unplanned environment.

The community is essentially linked by Aberford Road which has a range of retail and food outlets but no sense of a centre or a hub. In the Community Consultations 96% agree there should be an improvement to shop frontages and the local street scene. There is strong support for a mixed development based at Cooper's garage (Site Allocation MX2-14).



The Beechwood Centre in Woodlesford has a limited range of shops but this includes a post office.



In the Leeds Core Strategy in Spatial Policy 2: Hierarchy of Centres & Spatial Approach to Retailing, Offices, Intensive Leisure & Culture, neither village is identified by the Council as having sufficient services or facilities to classify them as Local Centres; they are identified only as Shopping parades. The Leeds Core Strategy Page 30 *Location of Development 4.1.14* states ‘Where Settlements are lacking in key services, development proposals will need to address such deficiencies.

The Community Design Statement p.12 ARCHITECTURE - ACTION FOR IMPROVEMENT states ‘The design of shop fronts should take account of the design of the building as a whole and harmonise with neighbours’.

DBE2: Develop village centre shopping and leisure environments

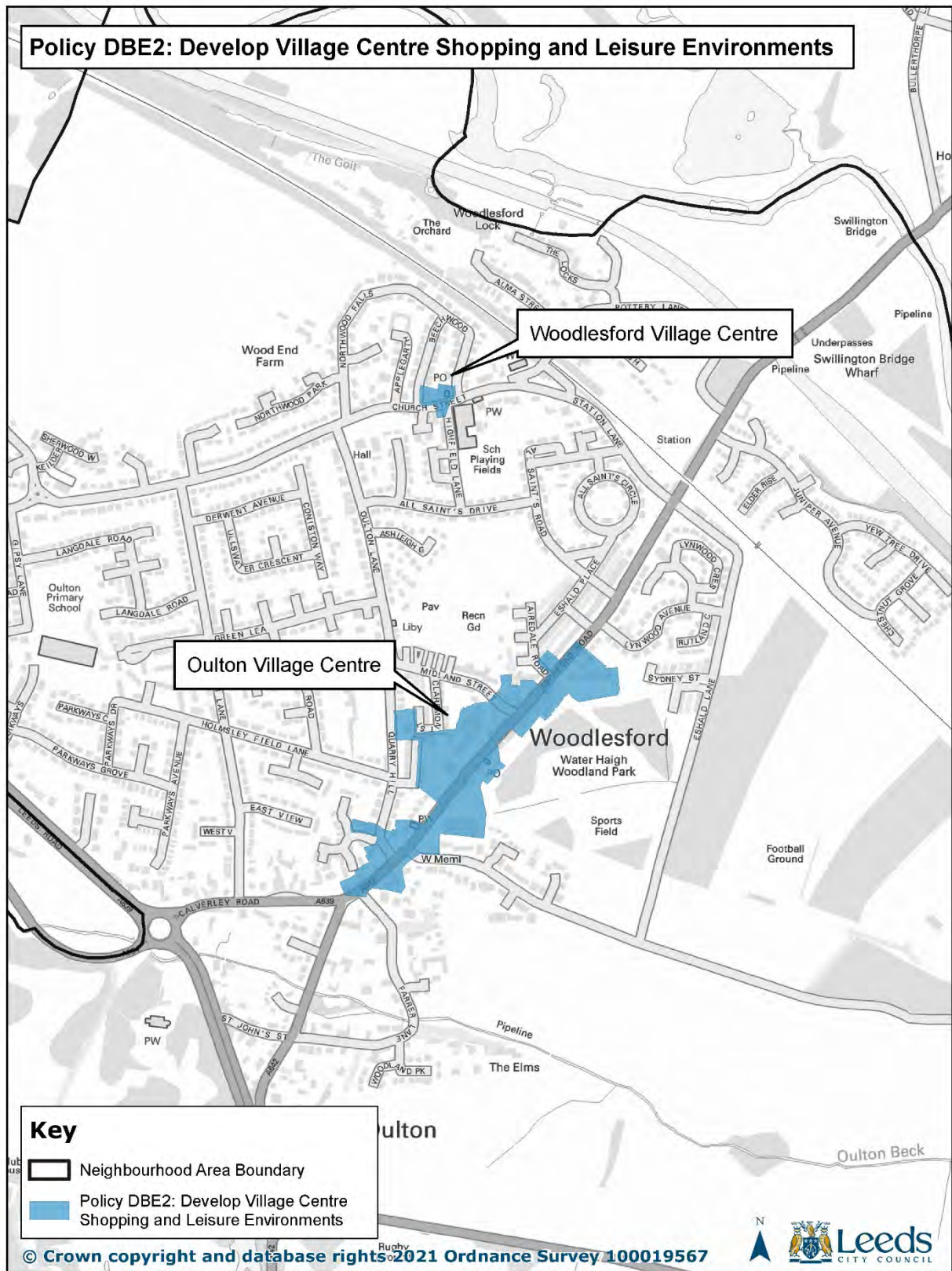
In order to facilitate the cohesive and sustainable growth of the Neighbourhood Area, development proposals will be welcomed which support a more integrated, high street style village centre on Aberford Road, Oulton see Map 5 (page 35). Development proposals that support this cohesive, sustainable and integrated village centre are welcomed and should include, where appropriate:

- a) Improved safety for pedestrians and vehicle users;
- b) Enhancement of the built environment and the street scene;
- c) Increased greening of the street scene;

- d) Maintaining a balance and mix between residential and commercial property;
- e) Prioritisation of mixed development on any new development site in this area;
- f) Promotion of commercial footfall through physical improvements to pedestrian access, street scene and car-parking; and
- g) New commercial activity in use classes E (a) & (b).

Development proposals at the village centre on Church Street, Woodlesford (see Map 5 page 35), should be in line with existing use classes in this location and support the ongoing sustainability of this smaller village centre.

Map 5: Policy DBE2: Village Centres



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3.4 Community services and facilities (CF)

Policies (CF)	
<p>Purpose: In pursuit of our vision for Oulton and Woodlesford, these policies seek to recognise the requirements of residents and the need to have high quality facilities accessible within the community and to seek to preserve and enhance these wherever practicable.</p>	CF1: Community facilities
	CF2: Sports and recreation facilities
	CF3: Educational facilities
Objectives addressed	
<p><i>To encourage development of all forms, that is sustainable in terms of its impact upon the natural and built environments, the community and the local economy.</i></p> <p><i>To develop new facilities for the community that meet currently un-met needs and that are run for and serve the local community.</i></p> <p><i>To maintain and develop our highly prized green infrastructure assets, including parklands and canal/river corridor.</i></p> <p><i>To encourage schools and other educational facilities that provide great services.</i></p>	

3.4.1 Community facilities

Consultation with the public has revealed the importance of a vibrant community sector enabling community groups to function, young people to be able to access educational opportunities on their doorstep and sports and recreational clubs and activities encouraging healthy lifestyles for all. There is a recognition of the need to invest in these facilities and, critically, to ensure there is no further erosion of local services.

Appendix 4 of the Plan sets out an assessment of important community facilities in the Neighbourhood Area, across all sectors including education, social and recreational/sports. The continuance of these facilities has been determined by the Forum, following consultation (see the Forum’s Consultation Statement) as important to the sustainable future of the community, providing as they do opportunities for all sections of society without the need to travel outside the area.

CF1: Community facilities

Development proposals involving a change of use which has significant adverse impact on the following community facilities (as shown on Map 6) should demonstrate that reasonable efforts have been made to secure their continued use for current purposes and/or equivalent alternative provision is made:

- a) All Saints Parish Hall, Woodlesford
- b) Fleet Lane Canal and Marina/Woodlesford Lock and Canal side
- c) Iveridge Hall
- d) Methodist Church, Woodlesford
- e) Midland House
- f) Oulton Hall and Park
- g) Oulton Institute, Quarry Hill, Oulton
- h) Oulton & Woodlesford community sports club
- i) Rothwell Juniors Football Club, Fleet Lane, Oulton
- j) Rothwell Leisure Centre
- k) St John the Evangelist church, Oulton
- l) West Riding Football HQ, Fleet Lane
- m) Woodlesford Park

3.4.2 Sports and recreation facilities

The facilities in the Area need to be invested in and expanded, in order to provide for a more attractive place to live and work, and critically to encourage healthier lifestyles. While the Neighbourhood Area has a number of facilities that provide a range of opportunities for sports and recreation (details set out in Appendix 4), the Area lacks the following facilities:

- youth club facilities
- tennis courts/ facilities/clubs
- indoor cricket nets
- squash courts
- athletics facilities/running track
- cycling clubs /facilities

The Rothwell Leisure Centre is a key facility, extensively used, not only by the residents of Oulton and Woodlesford, but also by from residents from the wider surrounding area. It is an essential facility to promote the health and well-being of its users. It is now showing many signs of its age and strong priority should be given to its planned replacement, which should also include provision for facilities presently lacking in the area.

CF2: Sports facilities

Development proposals for new or for improving existing sporting facilities should seek to:

- a) Protect and enhance, as well as promote and improve accessibility to established formal sport facilities (leisure centre, sports clubs) and informal all-age exercise and play facilities;
- b) Encourage the provision of new and replacement sports facilities;
- c) Make every effort to ensure that the disruption of services is minimised to the community and users when existing facilities are improved or enhanced and
- d) Demonstrate demand, need and support from the community.

Priority should be given to the rebuilding of the Rothwell Leisure Centre, and the provision of additional facilities at present lacking in the Neighbourhood Area

3.4.3 Education provision

The Neighbourhood Area has a primary school for each community. Both schools are medium sized with under 500 pupils each. Royds School provides secondary education for the majority of local children. Consultation with the community has revealed the importance of these local facilities to students and parents alike.

- a) Oulton Primary School. Recently rebuilt. About 400 pupils.
- b) Woodlesford Primary School. About 475 pupils.
- c) Royds School, Pennington Lane, Oulton. About 1350 pupils.

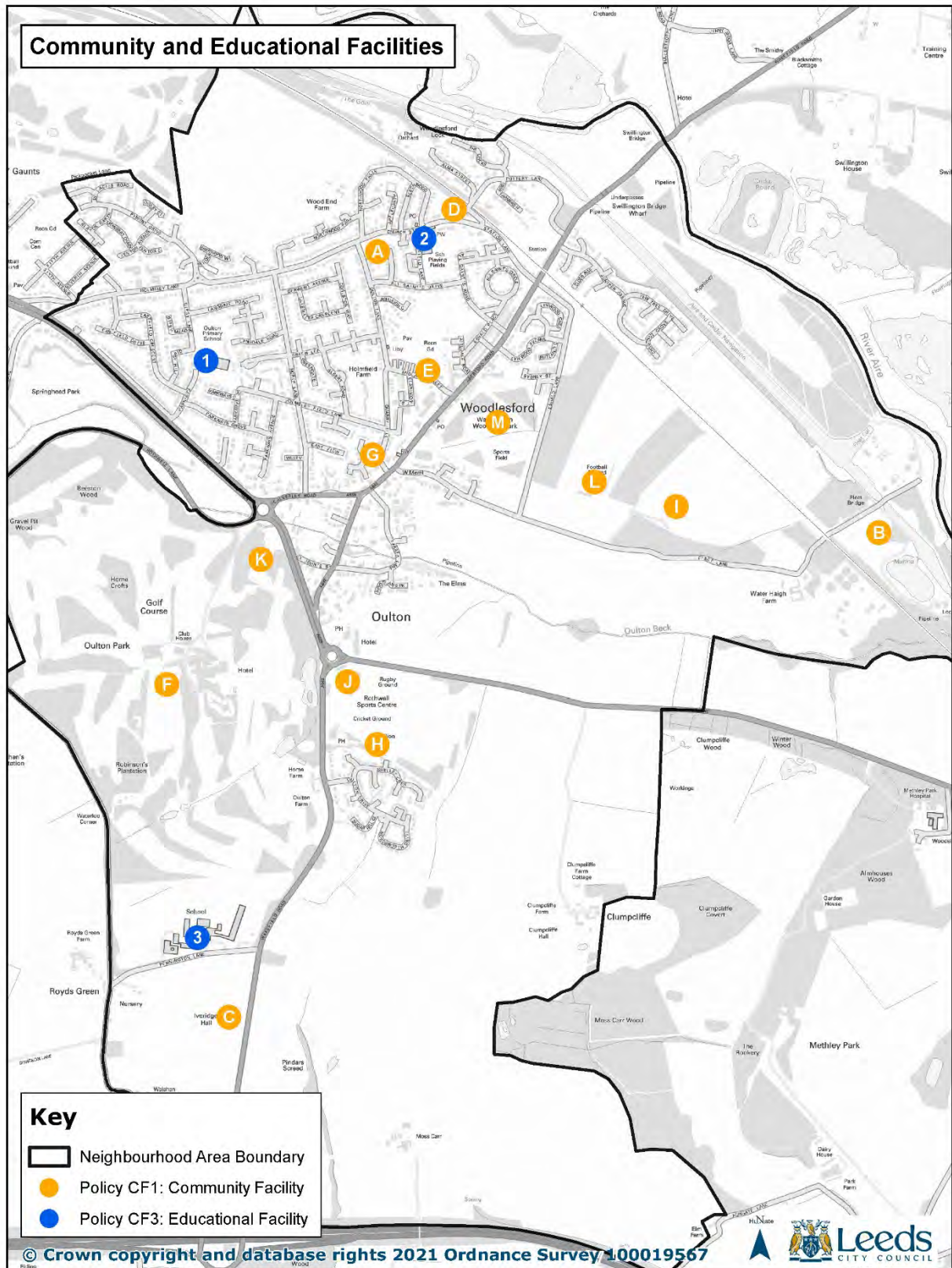
The only library facility in the Forum's area is a travelling library which visits one afternoon a week. The timing of visits means that it is not accessible to school children during term time, nor those who work during the day. The nearest permanent library is at Rothwell.

CF3: Educational facilities

Support will be given to proposals whose purpose is to facilitate the development of educational facilities (as shown on Map 6), in particular:

- a) The growth of educational facilities on their current sites where this does not lead to the unacceptable loss of recreational open space or cause unacceptable amenity loss to neighbours.
- b) Proposals that deliver a public library function, supporting educational establishments in the neighbourhood area.

Map 6: Community and Educational Facilities



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3.5 Green Environment (GE)

Policies (GE)	
<p>Purpose: In pursuit of our vision for Oulton and Woodlesford, these policies seek to encourage and develop a community that is more green than grey – from street scene through to parks and gardens. The policy is designed to encourage strong green infrastructure wherever practicable.</p>	<p>GE1a Local Green Spaces</p> <p>GE1b Other green spaces that contribute to local character</p> <p>GE2a Green corridors</p> <p>GE2b Green infrastructure</p> <p>GE3 Protecting views in the landscape</p> <p>GE4 Improve non-motorised access</p>
Objectives addressed	
<p><i>To encourage development of all forms that is sustainable in terms of its impact upon our natural and built environments, our community and our economy.</i></p> <p><i>To develop new facilities for the community that meet currently unmet needs and that are run for and serving our local community.</i></p> <p><i>To assist the relevant authorities in developing sustainable traffic and transport plans that seek to eliminate congestion and enable movement around, in and out of the communities.</i></p> <p><i>To maintain and develop our highly prized green infrastructure assets, including parklands and canal/river corridor as well as smaller green spaces within the urban environment.</i></p>	

3.5.1 Local Green Spaces

The Neighbourhood Area has significant green space on its borders including Water Haigh Park, the canal corridor, Oulton Hall and Rothwell Country Park. However, the potential for loss of green countryside through development in the special landscape area has heightened awareness of and concern for the Neighbourhood's green assets.

If Oulton and Woodlesford was in France it would undoubtedly be a "Ville Fleurie". The urban area is characterised by large and small, well maintained, green areas. Commercial premises are also involved particularly public houses, the Three Horseshoes having received numerous Leeds in Bloom awards.

The area is particularly well served by two "In Bloom" Groups. Woodlesford in Bloom was founded in 2005 to make the village more attractive. It has received a National "Gold Outstanding" (2015) and numerous Regional Awards. Oulton in Bloom is similarly active (but does not seek awards). These Groups have adopted and help maintain many of the green sites. They are very much part of and appreciated as special by the local community.

Preliminary consultation in 2014 identified the importance of green space to the community. The questionnaire circulated in 2015 included the statement "new development should include trees or green areas", with which 91% of responders agreed.

Our walk-in consultations in 2016 (for details, please see the Consultation Statement) found overwhelming support for the protection and extension of green spaces.

The Steering Committee has undertaken a thorough assessment of all green spaces in the area, using the NPPF's three criteria as the baseline for assessment. i.e.:

- *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.*

Policy GE1a sets out the spaces that meet these criteria. Appendix 3a contains plans and further details together with images, of each green space. Images are also available on the Forum's website.

The Forum has been advised by Leeds City Council that some of the important Local Green Spaces within the Forum's area already have protection through other legislation. These are:

- Parks: Oulton Hall Park, Water Haigh Park, Woodlesford Park
- School Playing Fields: Oulton Primary School, Royds School, Woodlesford Primary School.

- Other Playing Fields: Oulton Community Sports Club, Sherwood Way Sports Field.
- Amenity Green Spaces within recent developments: Applegarth Manor, Pymont Drive, The Maltings.

We have been advised that these spaces should be included in the Plan to ensure that they continue to have protection.

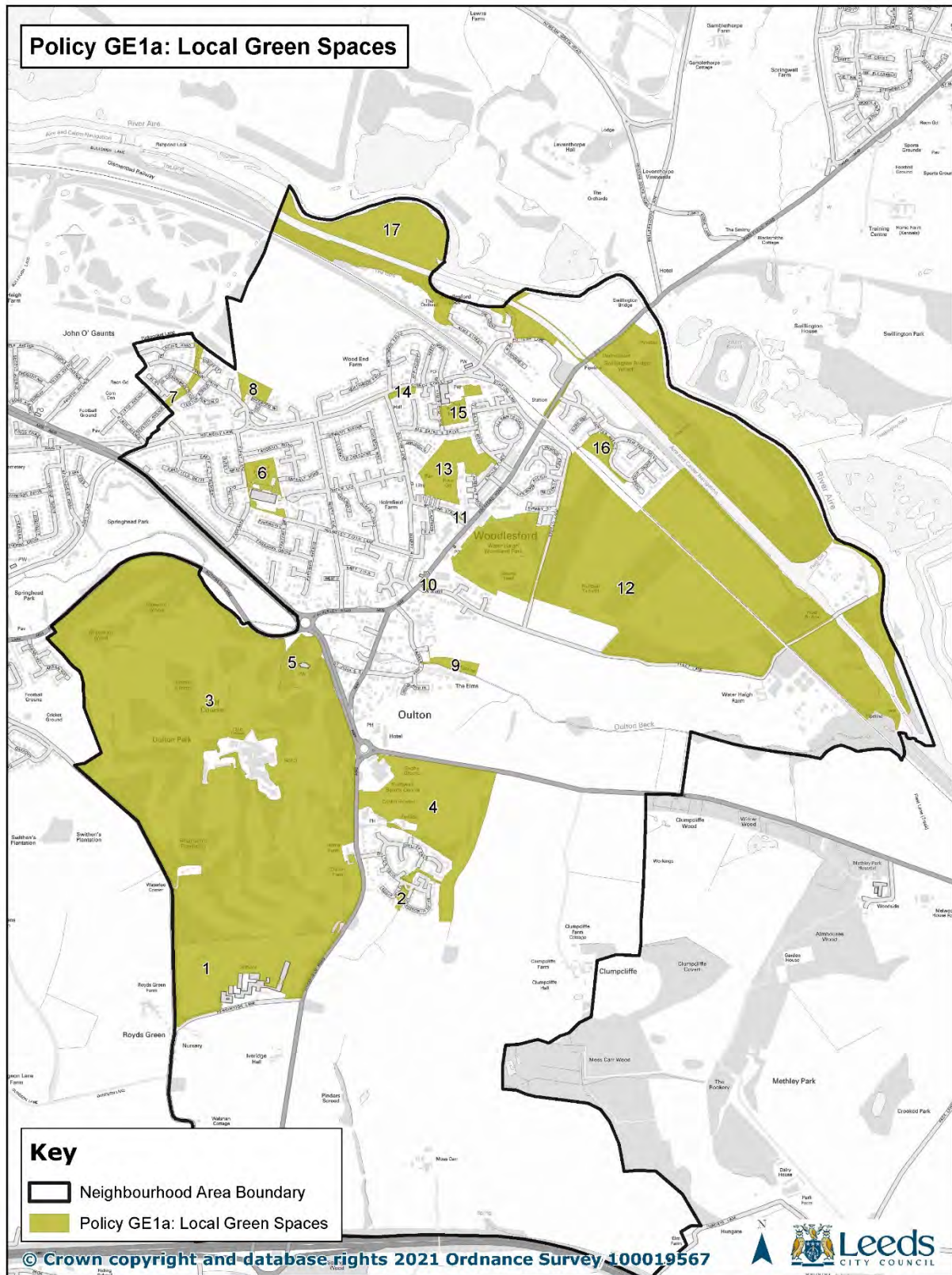
GE1a: Local Green Spaces

The following areas are designated as Local Green Spaces where inappropriate development will not be approved except in very special circumstances:

- Royds School grounds and playing fields (1).
- South Oulton (2)
- Oulton Hall Park (3).
- Oulton Sports and Social Club (4).
- St. John the Evangelist Church and Graveyard (5).
- Oulton Primary School playing field (6).
- Pymont Drive amenity green space (7).
- Sherwood Way sports field (8).
- Applegarth Manor Amenity Green Space (9).
- Oulton War Memorial (10).
- Midland Street (11).
- Water Haigh Park (12)
- Woodlesford Park (13).
- Woodlesford Village Green (14).
- Woodlesford Primary School playing fields and garden (15).
- The Maltings entrance and Amenity Green Space (16).
- Land Flanking Aire and Calder Navigation and River Area (17)

The numbers in brackets refer to positions on Map 7, page 44. For fuller descriptions and plans, see Appendix 3a.

Map 7: Local Green Spaces



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3.5.2 Other green spaces that contribute to local character

In addition to Local Green Spaces, there are many smaller, but no less important, areas of green space within the urban parts of the Forum's area. These do not meet the Local Green Space criteria set out in the NPPF and cannot be designated as such. However, they do have visual and amenity value and contribute to the broader layout, appearance and character of the neighbourhood area and therefore warrant some level of recognition and protection. Some are maintained by the local In-Bloom groups. Many of these were an integral part of the design of the layouts of various residential developments. Details of these, together with plans are contained in Appendix 3b which also notes the threats that have been made recently to a number of these smaller green spaces. The Forum therefore wishes that these spaces are given protection.

The evidence of their importance to the community is supported by the 2016 Consultations (see Consultation Statement for details) and by how they are valued and cared for by local residents, particularly by the In Bloom groups, and financially by local businesses and other community groups.

The letters in brackets refer to positions on Map 8, page 47.

For fuller descriptions see Appendix 3b.

GE1b: Other green spaces that contribute to local character

The following areas are designated as Other Green Spaces that contribute to local character , where development proposals should respect the contribution they make to the character and appearance of the street scene:

- Farrer Lane Amenity Green Spaces (A).
- Calverley Road Amenity Green Spaces (B).
- Holmsley Field Lane Amenity Green Space (C)
- Holmsley Walk Amenity Green Spaces (D).
- Green Lea Amenity Green Spaces (E).
- Holmsley Field Lane/ Parkways walkway (F).
- Gipsy Lane/ Oulton Primary School grassed strip (G).
- Albert Road Amenity Green Spaces (H).
- Albert Road allotments (I)
- Quarry Hill Amenity Green Space (J).
- Midland Street/ Claremont Street and two sites in Midland Street/ Roberts Street (K).
- Sydney Street allotments (L).
- Bernard Street /Sydney Street Amenity Green Spaces (M).
- Lynwood Avenue Amenity Green Space (N).
- Lynwood Crescent Amenity Green Space (O).
- Station Lane Amenity Green Space (P)
- All Saints Road Amenity Green Spaces (Q).
- Ashleigh Gardens Amenity Green Space (R).
- Northwood Park Amenity Green Spaces (S).
- Pickpocket Lane ancient Green Lane (T).
- Holmsley Lane/Pymont Drive Amenity Green Spaces (U).
- Holmsley Lane – Sixth Avenue to Pymont Drive Amenity Green Spaces (V).
- Gipsy Lane Amenity Green Space (W).
- Eastfield Crescent/ Eastfield Drive grassed strip (X).

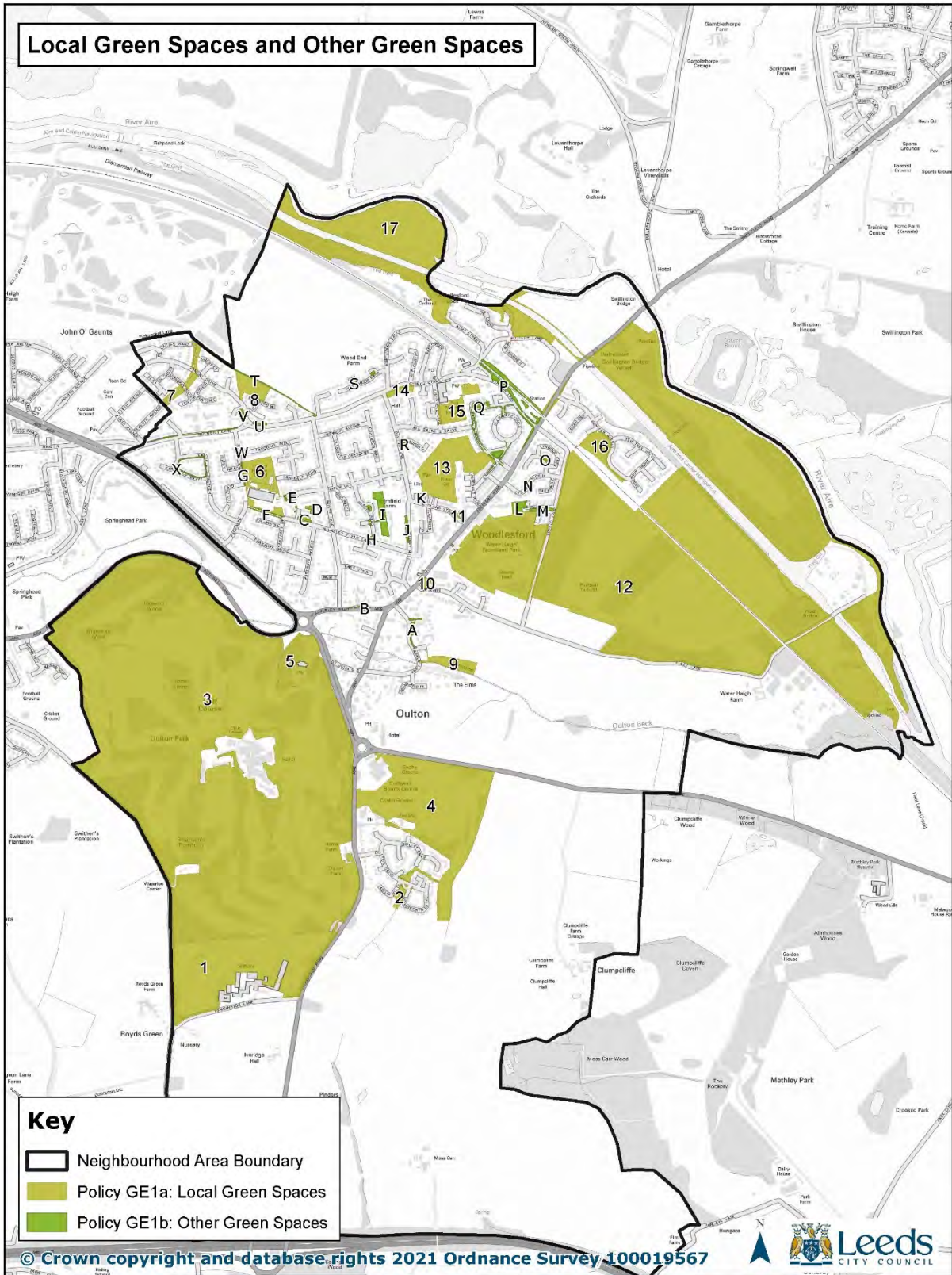
The letters in brackets refer to positions on Map 8 below. For fuller descriptions and plans, see Appendix 3b.

Map 8: Policy GE1b: Other Green Spaces



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Map 9: Policies GE1a and GE1b



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3.5.3 Green infrastructure and green corridors

The neighbourhood area is a mix of urban fringe, suburban development, but with a significant amount of countryside and parkland on its borders. Running through the northeast of the area is the green corridor formed by the canal and river, incorporating part of the Trans-Pennine Trail, identified as part of Policy LT6 of the Unitary Development Plan. In addition, there is a section of countryside to the south of the built up area that has been designated a 'Special Landscape Area' by Leeds City Council under Policy N37 of the Unitary Development Plan.

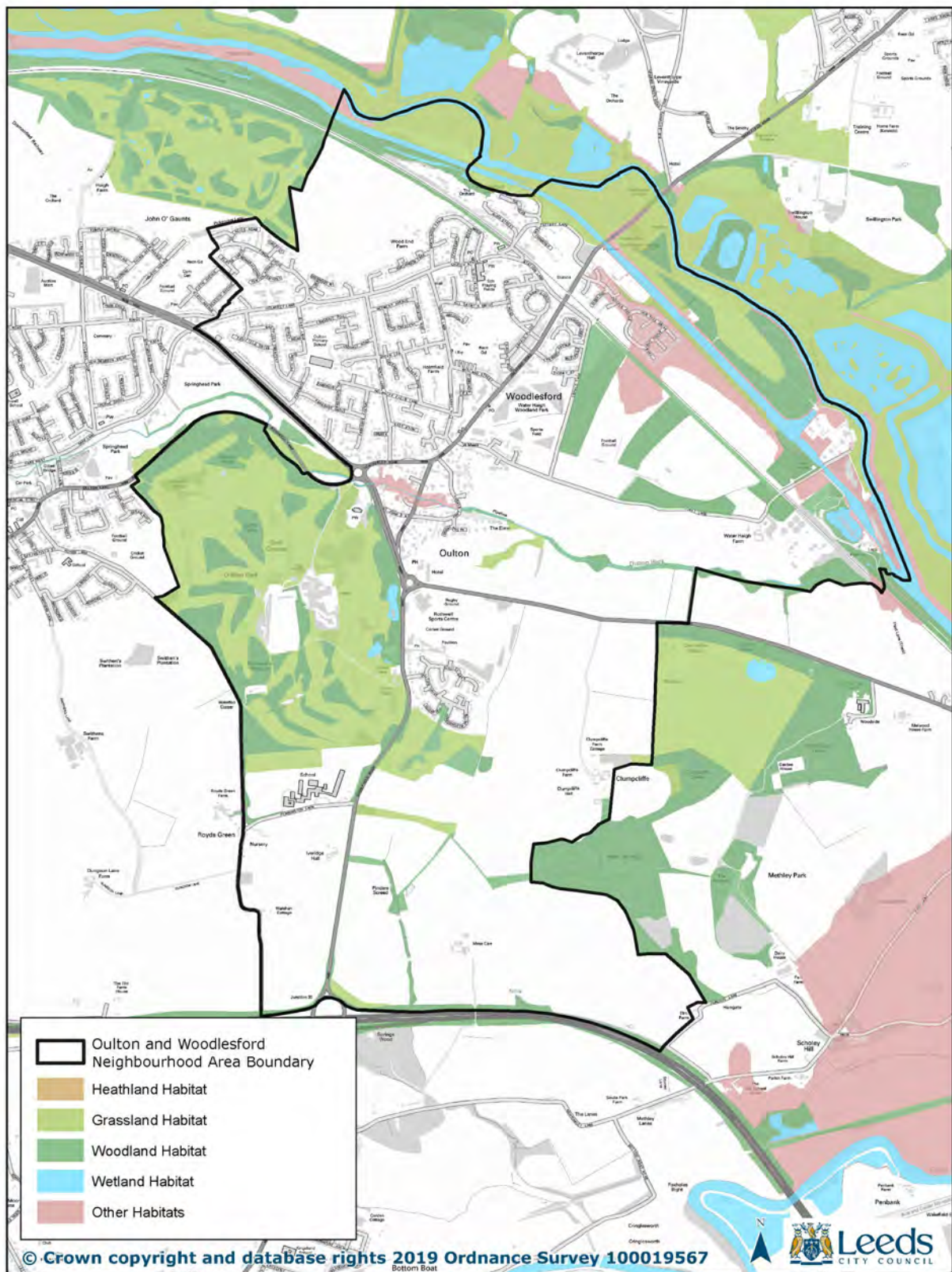
The Leeds Habitat Network

The Network aims to protect the integrity and connectivity of areas in Leeds with nature conservation value, as well as guiding the best locations for provision of new areas and opportunities for habitat creation and enhancement. Areas around Leeds have been protected as 'Habitats'. Where any part of the Leeds Habitat Network is to be affected, it must be demonstrated that the physical and functional connectivity of the Network and its component habitat types can be retained – this is likely to require enhancement of land to compensate for any physical loss of the Network and positive management within the existing Network. There are several types of habitats that can be assigned including but not limited to:

- Broad-leaved and mixed Woodland
- Scrub
- Hedgerows
- (agriculturally) Unimproved/ species-rich semi-improved grassland
- Rivers/ becks, ponds, fen/ marsh and features with restoration potential such as quarries and old allotment sites

Map 10 (page 50) illustrates the extent of the Network in and around the Neighbourhood Area.

Map 10: Leeds Habitat Network



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There is a lack of suitable cycle lanes in the villages. Walking is popular, particularly along the canal towpaths and through other green spaces, and this should be encouraged.

Within the built-up area, in particular within the Conservation Areas, there are many mature street trees and amenity green spaces of various forms from large parklands through to 'pocket' parks.

Each of the statements relating to walking in our walk-in consultations in 2016 (see Consultation Statement for details) were given 100% support, showing how important walking (and cycling) is to the community.

GE2a: Green corridors

The following identified green corridors, as illustrated on the Policies map (Map 11, page 52), are important for the multiple benefits derived from them for the community. Development proposals should not result in the significant disruption of the functioning of these corridors:

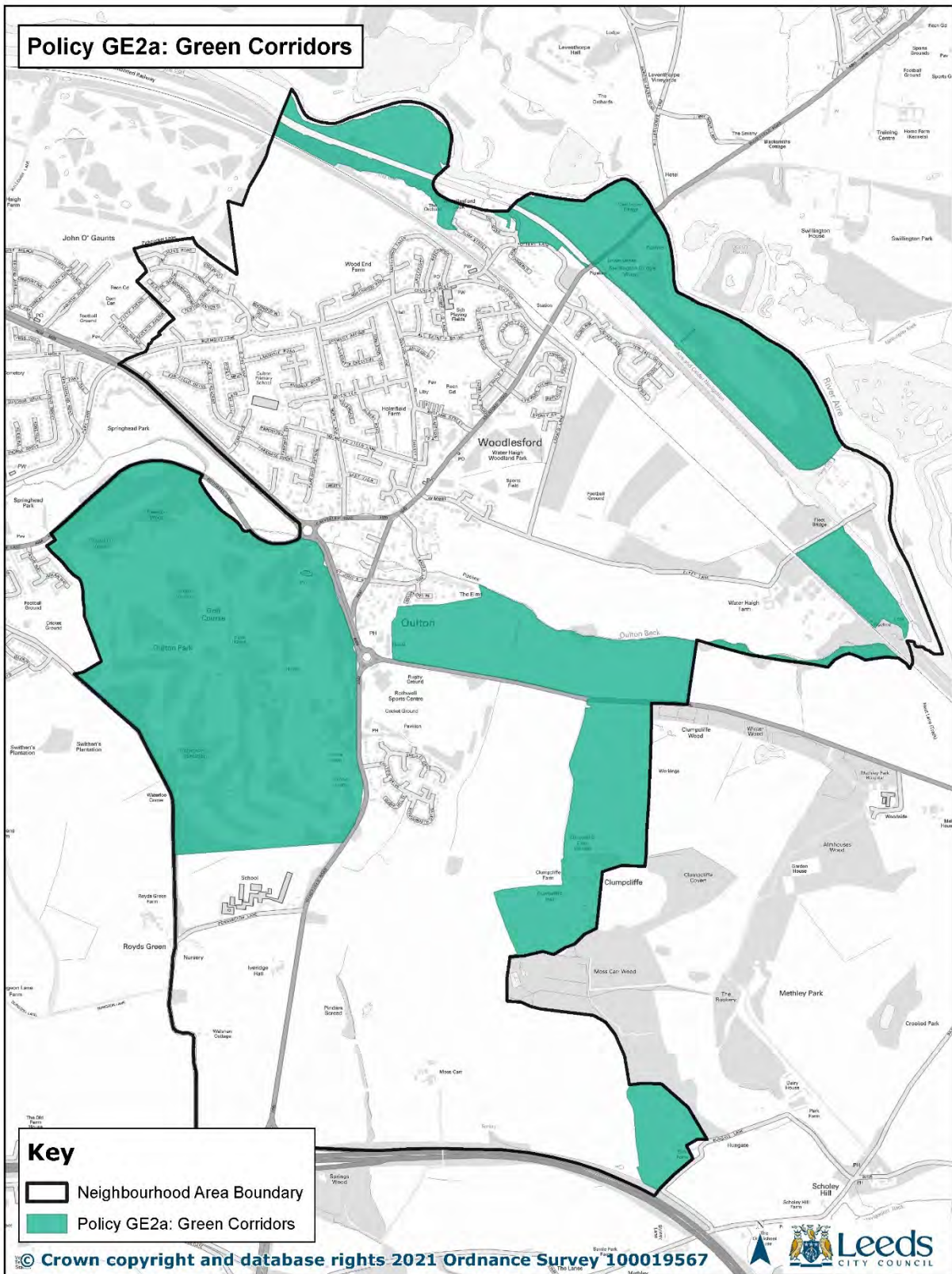
- Leeds Special Landscape Area
- Aire and Calder Navigation/ River Aire corridor

GE2b: Green infrastructure

Development proposals should seek to integrate strong green infrastructure, including:

- Providing new accessible public green spaces for formal and informal recreation. New green space should seek to address identified deficits in the area and/or vicinity of the development (as set out in the Site Allocations Plan Greenspace Background Paper 2017, see:
https://www.leeds.gov.uk/SiteAllocationMaps/SAP_Submission_Documents_May%202017/CD1-32a%20Greenspace%20Background%20Paper%20Submission%20Draft,%20May%202017%20Appendix%204.pdf);
- Retention of hedges, trees and landscape features;
- Retention of existing street trees and those 'off street' which form part of the street scene and provision of new trees wherever practicable. Existing trees should be conserved and should felling be unavoidable, they should be replaced with a minimum of three for one (in accordance with Policy Land2 of the Natural Resources and Waste Local Plan (2013));
- Providing porous surfaces where hard standing is required off the carriageway; and
- Providing corridors for wildlife to move through, around or across a development site.

Map 11: Policy GE2a: Green Corridors



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3.5.4 Protecting views in the landscape

The character of the two Conservation Areas of the neighbourhood area is threatened by developments that might obstruct or significantly alter views into and out of these areas. The setting of Oulton Hall is of particular importance with its Repton landscape.

The Conservation Area Appraisals and Design Statement provides strong justification for maintaining the character of the built-up area through ensuring new development is designed sensitively to key views.

Following consultation, key views have been identified and are listed in the policy and shown in Map 11. Images of views may be found on the Forum's website. Details of public consultation relating to views may be found in the Consultation Statement.

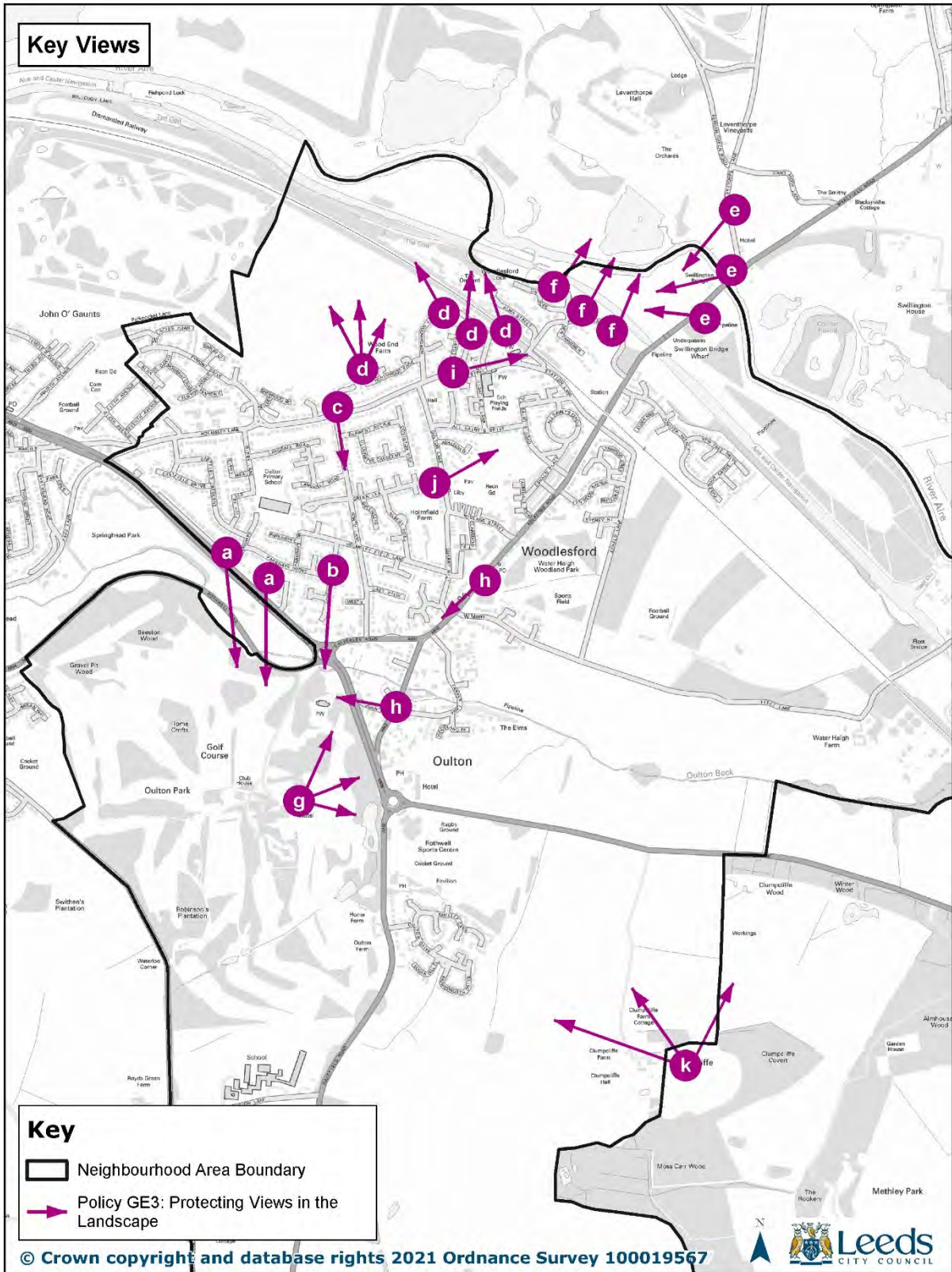
GE3: Protecting views in the landscape

Development proposals should respect and maintain key views across the area, as identified in the Oulton and Woodlesford Design Statement, Conservation Area Appraisal and Management Plans and on Map 12, in order to maintain the character and appearance of the area.

Views identified as key are as follows:

- a) Panoramic views from Leeds Road to the south and west.
- b) The view of the spire of St John the Evangelist Church and Oulton Park from Parkways Avenue provides an interesting vista.
- c) Top of North Lane has excellent long-distance views down the hill. The wide verges add a sense of openness.
- d) From Beechwood and Northwood there are dramatic views across the Aire Valley to Temple Newsam.
- e) The view of Woodlesford Village set on its hillside from across the river from the A642 and Bullerthorpe Lane.
- f) Views to the open countryside over the river and navigation, link Woodlesford with its setting. Leventhorpe Hall is a particular feature of these views.
- g) Views from Oulton Hall across Oulton, Woodlesford and the surrounding areas.
- h) Views of St John the Evangelist Church from St Johns Street.
- i) Views from Church Street, Woodlesford, to the east, which highlights the former All Saints' Woodlesford church and the surrounding countryside.
- j) The view across Woodlesford Recreation Park from Oulton Lane.
- k) Long-distance views from Clumpcliffe across Oulton village and the surrounding countryside.

Map 12: Policy GE3: Key Views



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3.5.5 Improving Non-Motorised Access

Public Rights of Way give access to the countryside and are important for the health, recreation and general well-being of residents. It is essential that they remain accessible and are well maintained.

There are several Public Rights of Way which pass through the Forum's area. These are not always well-signposted, and some have fallen into disrepair. The Trans-Pennine Trail runs through the heart of the Neighbourhood Area on its way between Leeds and Barnsley to link with the route from the east to the west coast of England. This route also forms part of the Leeds Country Way and connects the Neighbourhood Area with nearby Garforth and passes a nature reserve and an RSPB site along a river.

There is an active Rothwell Footpath Group based at the Oulton Institute. This has a regular walking programme. In addition, it aims to keep a close eye on the condition of local footpaths, helping to restore sign posting and stiles. 16 walks are identified in the Rothwell Footpath Group booklet, four of which pass into or across a part of the Neighbourhood Area:

- Oulton Park Perimeter Park
- Wildlife walk from Lemonroyd Marina
- Lock Marina near Woodlesford
- A Historic Park Around Rothwell-cum-Woodlesford

Leeds City Council's opening of the new Skelton Bridge across the river Aire provides a walking and cycling path to Skelton Lake and Temple Newsam, thereby making the area more accessible to walkers and cyclists.

Our walk-in consultations in 2016 included the following statement:

- Protect and enhance existing footpaths (100% agreement, 270 responses).

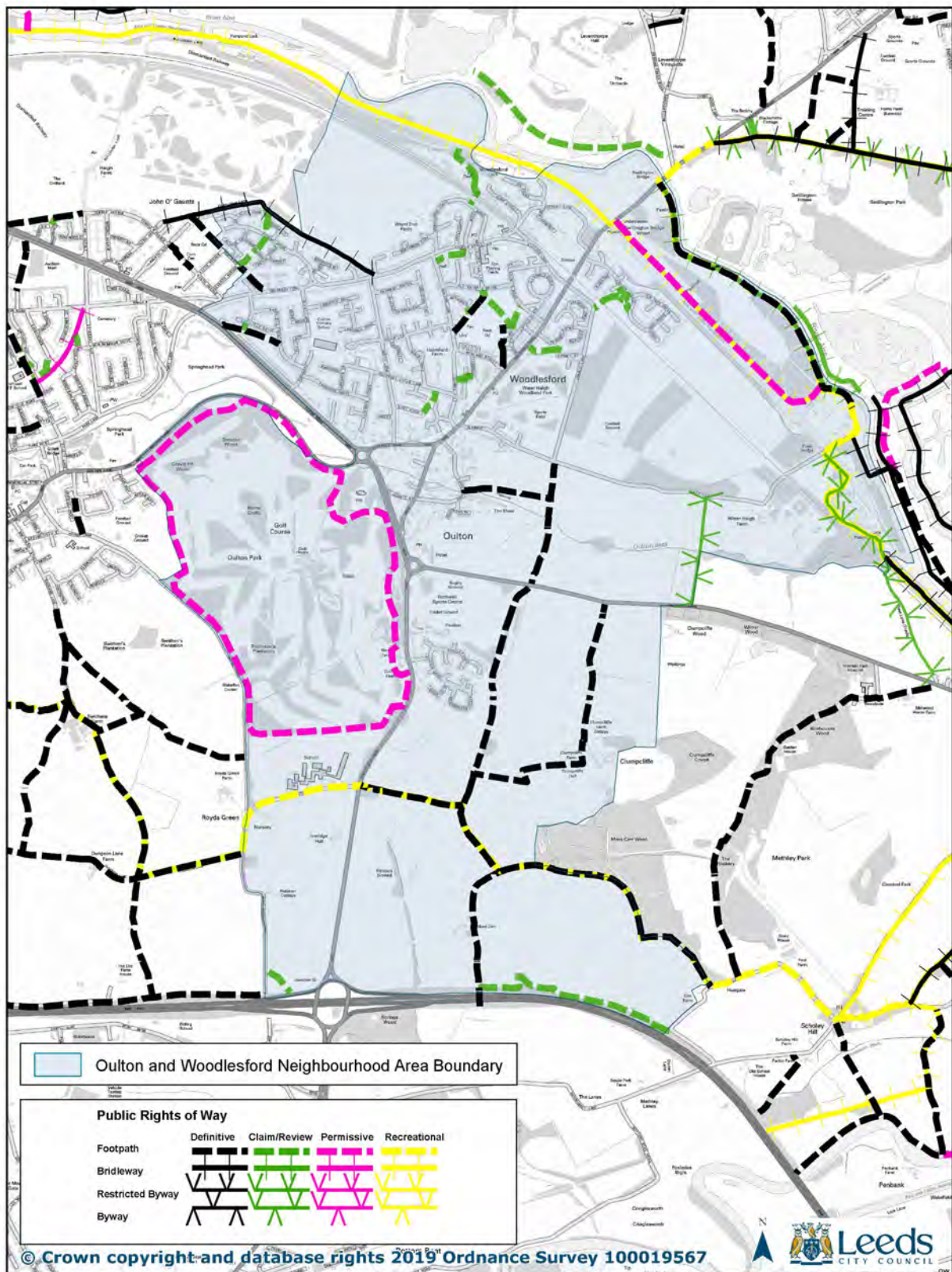
GE4: Improve non-motorised access.

New development proposals should, where appropriate, provide safe non-motorised access to link up with existing (see Map 13) or proposed footpaths and other routes and provide access to bus stops and other village facilities.

New development should demonstrate, where appropriate, how it contributes to improved off-road and non-motorised accessible routes that:

- Serve to link the villages together;
- Provide for improved access to the surrounding countryside; and /or
- Link the villages to nearby communities and facilities outside the neighbourhood area.

Map 13: Public Rights of Way



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3.6 Business and economy (BE)

Policies (BE)	
<p>Purpose: In pursuit of our vision for Oulton and Woodlesford, these policies seek to make Oulton and Woodlesford an attractive location for business growth, where this is appropriate to the locality</p>	<p>BE1: New business and employment development</p>
Objectives addressed	
<p><i>To encourage development of all forms that is sustainable in terms of its impact upon the natural and built environments, the community and the local economy.</i></p> <p><i>To develop new facilities for the community that meet currently un-met needs and that are run for and serve the local community.</i></p> <p><i>To assist the relevant authorities in developing sustainable traffic and transport plans that seek to eliminate congestion and enable movement around, in and out of the communities.</i></p>	

3.6.1 BE1: New business and employment development

Employment opportunities for local people within the neighbourhood area are limited both in number and types of occupation. In the period 2015 – 2020, the large majority of identified vacancies were within the service industry (bar and waiting staff, customer assistant, coffee shop assistant, deputy manager at local hotel).

The largest employers (only 4 and none of these employ large numbers) in the area are all within service sector (car sales and repairs, hotel, sports centre, supermarket). There are very few employment opportunities for young people, few, if any, apprenticeships in the area, no training opportunities and no local advice centre in the forum area.

For details of community consultation on business and employment, see the Consultation Statement

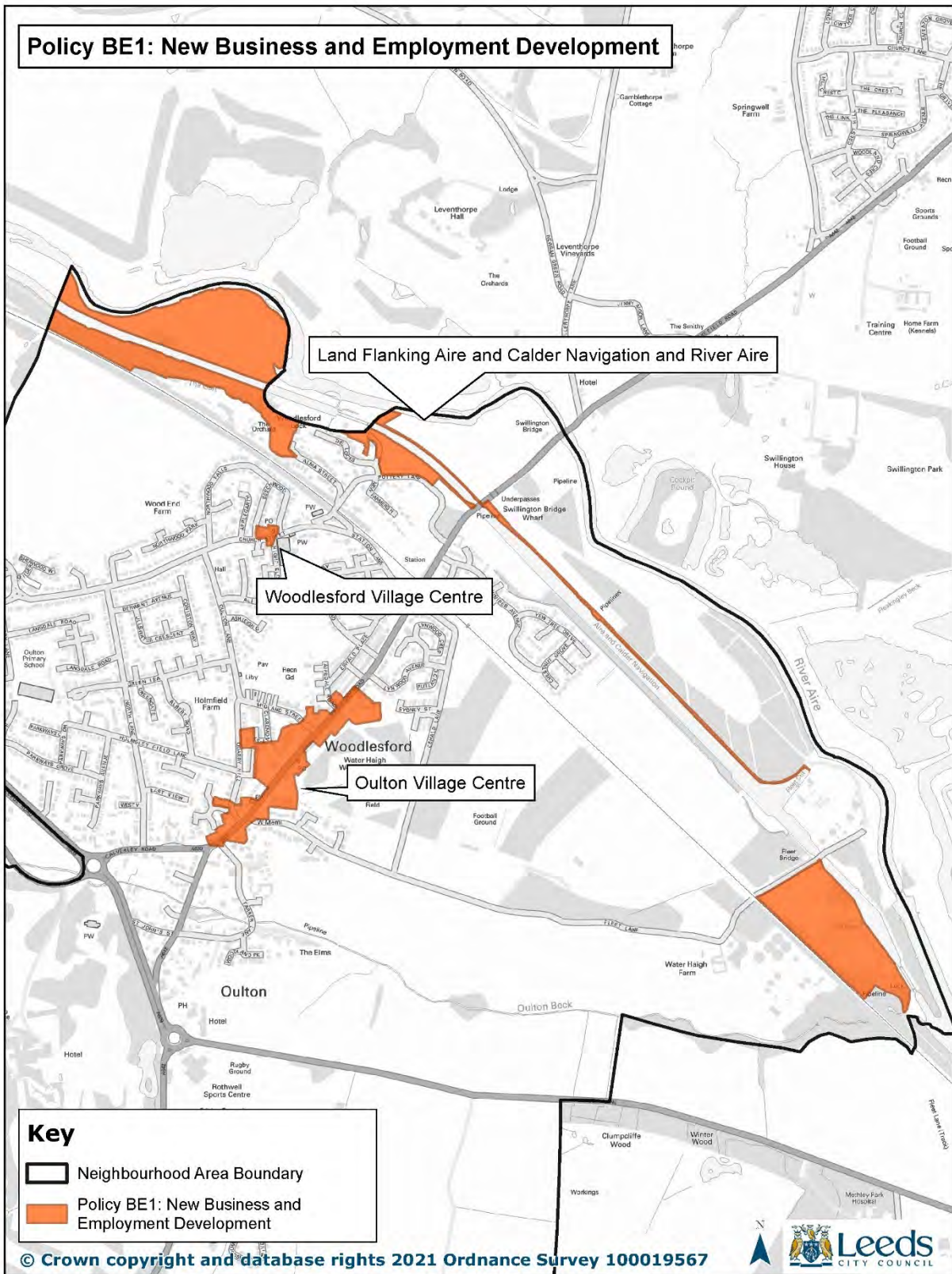
BE1: New business and employment development

Proposals for new business development are welcomed in the village centres (see Map 14 page 59) where such development:

- a) Provides greater diversity in the commercial/retail sectors (shops, restaurants).
- b) Provides new small “start-up units” for businesses.

Appropriate proposals which encourage the development of a local visitor/tourism economy, particularly in the Aire and Calder Navigation/River Aire Corridor, are welcomed.

Map 14: Policy BE1: New Business and Employment Development

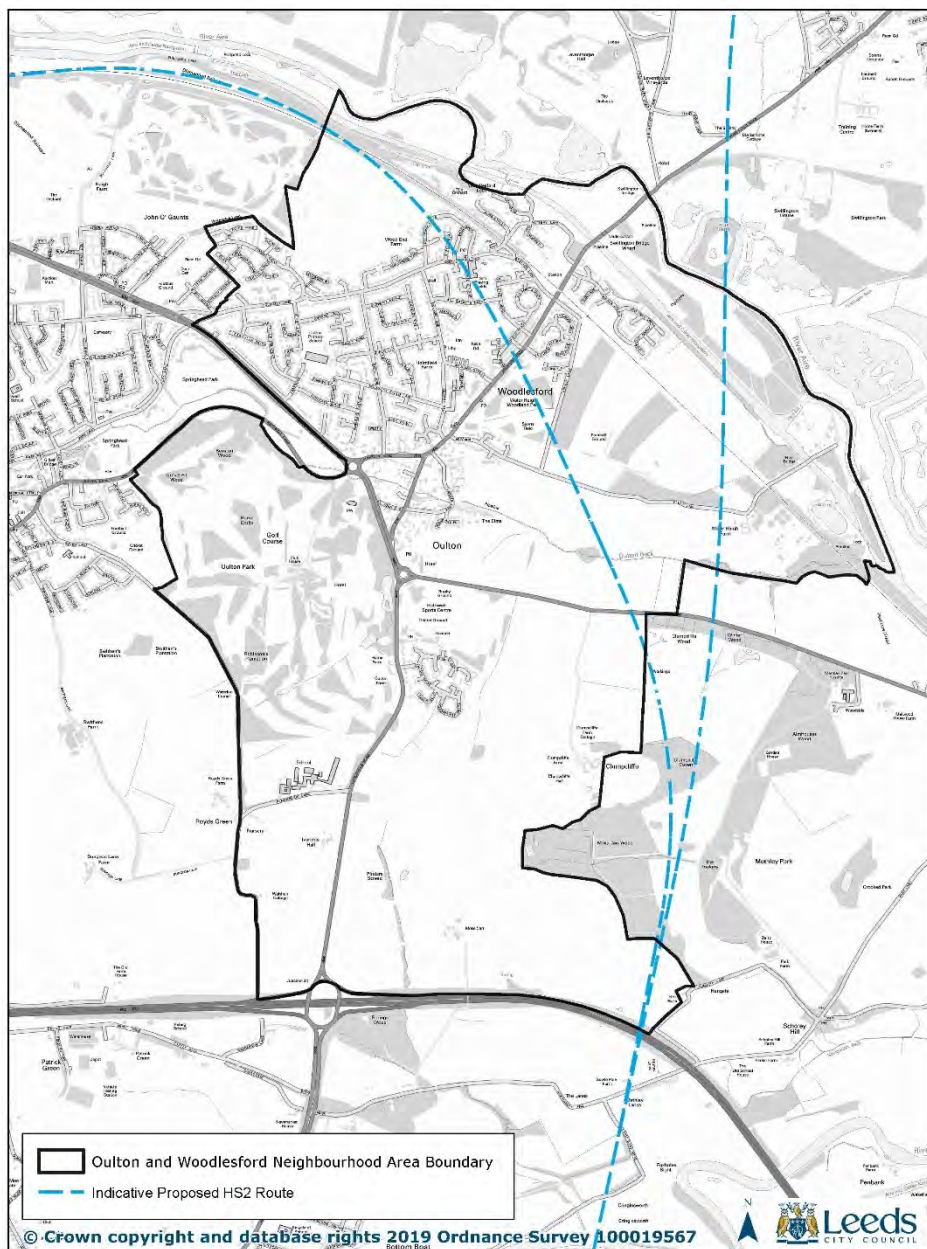


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3.7 High Speed Rail (HSR)

As presently planned, HS2 will have a significant adverse impact on the Neighbourhood's area. HS2 is authorised through a Hybrid Bill procedure. As such, it is not appropriate for the Forum's Development Plan to have policies relating to the HS2 project. HS2 Ltd. have yet to develop their plans fully and the Forum wishes to continue to be involved in discussions. The Forums aspirations relating to HS2 are contained in Appendix 5a and 5b.

Map 15: Proposed HS2 Route



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4.0 Projects and aspirations

The vision, objectives and policies set out in the Plan need to be delivered through positive planning. A complementary set of projects are set out below as aspirations for the Forum to drive forward with stakeholders, in discussion with the communities involved. The following aspirations and projects will be delivered over the period of the Plan through a combination of public, private and voluntary efforts, including deployment of Community Infrastructure Levy receipts for the Neighbourhood Area.

NON-DESIGNATED HERITAGE ASSETS

The villages contain two Conservation Areas and a significant number of assets that have statutory protective designations. There are throughout the Neighbourhood Area, additional features that are important to the community and which are regarded as worth retaining and, where necessary, enhancing.

The Forum's Steering Group has undertaken investigations based upon Historic England's database of protected assets and guidance notes and identified additional, locally important heritage assets. This is set out at Appendix 2. With the exception of Oulton Hall and St. John the Evangelist Church in their Repton landscape setting, the listed buildings in the Forum's area are not read in isolation from their neighbours and there is a constant interplay between listed buildings and those which define their context, thereby creating distinctive localities within the township as a whole. The 'non-designated heritage' is presented in 'groupings' – streets, yards, courts and other types of space – whilst still making reference to specific buildings.

A future project should review these potential non-designated assets in more detail and any others that may exist within the neighbourhood area with a view to nominating them for inclusion by Leeds City Council in a Local Heritage List.

VISUAL

1. Continue improvements to all green open spaces which are identified in the area.
2. Continue the improvements of Woodlesford Park with definable entrances with gates, gateway features and tree planting. Define boundaries to the Recreation Ground with more tree planting.
3. Identify trees that should be protected by Tree Preservation Orders (TPO).
4. Tidy the old quarry site on Quarry Hill; investigate restoration and possible status as a Nature Area. Improve the visual appearance of the land in front of Quarry Hill terrace
5. Investigate opportunities for planting street trees to verges, particularly on North Lane.
6. Add tree planting in the green space on All Saints Road. Plant trees/shrubs in verge at Junction of All Saints Drive with All Saints View (subject to highway assessment).
7. Landscape around the Toby Carvery open space.
8. Landscape and visually improve the grass verges on Holmsley Lane.

MOVEMENT

9. Improve access for all on Public Rights of Way (PRoW), maintain PRoW by regular walking and management of signs, stiles, gates etc. Add more interpretation boards.
10. Improve cycle attractiveness and safety wherever possible. Form a footpath/cycle path connection to/from the Maltings.
11. Investigate possibility of traffic calming and traffic management with more controlled crossings and cycle paths on Aberford Road, Calverley Road and Leeds Road.
12. The canal towpath needs regular maintenance and an all-weather surface. Artwork/seating areas and interpretation boards would further enhance the route.
13. Investigate means of restricting use of Eshald Lane as a through route.
14. Improve parking for shops on Aberford Road.
15. Parking for the station is limited leading to street parking. Investigate the possibility of additional off-street parking near the station.
16. Complete missing section of footpath on west side of Gipsy Lane, near junction with Holmsley Lane”.

STREET SCENE

17. Carry out a quality audit of street clutter applying the principles of Manual for Streets and remove/consolidate where appropriate, to improve the visual experience whilst maintaining safety. This should include an audit for blind and disabled provision, including drop kerbs.
18. Remove all redundant street signs.
19. Ensure footpaths and rights of way are kept clear of hedges and greenery.
20. Protect local shops, village pubs, cafés, restaurants, takeaways, community halls and places of worship, by registering them as Assets of Community Value.
21. The former Clown House on Aberford Road requires painting and some restorative work.
22. Investigate the necessity of or improve the quality of protective railings on Holmsley Field Lane.

CONSERVATION AREAS

23. Investigate the opportunities to replace the concrete fence to Oulton Hall and Park alongside A642.
24. Landscape the old entrance gates to Oulton Hall and prevent car parking in the area.
25. Replace coping stones to low stone wall along Oulton Lane.
26. Replace fences with stone walls where possible to improve the visual quality in the Conservation Areas.
27. Improve the design and appearance of the bus shelters on Calverley Road, at the bottom of Leeds Road and by St John’s Street. These are at present at odds with the Conservation Area character and would be improved if constructed in stone.
28. Complete the painting black of lamp posts in the Conservation Areas.

COUNTRYSIDE

29. Seek to repair and maintain the Trans Pennine Trail where it has been diverted away from its original alignment due to collapsed pilings along the banking.

GENERAL

30. Investigate opportunities to increase the number of allotments.
31. Improve broadband coverage, speeds, and mobile telephone coverage.

5.0 Delivering the Plan

The Forum's constitution, approved at a Special General Meeting held on 12 January 2014, and subsequently by Leeds City Council, was adopted unanimously at the Forum's second AGM on 27th April 2014. The constitution states that the objectives of the Forum are:

- To agree a long-term vision for the Oulton and Woodlesford Neighbourhood Area.
- To promote and improve the social, economic and environmental well-being of the Oulton and Woodlesford Neighbourhood Area.
- To represent the people who live, work or carry out business in the Oulton and Woodlesford Neighbourhood Area.
- To produce a Neighbourhood Plan for the Oulton and Woodlesford Neighbourhood Area in conformity with the local development plan and the national planning policy framework.

With the adoption of this Plan, the first and fourth objectives will have been achieved, at least for the time being. However, in order to ensure that future developments in the Forum's area are in accord with the Forum's Plan, there will be a continued need for the vigilance of the Steering Committee. The Committee will also continue to pursue its second and third objectives. In the future, the Neighbourhood Plan will need revision, which again will be a task initiated by the Steering Committee.

The Forum will therefore continue to hold at least one General Meeting each year, at which officers and members of the Steering Committee will be elected. It is to be hoped that in the future new members will join the Steering Committee so that there is a continued programme of renewal. It is likely that regular meetings of the Steering Committee will continue to be necessary. To ensure our membership is informed of the business of the Steering Committee, we will continue to use the Forum's website and develop the Forum's use of social media.

APPENDICES

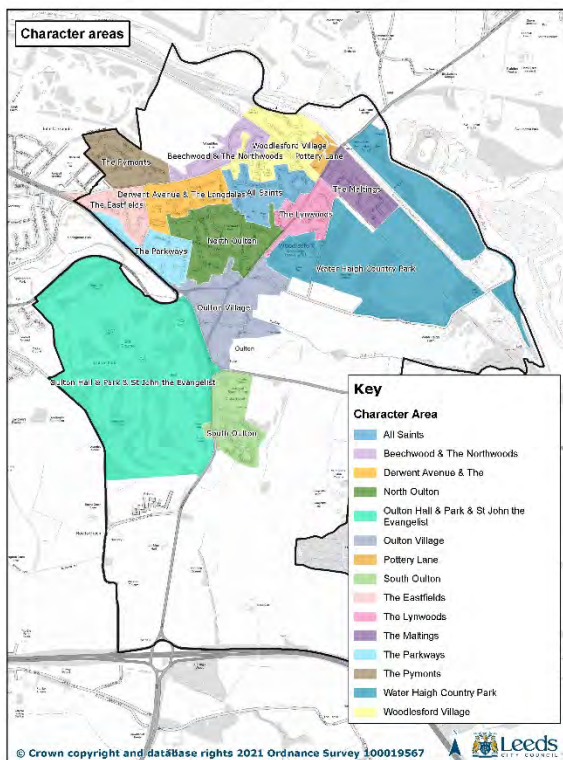
- Appendix 1 Oulton and Woodlesford Character Areas Assessment
- Appendix 2 Non-designated Heritage Assessment
- Appendix 3a Local Green Spaces Assessment
- Appendix 3b Assessment of other green spaces that contribute to local character.
- Appendix 4 Community Facilities Assessment
- Appendix 5a Managing the impact of the development phase of High Speed Rail
- Appendix 5b High Speed Rail; design, community and the landscape
- Appendix 6 Supporting evidence

Appendix 1: Oulton and Woodlesford Character Areas Assessment

The Oulton and Woodlesford Neighbourhood Plan will have statutory status, forming part of the Local Development Framework and will be used to determine planning applications and guide planning decisions within the neighbourhood area. The Oulton and Woodlesford Design Statement and the Conservation Appraisals are key background documents and form part of the evidence base for the Neighbourhood Plan. The aspirations feed into the vision for the future of the area which the Neighbourhood Plan will provide and it will continue to provide guidance for development policies.

This document sets out, in brief, the key components of each of the identified character areas; design guidance for each area; and what are described as **'high level actions for improvements'** – i.e. important projects. The Character Areas described in brief are those identified and delineated as part of the Design Statement process and are shown below for reference:

Character assessment areas



1. Architecture: an overview

The older buildings in Oulton Conservation Area and the older part of Woodlesford Conservation Area provide the village with a sense of its history and are valuable heritage assets. The Appleyard Arbor houses in various parts of the villages are good examples of the

better architecture of their period. Gradual organic growth over the decades has created a varied street pattern that gives the villages a distinctive character.

Aspirations for Neighbourhood Plan policies

- Future development and growth should respect local architecture and heritage assets.

High Level Actions for improvement

- Undertake a study of the street scene and street furniture; develop a design code to harmonise the street scene and street furniture in the two villages
- Carry out a quality audit of street clutter applying the principles of Manual for Streets. Remove/consolidate where appropriate to improve the visual experience whilst maintaining safety.

2. Landscapes and streetscapes: an overview

Green Infrastructure is defined as a network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities. Green infrastructure permeates all parts of the built, farmed and natural environments.

Aspirations for Neighbourhood Plan policies and supporting actions

a. Landscapes

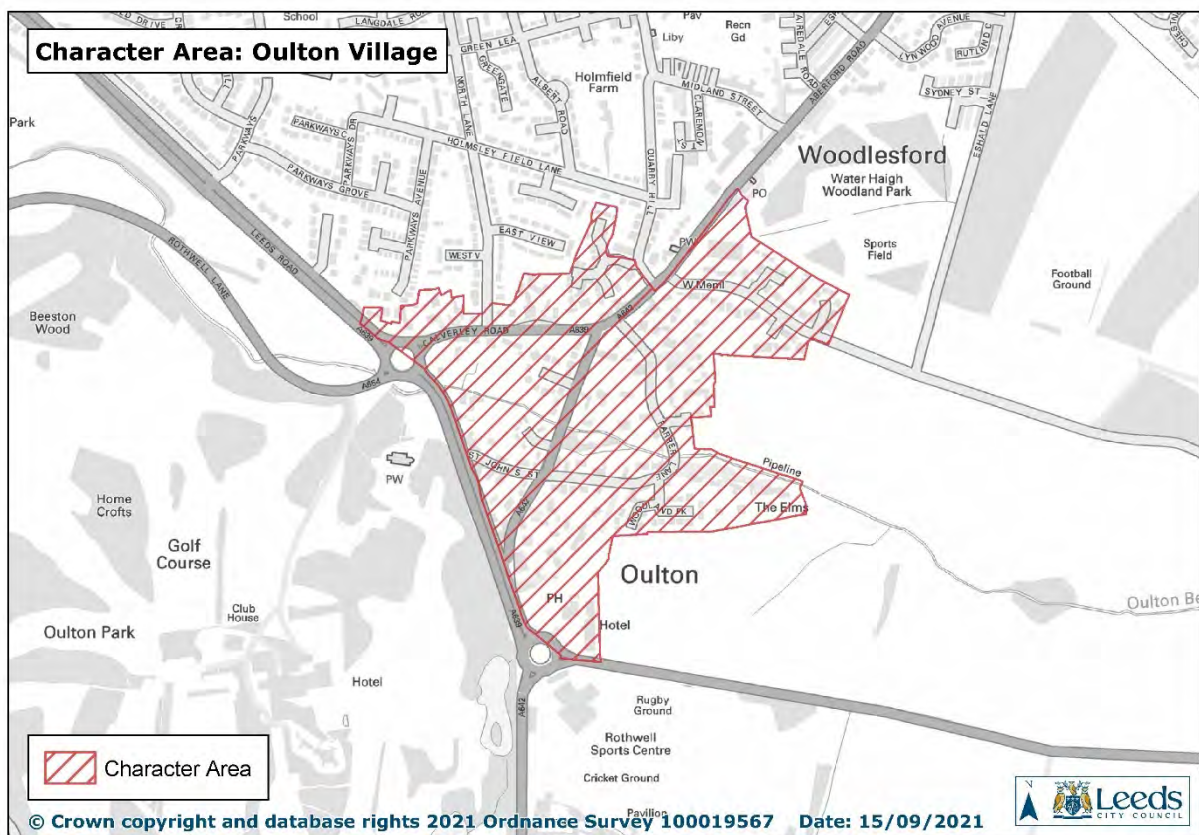
- Large, mature trees in gardens provide a soft backdrop for views within and into the village.
- Policy to identify trees for protection through Tree Preservation Order status outside the Conservation Areas.
- Policy to improve the availability of sports and recreation facilities at the Recreation Ground and other locations.
- Policy to improve and increase the number of allotments in new locations
- Policies to continue improvements at Woodlesford Park: definable entrances with gates, gateway features and new trees.
- Investigate opportunities for planting street trees where appropriate.
- Improve access for all on footpaths, e.g. from Beechwood to the canal and new footpath from The Locks.

b. Streetscapes

- Provide good quality new cycle parking facilities at the station, linked with new cycling routes/canal walks/walking infrastructure.
- Improve walk/cycle attractiveness and safety wherever possible with more information boards and improved footpaths.
- Improve parking at the station.

- Improve parking for shops on Aberford Road.
- Investigate the possibility of controlled crossings on the A639 at strategic locations.
- Investigate ways of reducing traffic volumes and speed on Aberford Road through the Oulton Conservation Area.
- Investigate traffic calming measures on Pottery Lane to reduce its use as a rat-run.
- The junction of Fleet Lane with A642 has large radius bends for lorries exiting and entering; consider reducing the radii, providing the opportunity for more planting, slowing vehicles and increasing safety.

3. Oulton Village



The variety of simple but good-quality detail in the design of the historic buildings is typical of the area. Buildings use stone and hand-made bricks for walls and slate for roofs. Boundary walls of stone or brick, with a variety of heights, line the roads and gardens are well landscaped with mature trees. Access to countryside and local shops and facilities is convenient.

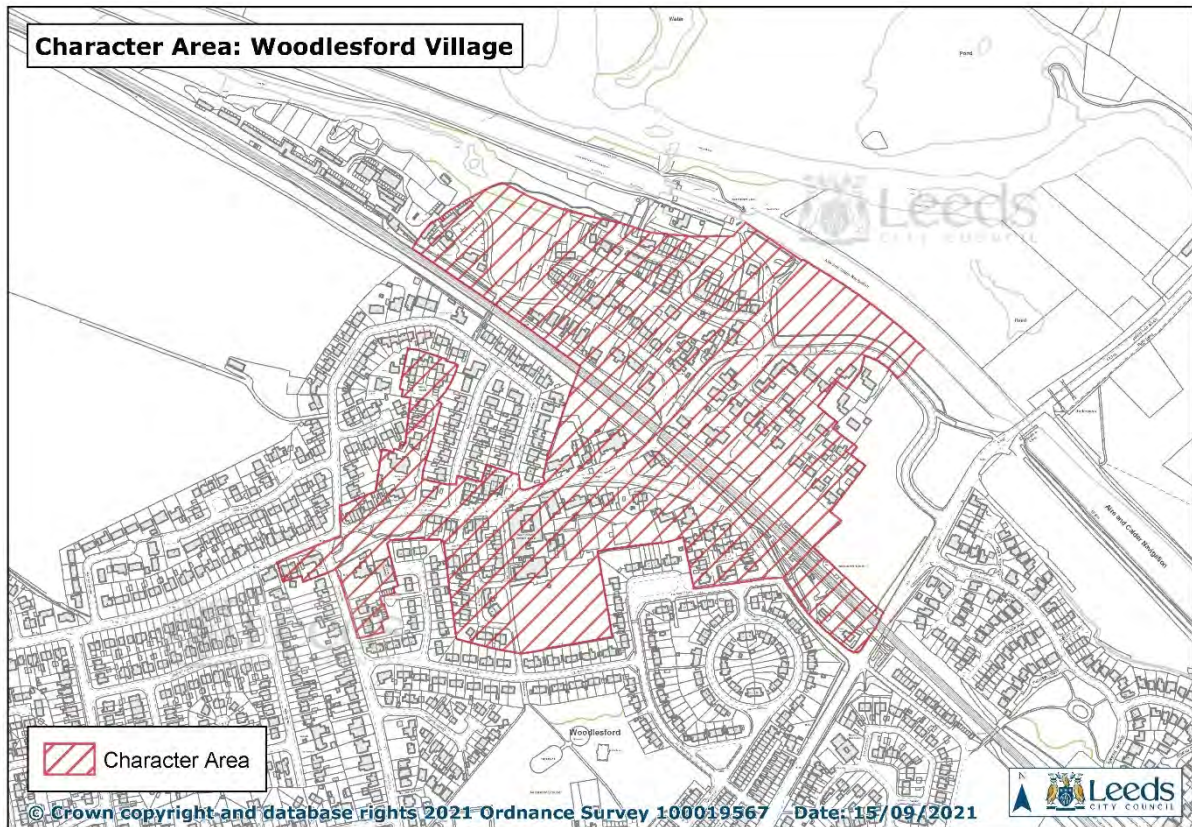
Aspirations for Neighbourhood Plan policies

- Preserve, enhance and strengthen the Conservation Area in line with the Oulton Conservation Area Appraisal and Management Plan
- Protect gardens from inappropriate development particularly in the Conservation Area

High Level Actions for improvement

- Introduce further traffic calming and more crossings on Aberford Road and Calverley Road
- Replace fences with stone walls to improve the visual quality
- Replace the damaged concrete fence to Oulton Park alongside the A642

4. Woodlesford Village



The historic buildings remaining in the old village are an important reminder of the past. The availability of the few shops, school, chapel and other facilities and the proximity to Woodlesford Station are important assets.

Views to the north east across to Temple Newsam from Church Street, can be glimpsed down the streets leading from it and the narrow, tree-lined lanes at Applegarth and Pottery Lane provide an attractive Arcadian quality.

The proximity of the canal and access to walks along the tow path is a further asset.

Aspirations for Neighbourhood Plan policies

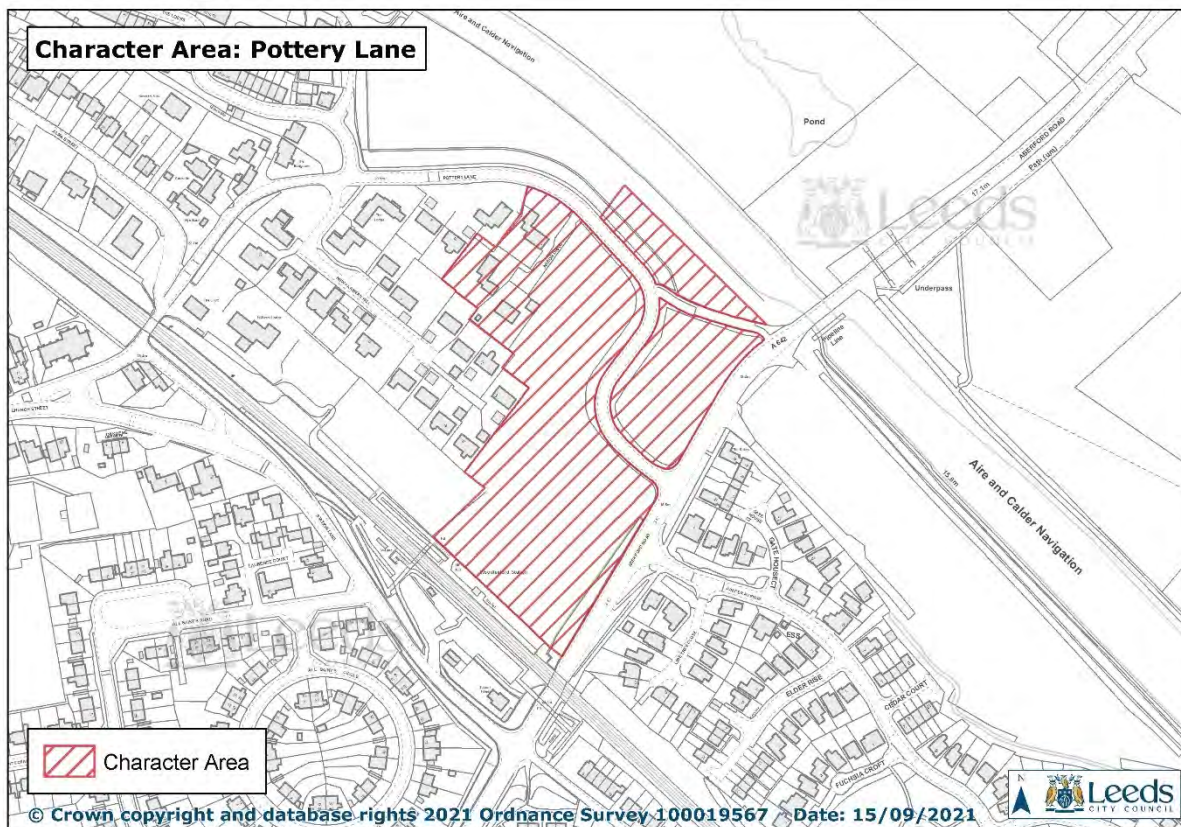
- Preserve, enhance and strengthen the Conservation Area in line with the Woodlesford Conservation Area Appraisal and Management Plan.

High Level Actions for improvement

- Parking at the station and the school is restricted leading to street parking. Actions to provide additional off-street parking near the station and at the school.
- The canal towpath needs regular maintenance and potential for an all weather surface

should be sought. Artwork / seating areas and interpretation boards would further enhance the route.

5. Pottery Lane

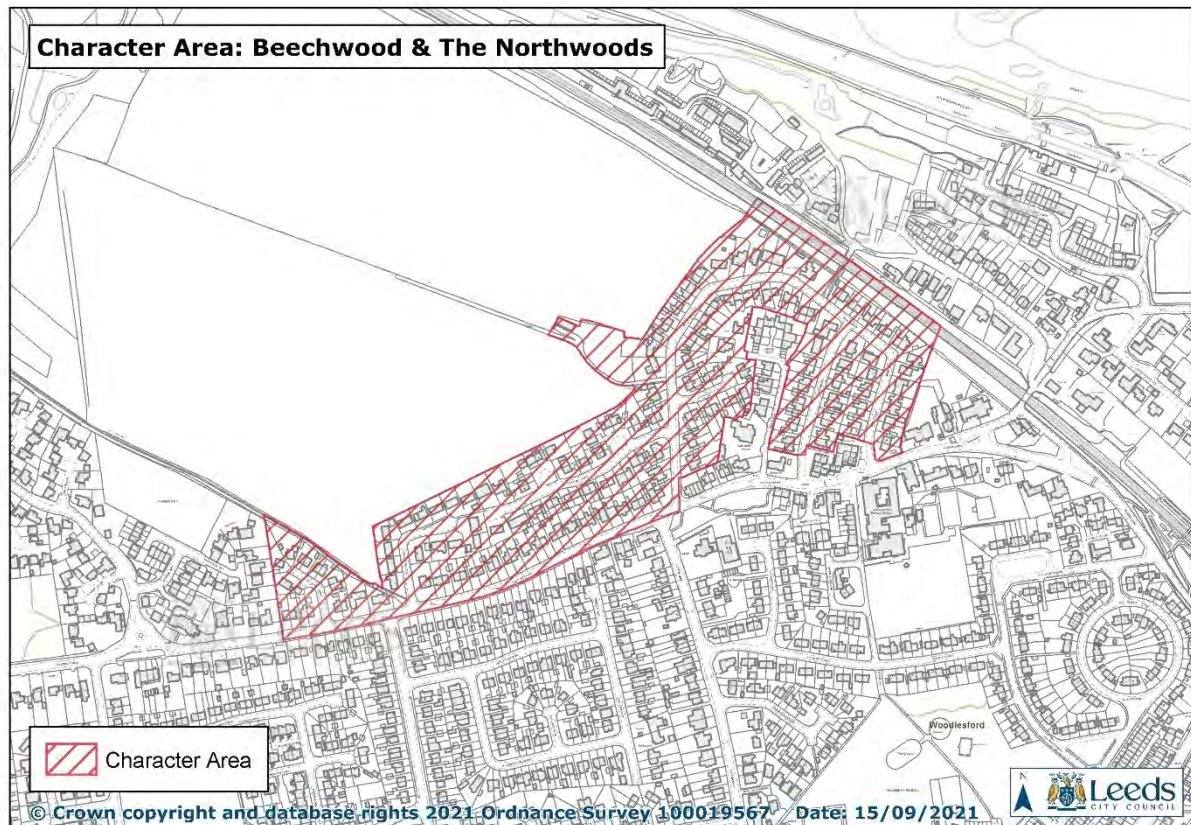


The land between the railway line and the canal west of Aberford Road and on either side of Pottery Lane, has been allocated for residential development for many years. Part of the area has been developed: The outline approval (12/00798/OT) on the site includes a Design Code which was written in consultation with the local community who should be similarly consulted on any further and detailed proposals for the site. As a result of the re-routing, the currently vacant land effectively forms five sites: **Site A** between the new and old routes of Pottery Lane; **Site B** on the slope between Pottery Lane and Woodlesford Station; **Site C** between Pottery Lane and the New Farmers Hill development; and **Sites D** and **E** between Pottery Lane and the Canal.

Aspirations for Neighbourhood Plan policies

- Policy to support and implement the design code; and future development along Pottery Lane should involve the community.

6. Beechwood and The Northwoods



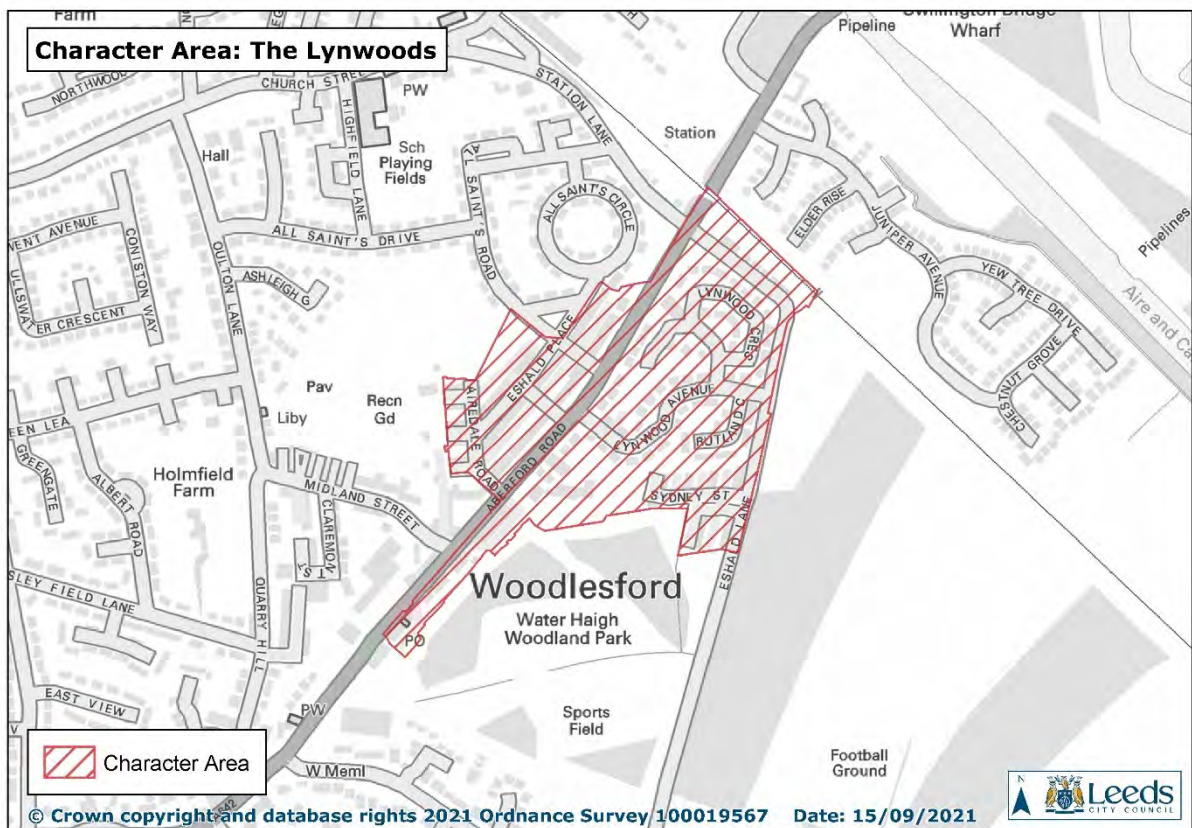
Woodsford Village centre is within walking distance and there is footpath access to canal and to Rothwell Country Park. There are dramatic views across the Aire Valley to Temple Newsam.

High Level Actions for improvement

The two actions below will be addressed through the Green Space policy to protect and enhance local green spaces.

- Grass areas off Northwood Park would benefit from tree/shrubs. They are well used for ball-play, but judiciously planted trees could complement that use.
- The footpath link to the canal can get overgrown in summer reducing its use; it needs more regular maintenance.

7. The Lynwoods



The central green spaces by Eshald Mansion are an attractive feature and there are good links to Water Haigh Park and Woodlesford Park via Eshald Lane. The stone detailing and stone boundary walls to the 19th century terraces on Eshald Place and Aberford Road are important elements in the townscape. The allotments east of Sydney Street are a valuable asset to the community.

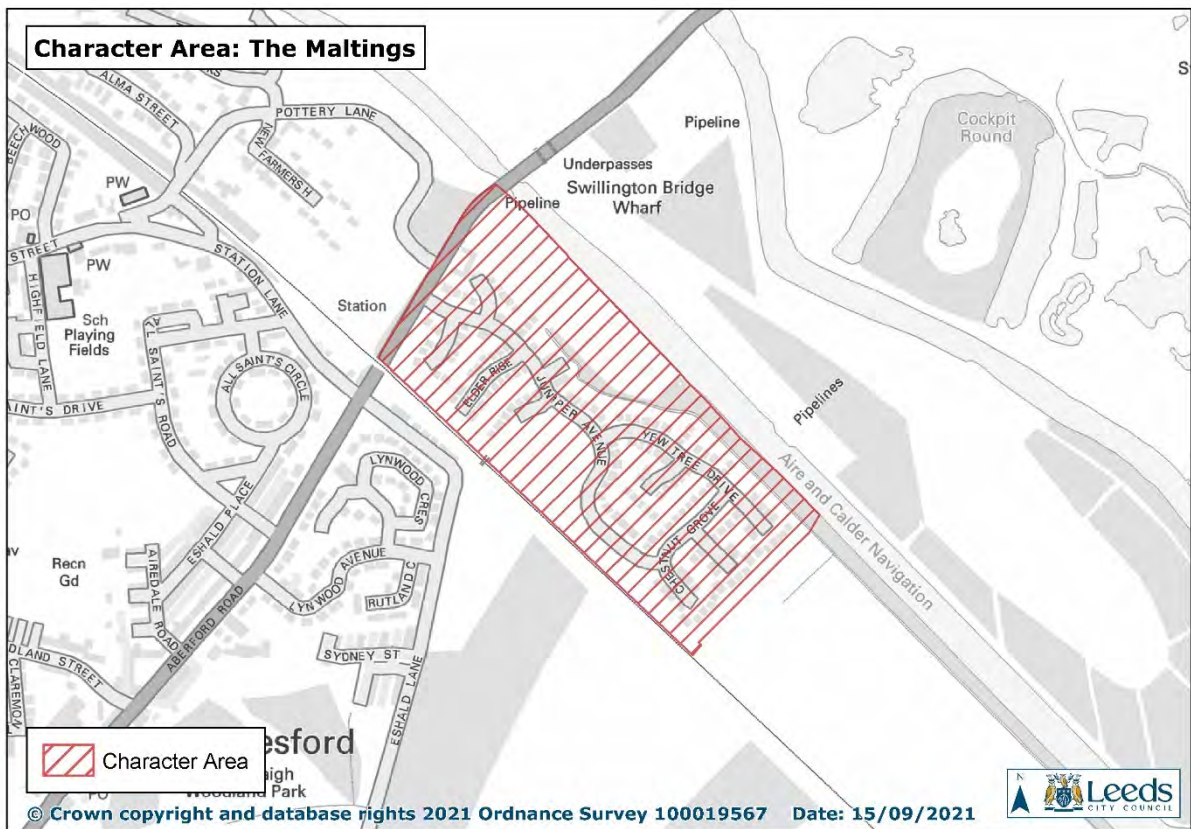
Aspirations for Neighbourhood Plan policies

- Frontages to shops on Aberford Road improved as part of a policy to develop the road as a more cohesively designed retail centre.

High Level Actions for improvement

- The former Ritz Cinema/Clown House needs to be improved by painting and maintenance.
- Policy to restrict visitor parking outside the former Ritz Cinema/Clown House and on Lynwood Crescent
- Eshald Lane is used as a short-cut – there is a footway only to part of the Lane making it narrow and dangerous. Investigate means of restricting use as a throughroute.
- The original stone wall to the Eshald Mansion estate, along Eshald Lane is an important historic feature which should be preserved.

8 The Maltings

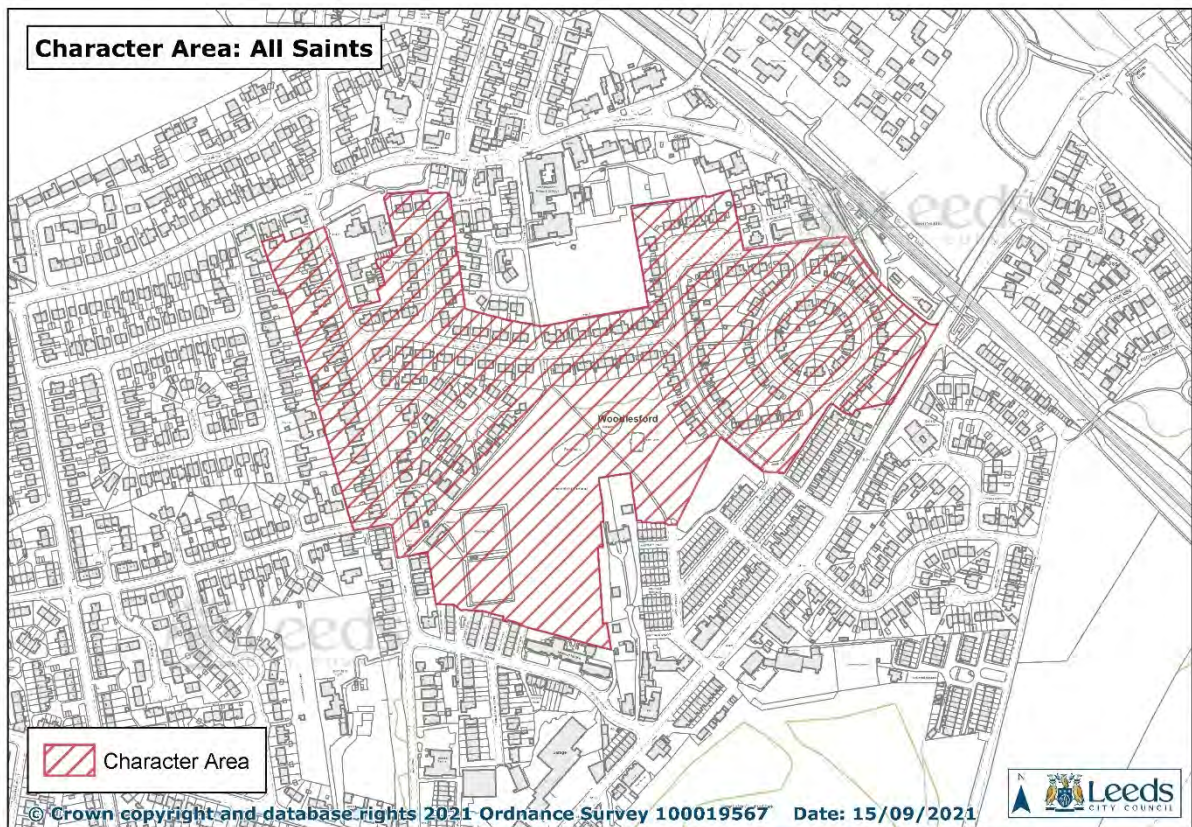


The estate is close to Woodlesford station and relatively close to facilities along Aberford Road and Woodlesford village. The footpath link to Eshald Lane provides good access to Water Haigh Country Park and there is an attractive and useful green space at the centre of the estate.

High Level Actions for improvement

- Reduce the height of the wall in front of the listed gatehouse which detracts from its elevation.
- Flooding takes place in the green space on occasions and the storage capacity of the surface water sump should be investigated.
- Avoid parking on pavements.

9. All Saints



The hedges to front gardens, where they remain, are an important feature in the street scene and the grass verges to All Saints Road give a welcome softness to the road edges. The green space in All Saints Road is a valuable asset. There is easy access to Woodlesford Recreation ground.

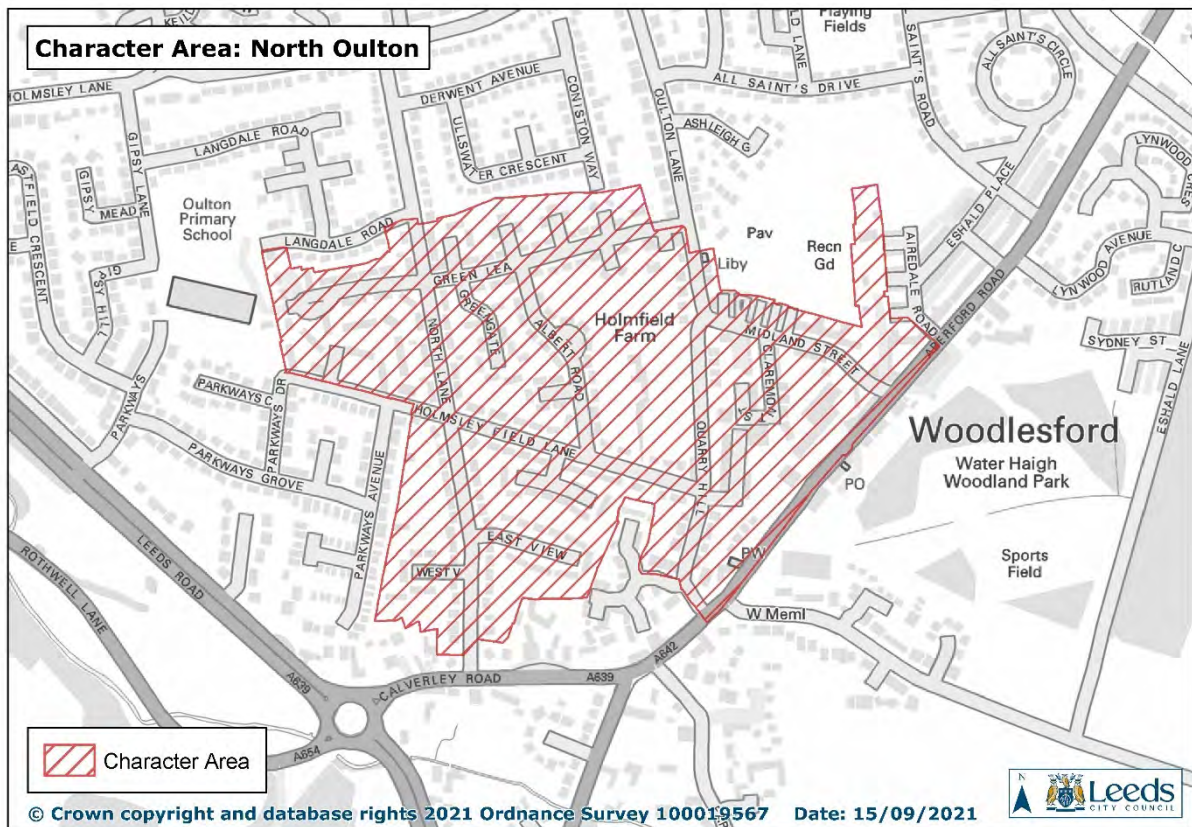
Aspirations for Neighbourhood Plan policies

- Additional tree planting in the green space on All Saints Road.

High Level Actions for improvement

- Plant trees/shrubs in verge at Junction of All Saints Drive with All Saints View (subject to highway assessment).
- Restore hedges to front boundaries where these are missing.
- Avoid parking on the verges especially where off road space is available.

10. North Oulton



The trees in the old quarry are a positive landscape feature. The tree at the junction of Oulton Lane, Quarry Hill and Midland Street closes the vista down Oulton Lane.

Aspirations for Neighbourhood Plan policies

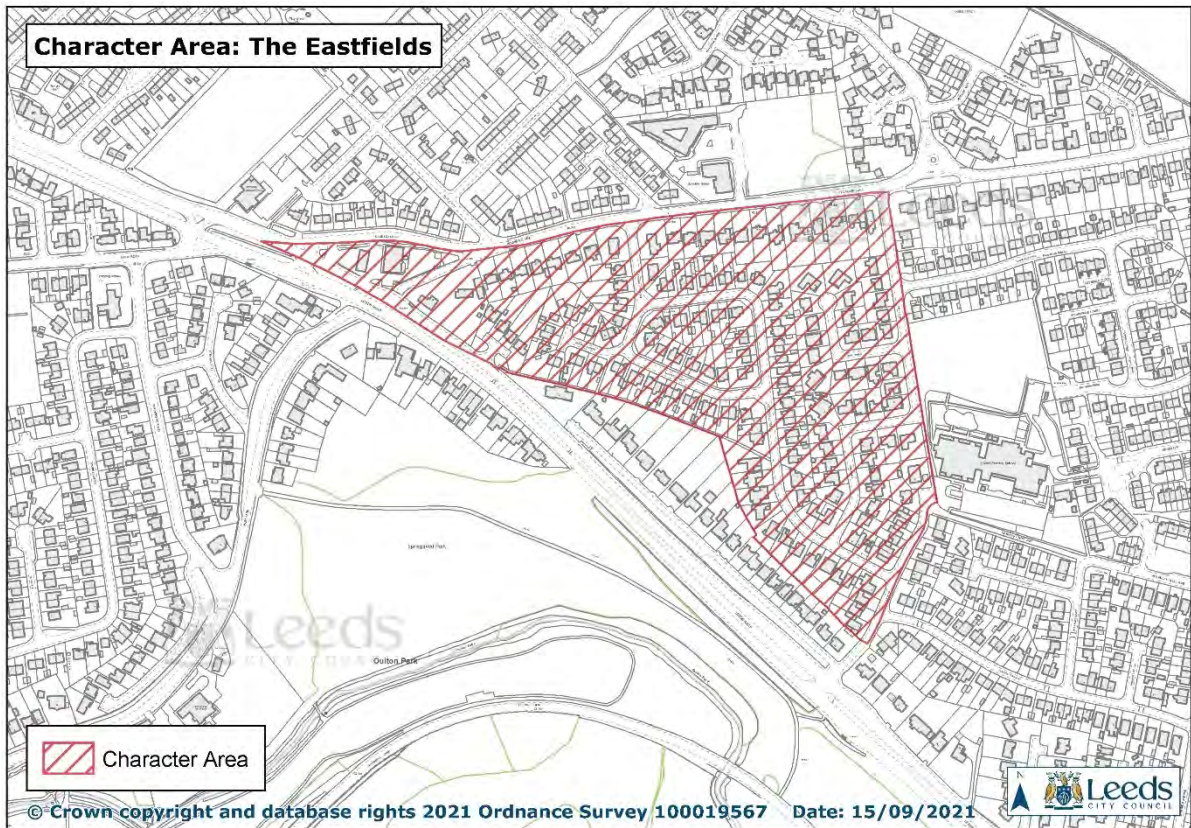
Old quarry area – investigate restoration and possible status as a Nature Area.

- Development policy and design brief for Cooper’s garage and workshop area, if allocated in the Leeds Site Allocations Plan.

High Level Actions for improvement

- Landscape the land in front of Claremont Street houses
- Improve appearance of car park at side of Midland Hotel.
- Investigate the necessity of or improve the quality of protective railings on Holmsley Field Lane.
- More trees, shrub and bulb planting on bare grass areas; tidy up fences, walls and gardens.
- Improve entrances to Woodlesford Park.

11. The Eastfields

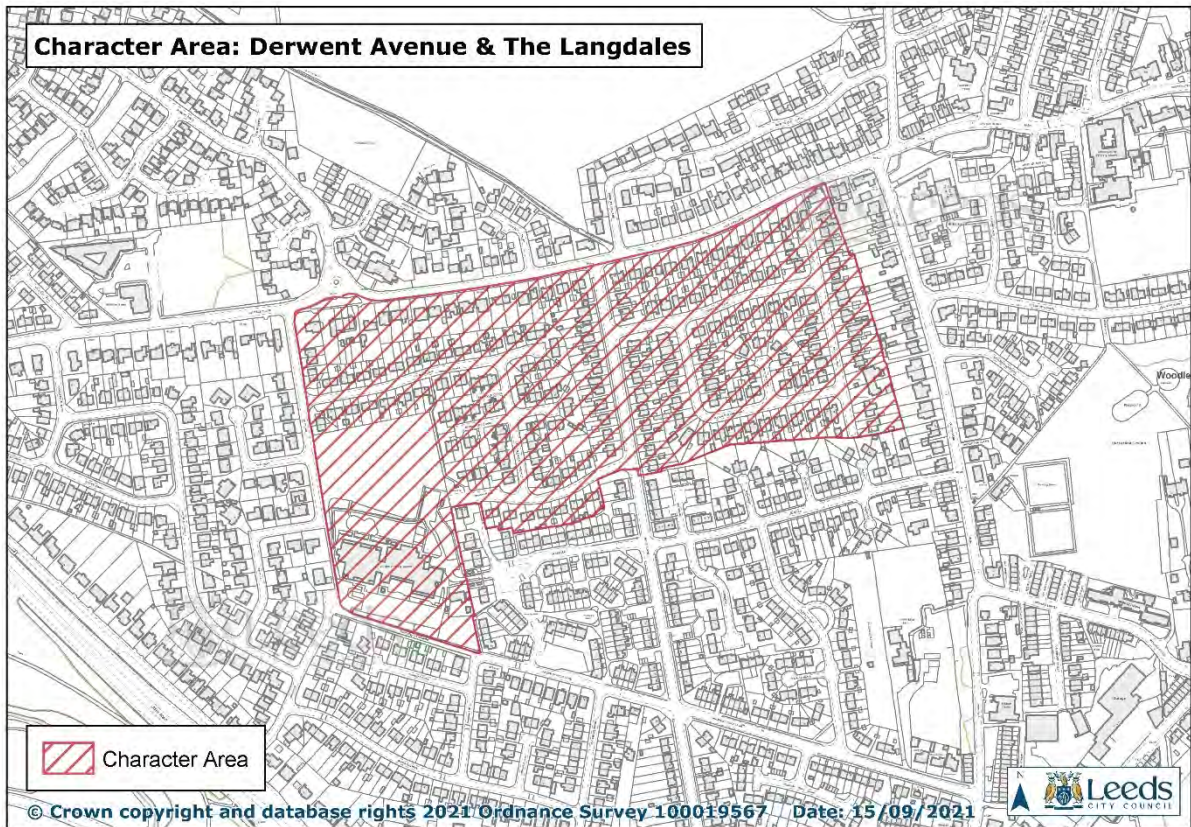


The trees at junction of Eastfield Crescent and Eastfield Drive are an important element in the street scene. There are panoramic views looking south from Eastfield Crescent. The design of houses and mature garden landscape in the Gipsies provide a high quality visual environment here. The trees in front gardens along Holmsley Lane are an important element in the street scene.

High Level Actions for improvement

- Avoid double parking in Eastfields.
- Investigate improving the footpath from Eastfield Crescent to Leeds Hill and the link to Eastfield Drive.

12. Derwent Avenue and The Langdales



The open aspect of Langdale Road gives a sense of space.

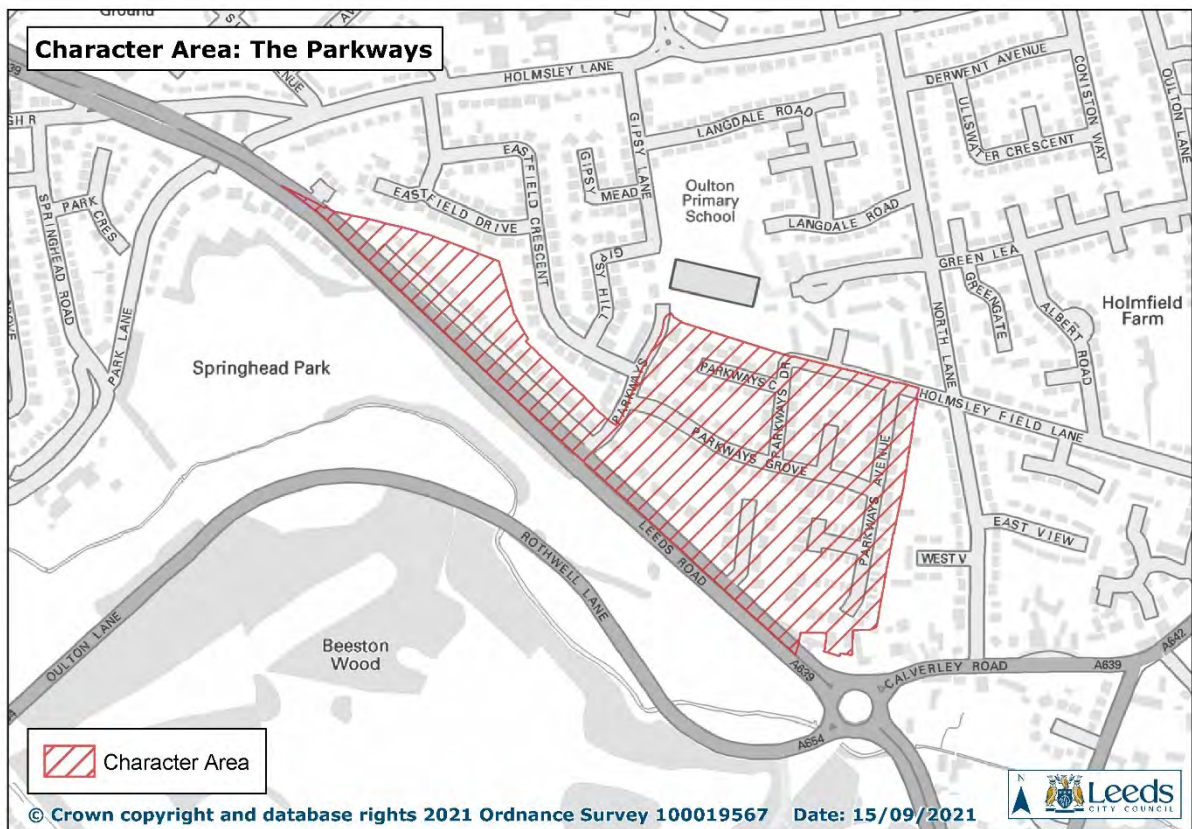
Aspirations for Neighbourhood Plan policies

- Improve and enhance local green spaces.

High Level Actions for improvement

- Investigate the possibility of imaginative traffic calming/varied paving on cul-de-sacs such as are included in Home Zones. Reduce speed limits.
- Provide tree planting on open frontages in Langdales.
- The mixture of front garden brick/stone walls/fences/ hedges look unsightly.
- Recycling area at end of Langdale Road has an unattractive appearance and could be re-designed.
- Investigate the possibility of providing tree planting to verges, particularly North Lane.
- Avoid parking on verges.

13. The Parkways

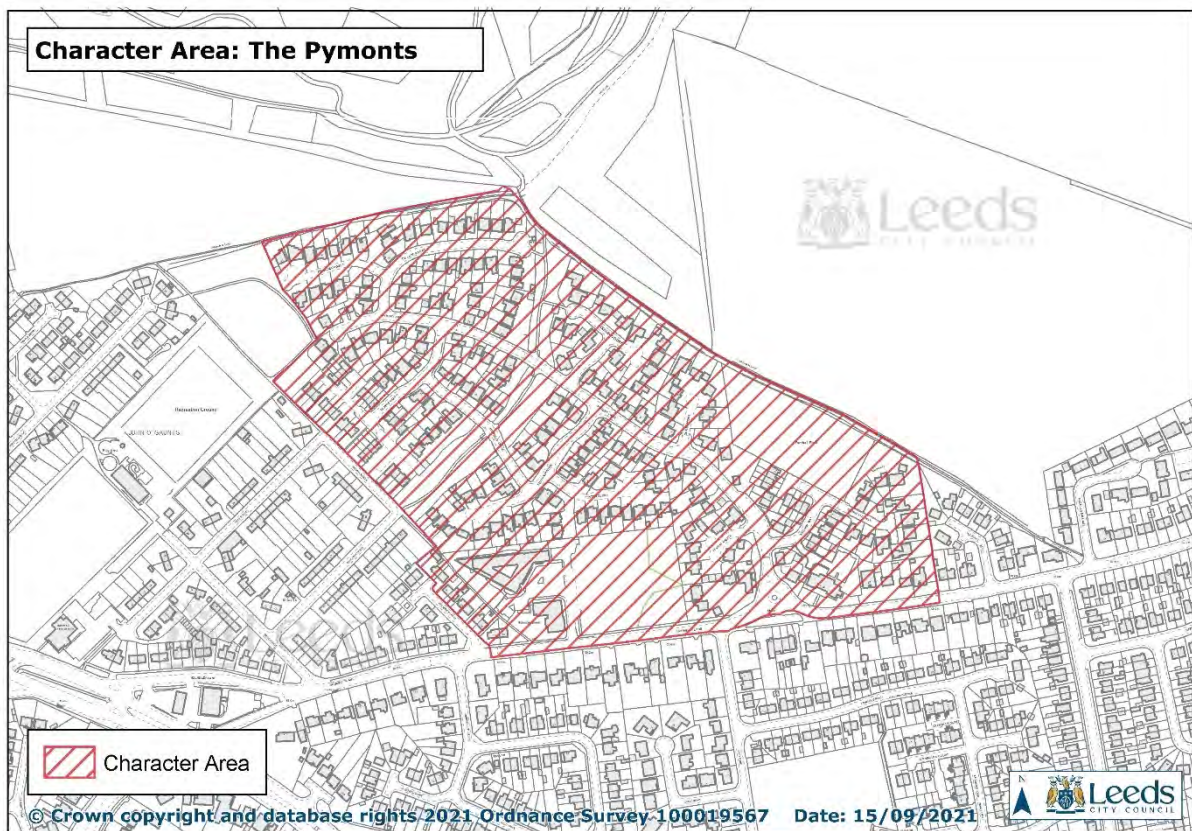


There are panoramic views from Leeds Road to the south and west and the view of church spire and Oulton Park from Parkway Avenue provides an interesting vista. The tall mature trees round Calverley Court are a prominent and attractive backdrop to a number of views in the area.

High Level Actions for improvement

- Consider the possibility of a cycle path on Leeds Road.
- Consider controlled crossings and traffic management on Leeds Road at strategic points.

14. Pymont Estate



The estate is generally well- landscaped, giving an attractive appearance and the traffic-speed management features in the road surface are successful and help to create an attractive street scene. The large area of open space is a valuable asset and there is good access to Rothwell Country Park.

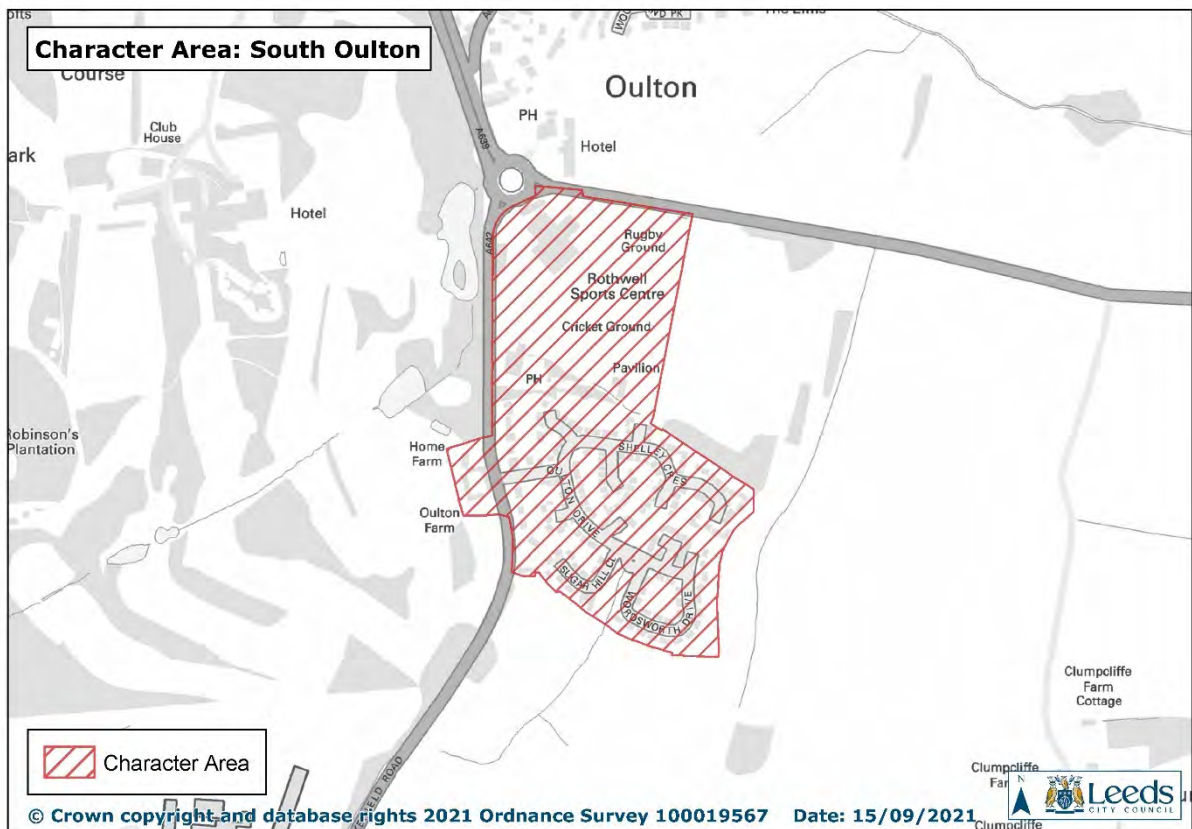
Aspirations for Neighbourhood Plan policies

- Improve demarcation of the entrance to the Country Park at Pickpocket Lane.

High Level Actions for improvement

- There could be a landmark feature to the roundabout at entrance to the Pymont Estate.
- Investigate means of preventing the use of motorbikes on Pickpocket Lane.
- More tree planting would help to screen blank brick walls, particularly close to the entrance to the estate.
- DIY Fencing along the rear of gardens facing the green space is not attractive and could be improved by replacing with more robust fencing or by adding substantial hedge/shrub planting on the outside.

15. South Oulton

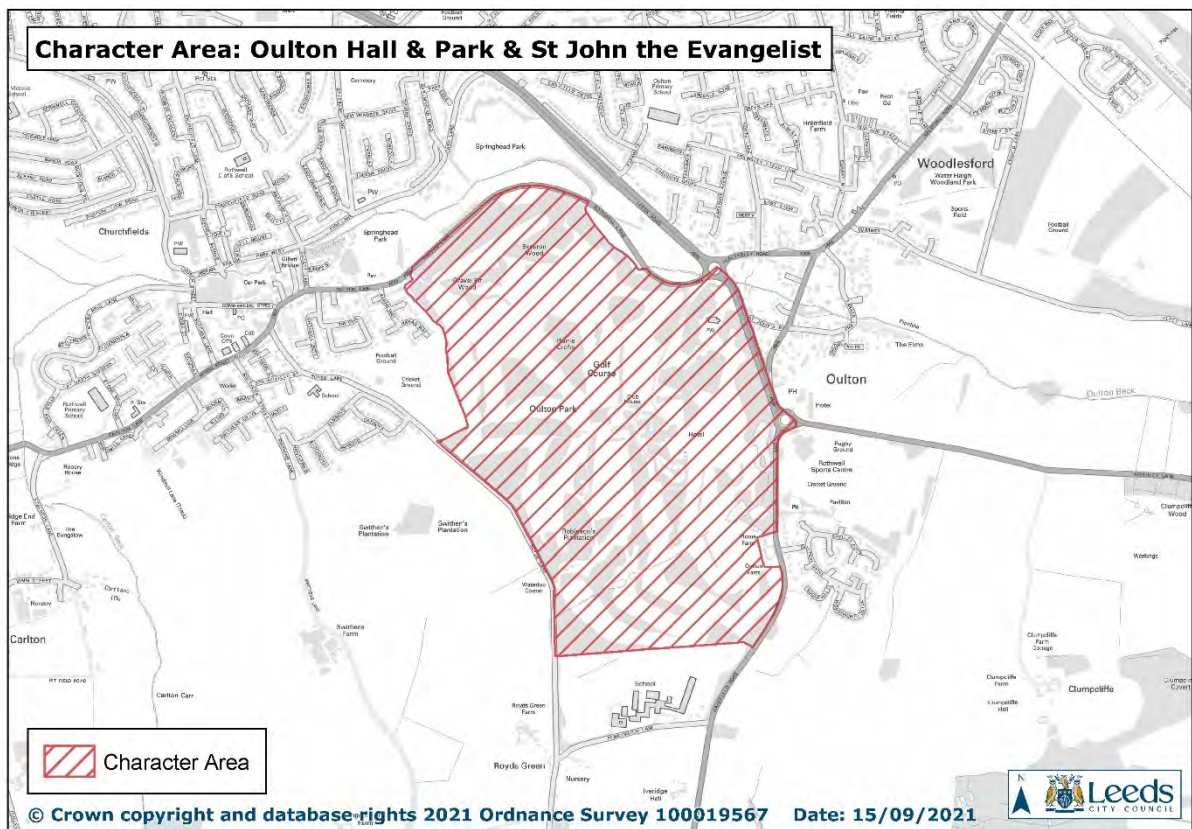


The stone walls at the entrance and along the main road are an attractive feature and the central green space on Oulton Drive with links to the countryside is a valuable asset. The sports centre, sports club and sports fields provide sporting facilities for the wider community. Royds School sits within grounds of approximately 30 acres. Development of these grounds to the benefit of the school is a possibility, but should only be undertaken after a thorough assessment of the environmental, social and infrastructure needs. Only in very exceptional circumstances should further encroachment of the Green Belt be permitted.

High Level Actions for improvement

- Avoid parking on pavements.
- Retain front gardens. Where parking areas are provided, they should be an absorbent surface and sufficient space retained at the front and sides for planting.
- Improve appearance of prefabricated garages on exposed corner plots by screen planting if re-building is not possible.
- Restore hedges replaced by timber picket fences which are showing signs of age.

16. Oulton Hall & Park and St John the Evangelist Church



These provide a significant historic landscape and high-quality historic architecture at Oulton Hall and St John’s Church. There is a valuable non-resident use of Oulton Hall facilities alongside a permissive perimeter path and the Hotel Leisure club which is open to non-residents. The pay and play golf course is a further valuable asset.

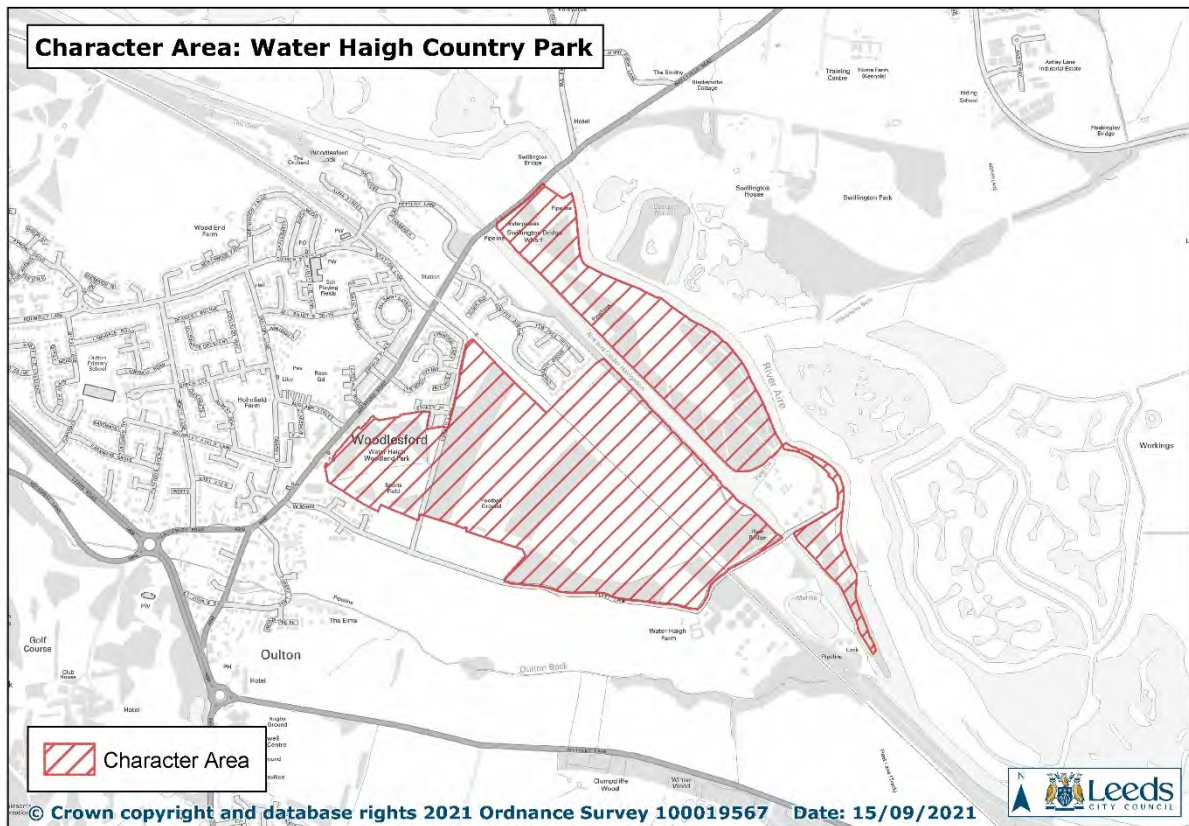
Aspirations for Neighbourhood Plan policies

- Enhance and protect boundary treatments throughout the area but with particular reference to Oulton Hall and the refurbishment of the old entrance gates.
- Protect the important views of the Hall and gardens.

High Level Actions for improvement

- Replace the concrete fence to the A642 which detracts from the quality of the landscape it encloses.
- Seek the removal of car parking at original gate which is inappropriate.
- Install interpretation board showing the history of the Park at the entrance.
- Replace coping stones to low stone wall along Oulton Lane.

17. Water Haigh Country Park



High quality and well laid out leisure facilities including sport, cycling and walking which offers good access to the canal and towpath with local and national footpath links. There are pleasant countryside connections to Leeds and Castleford.

Aspirations for Neighbourhood Plan policies

- Provide interpretation boards.
- Form a footpath/cycle path connection to/from the Maltings.
- Screen views of the oil depot which detracts from the otherwise rural character.
- Seek to repair and maintain the Trans Pennine Trail where it has been diverted away from its original alignment due to collapsed pilings along the banking.

Appendix 2: Non-Designated Heritage Assessment

This appraisal is particularly significant to the overall assessment of the built character of Oulton and Woodlesford, since, apart from Oulton Hall and St. John the Evangelist Church placed in their Repton landscape setting, the listed buildings of the historic township are not read in isolation from their neighbours. There is a constant interplay between listed buildings and those which define their context thereby creating distinctive localities within the township as a whole. Thus 'non-designated heritage' is presented in 'groupings' – streets, yards, courts and other types of space – whilst still making reference to specific buildings.

The original version of this Assessment with references can be found in the NDP evidence base.

(i) Calverley Road.

In the early 19th Century, the new alignment of Calverley Road at its western end was set on the gateway, lodge and bridge which led to the driveway to Oulton Hall. This route crossed the new Leeds-to-Barnsdale Bar turnpike road of 1822. Nos. 1, 3, 5, 7 & 9 Calverley Road form a pleasantly relaxed alignment on its north side containing a spur drive to Holly Cottages and Willow Cottage. Oulton sandstone (exposed and with some over-rendering) is the principal wall material and the roofs are stone slated.

(ii) Willow Square: nos. 1 – 3 and 4 – 6.

This next spur off the north of Calverley Road is defined by cottage terrace or grouped forms in similar materials to the first group. It is united by sandstone sets and flagged paving.

(iii) Chapel Yard, the former Wesleyan Chapel and Bentley Square.

These form a third group along the north side of Calverley Road, again in similar materials to the first two, except the chapel manse and a bay window element to no. 4 Bentley Square are in smooth red local brick. There is some Welsh slate roofing too.

No. 1 Chapel Yard is a remaining cottage with stone slate roof, probably 18th century or early 19th century. It is rendered in rough cast with 'scoring' to smooth render to represent stone patterning. The old chapel building with attached tower element was completed in 1875, replacing an earlier chapel on the same site. In 1949 it was sold to become in turn, a paint factory, a design studio and finally apartments. Nos. 2 and 3 and 6 and 7 Bentley Square are stone cottages with stone slate roofs, again probably 18th century or early 19th century, built possibly for workers at Croft Farm (4 and 5 Bentley Square – listed).

(iv) The historic Manor Lane remains in the form of another 'spur' – here off Aberford Road.

No. 9 is named Rose Villa, a fine survival whose exposed gable displays the 'shadow' of a former row of cottages which linked the Villa to the rear of nos. 15 & 17 Aberford Road. These form a bold pair of two and three stories of commercial space. (Again there is a shadow of the Manor Road terrace on the rear of the paired structure.) The present Old Masons' Arms public house

replaced an historic version on the same site.

(v) The Oulton Institute anchors a strong locality at the foot of Quarry Hill. The modern dwellings in stone and brick to the rear of the Institute, that form the Leventhorpe group, connect the old village and the Institute area by the use of these two materials and a well-arranged layout.

(vi) Between the Institute and the circular setting for the War Memorial (itself an elegant design in Portland stone) is a mixed group of buildings forming a singular identity. It begins with a tall, short terrace of houses opposite the Institute at the bottom of the line of Quarry Hill. The Institute is in red brick and has a Welsh slate roof. Quarry Hill turns to meet Aberford Road, revealing an historic stone cottage and the gable end of 67 Aberford Road – a former barn, then converted to a joiner's workshop with a further 1960s/70s conversion and extension as a joiner's workshop and family dwelling. This successfully anchors the setting for the recently- closed (2016) Methodist Chapel, facing Aberford Road (no. 63). The chapel was built as the United Methodist Free Church in 1860 – a place of worship for over 150 years.

(vii) Terraced Housing, Council Housing and 20th Century Housing.

The terrace of houses opposite the Oulton Institute is one of many good variations of this type of housing across Oulton and Woodlesford. They include the fine tall stone and blue slate roofed terrace along Holmsley Lane (nos. 97 -103) with bay windows and tall chimneys. Stone, brick or stone front/brick back terraces enrich Quarry Hill, Midland and Claremont Street, Oulton Lane (New Woodlesford), the Eshalds, the Airedales and along the whole length of Aberford Road in various stretches.

Council house types from the 1920s, 1930s, 1950s and 1980s are present in various successful and well-built forms and layouts: North Lane, Green Lea, Albert Road, All Saints, the Avenues of the 'New City' (Holmsley Lane/John o' Gaunts) and the restoration of the former Coal Board Estate of Aberford Road (with recent extensions of housing types) – are all expressions of commitment to good standards of housing provision.

From the 1960s to the present, local builder E. Appleyard & Sons/Arbor Homes developed private housing types and structures anticipating many of the themes of contemporary sustainability-inspired Canadian models of highly insulated prefabrication of timber structures for housing. Asymmetrical roof composition and jettied cedar-clad upper storeys have been included in adaptations to topography in localities such as the Eastfields, The Croft and Pottery Lane.

(viii) St. John's Street/Farrer Lane, Oulton.

From the west end of Calverley Road in an arc extending to the former Oulton School at its east end, a strong linear village structure developed across many periods. Punctuated by the Three Horseshoes and New Masons' Arms public houses, a string of historic and recent cottages, houses and short terraces evolves – mostly in sandstone with stone slate roofs, but also with rendered, red brick and half-timbered elements.

The sequence begins with nos. 2, 2a, 4, 6 – 12 Calverley Road. Leeds Road offers 28 – 30, 32 – 36, 38 – 40 and includes St. John's Yard and a former smithy. St. John's Street has nos. 1 – 3, 9 – 11, whilst a spur up the main Aberford Road has a similar character in its cottages whilst having newer dwellings enhancing the setting of Springwell Grange, these included nos. 16 – 24 Aberford Road and the Briardene group.

Farrer Lane continues the curved, linear layout with a rich range of periods and materials establishing its character from half-timbered and 17th century stone buildings to an exemplar of new construction in traditional form, materiality and details at Brook Cottage, 26a Farrar Lane near Oulton Beck bridge.

(ix) Benjamin Wood Higgins

A local architect, who lived in Willow Cottage (no. 7 Calverley Road), Benjamin Wood Higgins designed very successfully in a late Victorian/Edwardian manner. In the latter style, and quite rare examples, he designed detached and semi-detached "villa" forms, five house in the upper part of Oulton Lane – all around 1912.

He also made a coherent whole of Oulton Institute, designed in three phases (including the Harold Hall) between 1893 and 1912.

(x) Oulton Vicarage and Woodlesford Vicarage with adjacent Parish Hall; Woodlesford Primary School.

With the support of the Calverley family in 1829 and the 1870s, both vicarages were built for the 'new' churches of St. John the Evangelist, Oulton and All Saints, Woodlesford. Lord Lowther and the local Crompton-Oddie family founded the church in Woodlesford. Both vicarages are tall, bold and high chimneyed stone structures, material echoed in the original part of Woodlesford's church hall.

The 1870s (following the Great Education Act of 1870) also saw the construction of the stone-built, blue slate-roofed Woodlesford School and the Headmaster's House (1879).

(xi) The steeply sloping Church Street, Woodlesford is, as with St. John's Street/Farrer Lane in Oulton, the straight, linear defining form of Old Woodlesford. It is punctuated at its top by the vicarage and at the bottom by the All Saints Church building and the Two Pointer's public house. The top-most building is a tall, stone house (no. 7 Holmsley Lane) as it levels out at the top of Church Street.

As well as the school, the adjacent Wesleyan and Methodist Chapel and a very well-designed, effective 1960s/1970s shopping and service centre are placed at the mid-point of Church Street.

(xii) Applegarth Cottage and Applegarth House are set near the junction of Applegarth itself (now curtailed) and Church Street. The house is another fine stone building, standing proud.

Opposite Applegarth is Woodlesford village green – a defining and invaluable green space with mature trees, established fully in 2009 on the site of early street-side cottages.

(xiii) Several stone or rendered cottages and short terraces remain as significant fragments of historic Church Street: nos. 2, 7 – 13, 36/38, 42 – 45 and Oakdene set at the foot of Church Street and nos. 6 – 18 Highfield Lane (another spur of Church Street by the village school).

(xiv) At nos. 71 and 73 Church Street between the Two Pointers public house and the All Saints Church building, a building was designed in 1973 in new forms and new materials. It created a dwelling on the street and above it and integral with it, a house overlooking the Aire Valley to the north-east. It responds to the sloping site and creates views of the gable and form of the All Saints Church building.

(xv) Pottery Lane and Station Lane, Woodlesford.

Just below the All Saints Church building, a dramatic steep descent takes place down to the Aire and Calder Navigation and flood plain of the River Aire. Here Pottery Lane and the slopes up to the Woodlesford rail station and railway cutting area are steep. On this sloping land, further examples of design in the idiom of modern architecture have been created between the 1960s and the present day. The houses of the various phases of 20th century design contrast with, but complement, the stone-built terrace of cottages at the foot of Quarry Hill.

Also at the foot of Church Street, Station Lane turns off to the right (south) after its descent. This alignment relates to the cutting of the London, Midland and Scottish railway route from St. Pancras Station to Glasgow in the 19th century. Station Lane begins with former shops at the foot of Church Street together with surviving terrace houses in this location. It is punctuated by the Victorian 'villa' Laurence House (now a nursery facility).

Alma Street leads north from Pottery Lane on its historic line parallel with the railway cutting. It has a stone 19th century villa, Elm House, and surviving Victorian and later terraces (nos. 38 – 44 and 50 – 56). The former Boot and Shoe Inn (below the terraces, but above the canal) survives as terrace housing.

Above the station, near the lower, eastern end of Station Lane, the station master's house is well-maintained as a tall Victorian echo of the railway era.

(xvi) Aberford Road meets the lower end of Station Lane below the Station Master's House.

This "toll road" between Wakefield and Aberford, crosses the canal and River Aire by bridge and stone viaduct structures – over the ancient 'Wood-less Ford'.

Through Woodlesford to the East and heading for Wakefield, it passes the listed house of the Bentley family – major brewers – before reaching the Co-op buildings, fine examples from 1899 and 1925, of the cultural and architectural genre. Also it passes a former cinema and the nearby survivor of quarrying and brick-making, the stone "work shed" of quarrying. Fine red brick and stone terrace houses and shops run along both sides of Aberford Road, reminders of the brewing, coal mining and quarrying eras of Woodlesford.

The Midland Hotel at the foot of Midland Street, with its art-deco hints, is a reminder of the eras of the new railway and early toll road coincidence in Woodlesford. Behind the hotel is Quarry Road leading to an early stone quarry. A large Victorian/Edwardian 'villa' of two dwellings with stone bay windows, was built in the base of the quarry. Called "Sunnyside" when built, it is now known as Quarry House.

Summary Comment

The rich diversity of contexts for listed buildings reinforces the value of the designation of the Oulton and Woodlesford Conservation areas and celebrates a wide range of characterful contexts. Throughout Oulton and Woodlesford is a unifying range of boundary walls: tall and low, in stone and brick, threading their positive way through the joint "township" of Oulton-cum-Woodlesford.

Iveridge Hall and Moss Carr farmhouse, barn and 18th "gazebo" are "outliers" from the historic villages, acting as connectors to the links and views from the ridge between Oulton-cum-Woodlesford and Stanley and Wakefield, both very historic and thriving from carefully considered conservation and new development.

Non-designated heritage assets: Oulton & Woodlesford				
Street	Conservation Area: O Oulton, W Woodlesford	Historic England classification*	Name/numbers	Type
Aberford road	O		15 & 17	Shops
Aberford Road	O		16 - 24	Cottages
Aberford Road	W		67	Cottage
Aberford Road	W		83 – 93, 112 – 116, 118 – 138	Terraces
Aberford Road	O		Briardene group	Houses
Aberford Road	W	R, S	Co-operative Store	Shop
Aberford Road	W		Former Cinema	Nursery facility
Aberford Road	O	A, R	Former Methodist Chapel	
Aberford Road	W	S	Midland Hotel	Public House
Aberford Road	O	S	New Mason's Arms	Public House
Aberford Road	O	S	War Memorial	
Aberford Road (to rear of no. 142)	W		Former stone workshop	Commercial premises
Airedales	W			Terraces
Alma Street	W		38 – 44, 50 - 60	Terraces
Alma Street	W		Elm House	House
Alma Street	W	A, R	Former Boot and Shoe Inn	House
Bentley Square off Calverley Road	O		2, 3, 6 & 7	Cottages
Calverley Road	O		1, 2a, 3,4, 5, 6 – 12, 7 & 9	Cottages
Calverley Road	O	A, I, R	Former Wesleyan Chapel	Flats
Calverley Road	O		Willow Cottage	Cottage
Chapel Yard off Calverley Road	O		1	Cottage
Church Street	W		2, 7 – 13, 18, 36/38, 42 – 45, Oakdene	Houses
Church Street	W		71, 73	House
Church Street	W	S	All Saints Parish Hall	Community use
Church Street	W		Applegarth Cottage	Cottage
Church Street	W		Applegarth House	House
Church Street	W		Former Headmaster's	House

			House	
Church Street	W	S	Two Pointers	Public House
Church Street	W	S	Woodlesford School	School
Claremont Street			4 – 16, 18 - 28	Terraces
Eshalds				Terraces
Farrer Lane			Brook Cottage, 26a	Cottages
Farrer Lane			Former Greenland Farm	House
Gipsy Hill, Gipsy Lane				Houses
Holmsley Lane			7	House
Holmsley Lane			97 - 103	Terrace
Leeds Road			28 – 30, 32, 36, 38 - 40	Cottages
Leeds Road			Former vicarage	House
Leeds Road		A, I, S	Three Horse Shoes	Public House
Leeds Road, St. John's Yard		A, I	Former forge	Cottages
Leventhorpe Way, Leventhorpe Court				Houses
Manor Lane off Aberford Road			9	Cottage
Midland Street			3 - 11	Terrace
New Farmers Hill, off Pottery Lane				Houses
Oulton Lane			Former vicarage	House
Pottery Lane			3 - 5	Terrace
Quarry Hill			2	Cottage
Quarry Hill			8 -14	Terrace
Quarry Hill		A, I, R, S	Oulton Institute	Community use
Quarry Road			Quarry House, 2 – 6, 3 - 5	Houses, terrace
Robert, Kitchener, Buller & White Street		A, I	Stone terraces, former back-to-backs	Terraces
St. John's Street			1 – 3, 9 - 11	Cottages
Station Lane			18, former Station Master's House	Houses
Station Lane			Laurence House	Nursery facility
The Croft, off Aberford Road				Houses
Willow Square off Calverley Road			1 - 6	Cottages

Historic England classification: Age (A); Aesthetic Interest (I) ; Archival Interest (R); Social and Community Value (S)

Appendix 3a: Local Green Space Assessment (plans follow table and are also available on the Forum's website - www.oawnf.org)

No.	Site name & location	Characteristics of the site. ¹	Proximity to the community. ²	Local significance. ³	Area in Hectares	Land owner	Maintained by
9	Applegarth Manor	Amenity Green Space	Adjacent to Bentley Court	Children's play area, walking	0.5	Unknown	Leeds Parks and Gardens
17	Land flanking Aire and Calder Navigation and River Aire	Canal towpath. Cycle and footpath to Leeds. Includes part of River / Canal Towpath TPT East (G816, Green Corridor, Site Area 59.74 ha), partly Canal Side Ponds - Woodlesford Lock (G1138, Natural, Site Area 4.45 ha), green belt.	Adjacent to The Locks & Pottery Hill	Wild life corridor. Low key leisure pursuits. Walking, cycling, bird watching, gardening, fishing. We would not wish its designation as a Local Green Space to prevent low key development, e.g. of a small visitors' centre.	22	Canal and Rivers Trust	Canal and Rivers Trust and Woodlesford in Bloom
11	Midland Street	Flower beds, and shrubs, mature trees and a bench.	In Midland Street adjacent to Midland House. At the centre of the community which it serves.	An important visual amenity adjacent to Midland House sheltered housing. Recently under threat from adjacent business which wished to use the area for parking.	0.002	Leeds City Council	Planted and maintained by Woodlesford in Bloom
4	Oulton Sports and Social Club	Playing fields. Includes SAP 1100, Rothwell Sports Centre (4.0 ha); SAP 1101, Hugh Calverley Playing Fields (8.0 ha); SAP 1099, Wordsworth Drive Local Recreation Area 1.1 ha)	Adjacent to Methley Lane & Wakefield Road	Originally a gift to the residents of Oulton and Woodlesford from the Calverley family. Rugby, cricket, football, sub aqua, walking, social events.	13.1	Leeds City Council	Oulton Sports and Social Club

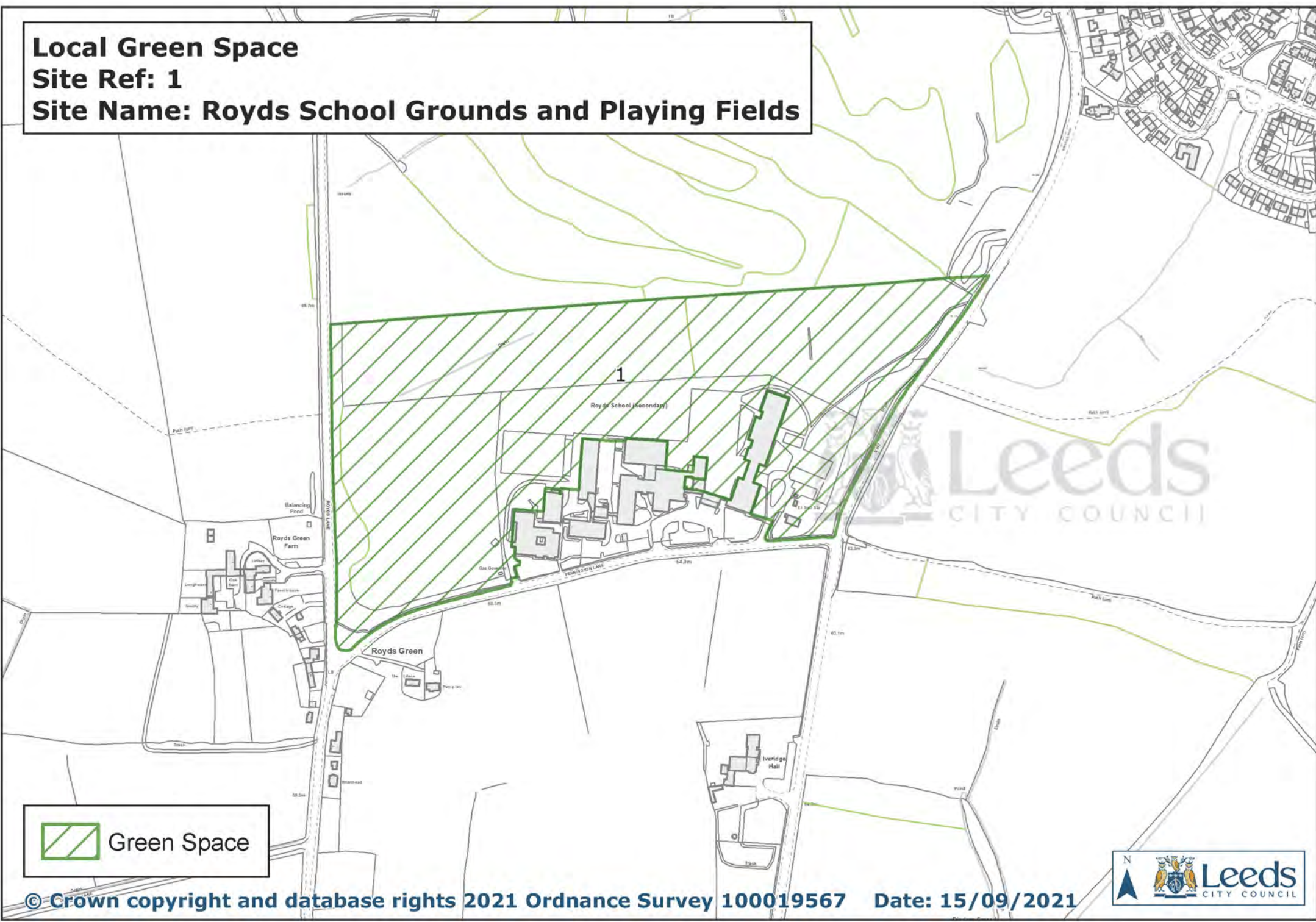
No.	Site name & location	Characteristics of the site. ¹	Proximity to the community. ²	Local significance. ³	Area in Hectares	Land owner	Maintained by
3	Oulton Hall Park	Designed by Humphry Repton, 1809, Grade 2 listed on Register of Historic Parks. Many mature trees.	Surrounds Oulton Hall	Golf course and driving range, angling lakes, nature walking, bird watching.	110	Q Hotels, Oulton Hall, Rothwell Lane, Oulton, LEEDS, LS26 8HN	Q Hotels
6	Oulton Primary School.	School playing fields = SAP 1259, (1.6 ha)	Adjacent to Gipsy Lane & Langdale Road	Children's sports and play area. Several mature trees. Of value to the school and appreciated by neighbours who overlook the space and people passing through the area.	1.6	Leeds City Council	Leeds Parks and Gardens
10	Oulton War Memorial	Prominent grassed area surrounding war memorial with trees. Village notice board.	Adjacent to Fleet Lane & Aberford Road at the heart of the village.	War memorial with seats. Remembrance Day ceremony. Relaxation and contemplation. Valued by residents as a centre point of Oulton village.	0.1	Leeds City Council	Leeds Parks and Gardens and Oulton in Bloom
7	Pymont Drive	Includes SAP 1126 (Mowbray Chase (1) amenity green space. Site area 0.26 ha); SAP 1127 (Mowbray Chase (3) amenity green space. Site Area 0.22 ha)	Within the Pymont estate	Included as an integral part of the approved layout and valued by local residents and visitors passing through to the Country Park.	0.49	Taylor Wimpey Holdings Ltd., 2 Princes Way, Solihull, West Midlands B91 3ES.	Leeds Parks and Gardens
1	Royds School	Includes school playing fields = SAP 1097, Royds School (11.7 ha)	Although detached from the built-up areas the school is very much a vital part of the community for social events in addition to educational use.	Of value to the school as playing fields and as an attractive open area by members of the community who pass the site.	11.7	Leeds City Council	Leeds Parks and Gardens

No.	Site name & location	Characteristics of the site. ¹	Proximity to the community. ²	Local significance. ³	Area in Hectares	Land owner	Maintained by
8	Sherwood Way	Sports field. = SAP 1884 Outdoor Sport. Area (0.73 ha)	Adjacent to Pickpocket Lane. Surrounded on three sides by housing and on the fourth by a well-used public footpath.	Of value to the community for football and other ball games and to neighbouring residents and users of Pickpocket Lane as an attractive open area.	0.73	Leeds City Council	Leeds Parks and Gardens
2	South Oulton	Amenity Green Space. = SAP 1099, Wordsworth Drive POS	Adjacent to Wordsworth Drive & Sugar Hill Close	Integral part of local housing. Important visual amenity. Footpath runs through it. Grassed with mature trees. Children's play area	1.1	Leeds City Council	Leeds Parks and Gardens
5	St. John the Evangelist Church and Graveyard	= SAP St. John the Evangelist Church and Cemetery (6.5 ha) Numerous fine mature trees.	Site of Grade II* St. John the Evangelist Church. Within easy reach for the community which it serves.	Parish Church for Oulton cum Woodlesford. Forms an attractive setting to the valuable Listed Building, which is greatly valued by the local community, visitors to Oulton Hall people travelling on the adjoining busy main roads as a particularly attractive area,	6.5	Church Commissioners. Church House, 31 Great Smith St, Westminster, London SW1P 3AZ	Parish of Oulton St. John the Evangelist with Woodlesford Parochial Church Council; Friends of Oulton Church
16	The Maltings entrance and amenity green space	Entrance planting is a setting for Listed Building, Amenity area within development, with mature trees and small wild area. Includes SAP 1134, Amenity Area (0.81ha).	Within and adjacent to the Maltings development	Used for walking and relaxation. Important visual amenity for the benefit of local residents and those passing on the adjoining busy main road.	1.5	Leeds City Council	Leeds Parks and Gardens and Woodlesford in Bloom.
12	Water Haigh Park	Woodland, open meadows, playing fields used by West Yorkshire County Football and Rothwell Juniors Football. Includes SAP1131, Outdoor Sport (2.1 ha); SAP 1120, Pit head Wood (14.3 ha); SAP 1009, Fleet Lane Rec. (8.2 ha); SAP 1010, Fleet Bridge Woods (4.3 ha); SAP 1121, Eshald Wood (6.6 ha); SAP 1135, Fleet Lane Woods (23.4	Adjacent to Fleet Lane	Extensive walking trails. Wild flower meadows. Picnic facilities. Football. and social events	62	Leeds City Council	Leeds Parks and Gardens

No.	Site name & location	Characteristics of the site. ¹	Proximity to the community. ²	Local significance. ³	Area in Hectares	Land owner	Maintained by
		ha); SAP 1123, Fleet Woods (4.0 ha)					
13	Woodlesford Park	Public park; grassed area with skate park, children's play area, football pitch, bowling greens and pavilion. Some mature trees. = SAP 1115, Woodlesford Park (3.9 ha)	The central recreational facility for the benefit of the residents of Woodlesford.	Greatly valued by the local community, for which it is the centre for dog walking, sports, picnics, family area, socializing and events for all ages.	3.9	Leeds City Council	Leeds Parks and Gardens
15	Woodlesford Primary School.	School playing fields and garden. = SAP 1258 (1.2 ha)	Adjacent to All Saints, & Beechwood	Children's sports and play area.	1.2	Leeds City Council	Leeds Parks and Gardens
14	Woodlesford Village Green.	Grassed, with some mature trees, including a conifer, which is illuminated at Christmas. Beds and wildflower area. = SAP 1541, All Saints POS (0..24 ha)	Adjacent to Church Street & Oulton Lane. Opposite Northwood Falls. Regarded as a centre of social activity for the community which it serves.	Walking, relaxing, gardening. Community events, carol singing.	0.24	Leeds City Council	Leeds Parks and Gardens and Woodlesford in Bloom

Oulton and Woodlesford Local Green Space Maps

Local Green Space
Site Ref: 1
Site Name: Royds School Grounds and Playing Fields



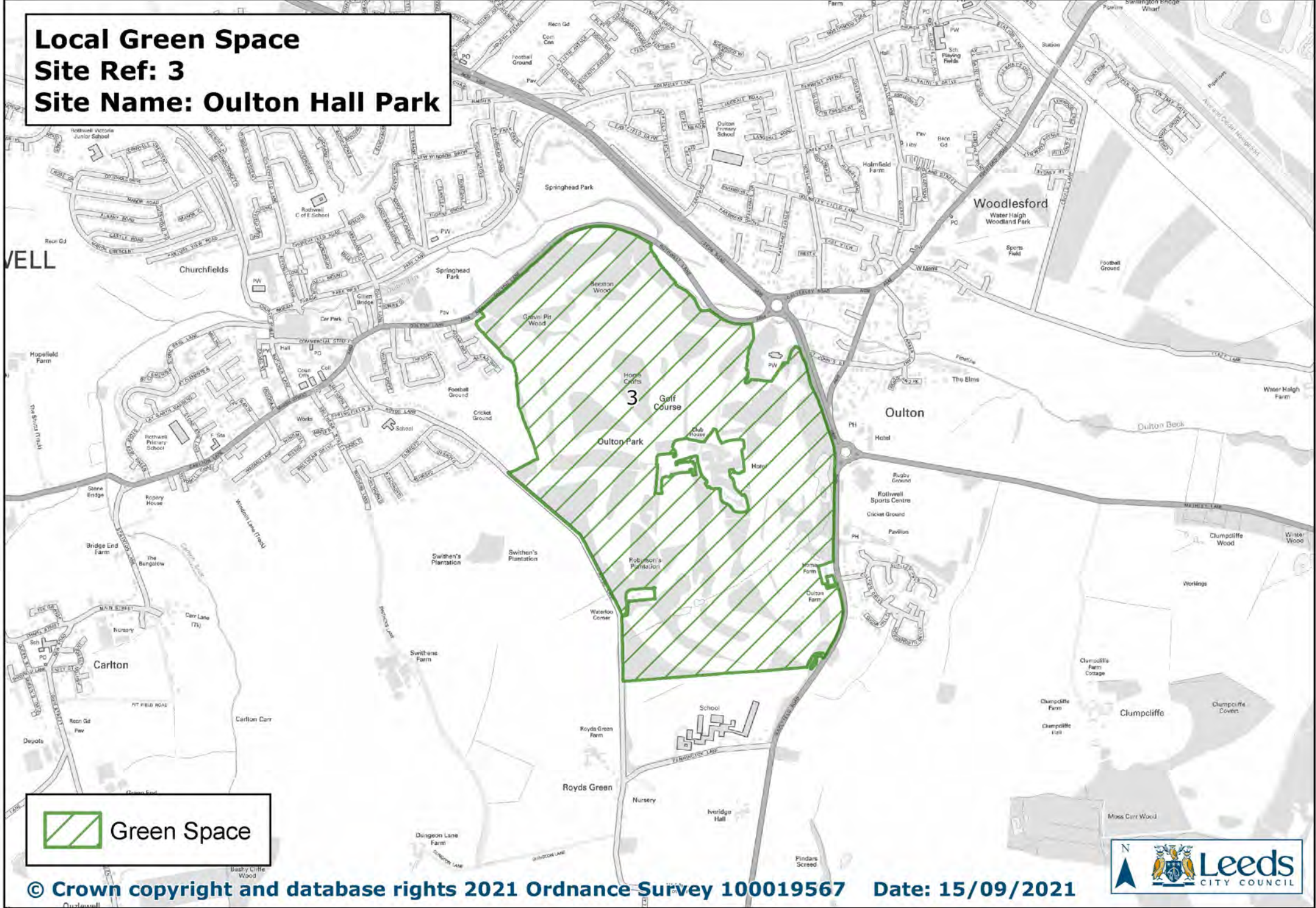
 Green Space

Local Green Space
Site Ref: 2
Site Name: South Oulton



 Green Space

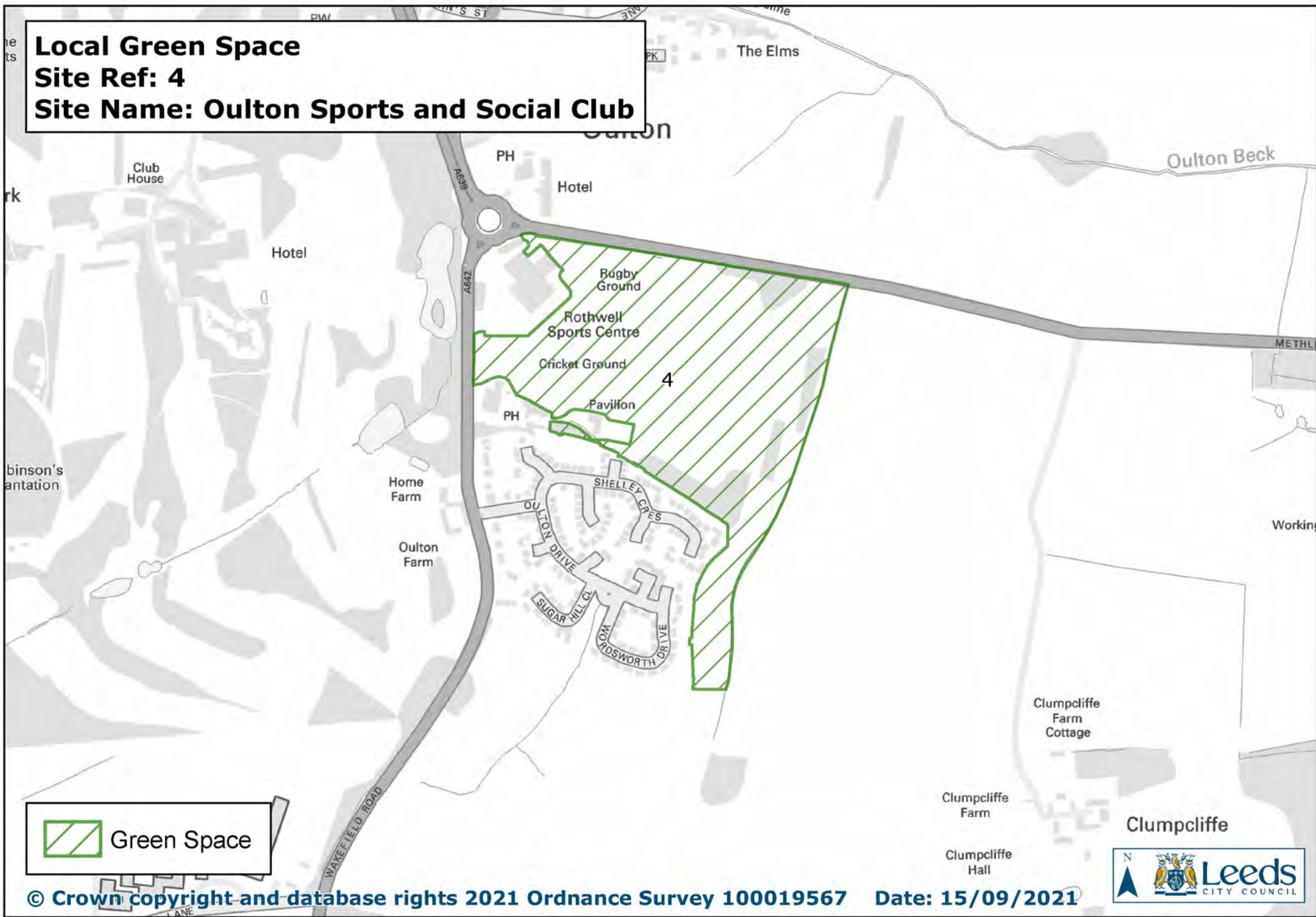
Local Green Space
Site Ref: 3
Site Name: Oulton Hall Park




 Green Space



Local Green Space
Site Ref: 4
Site Name: Oulton Sports and Social Club

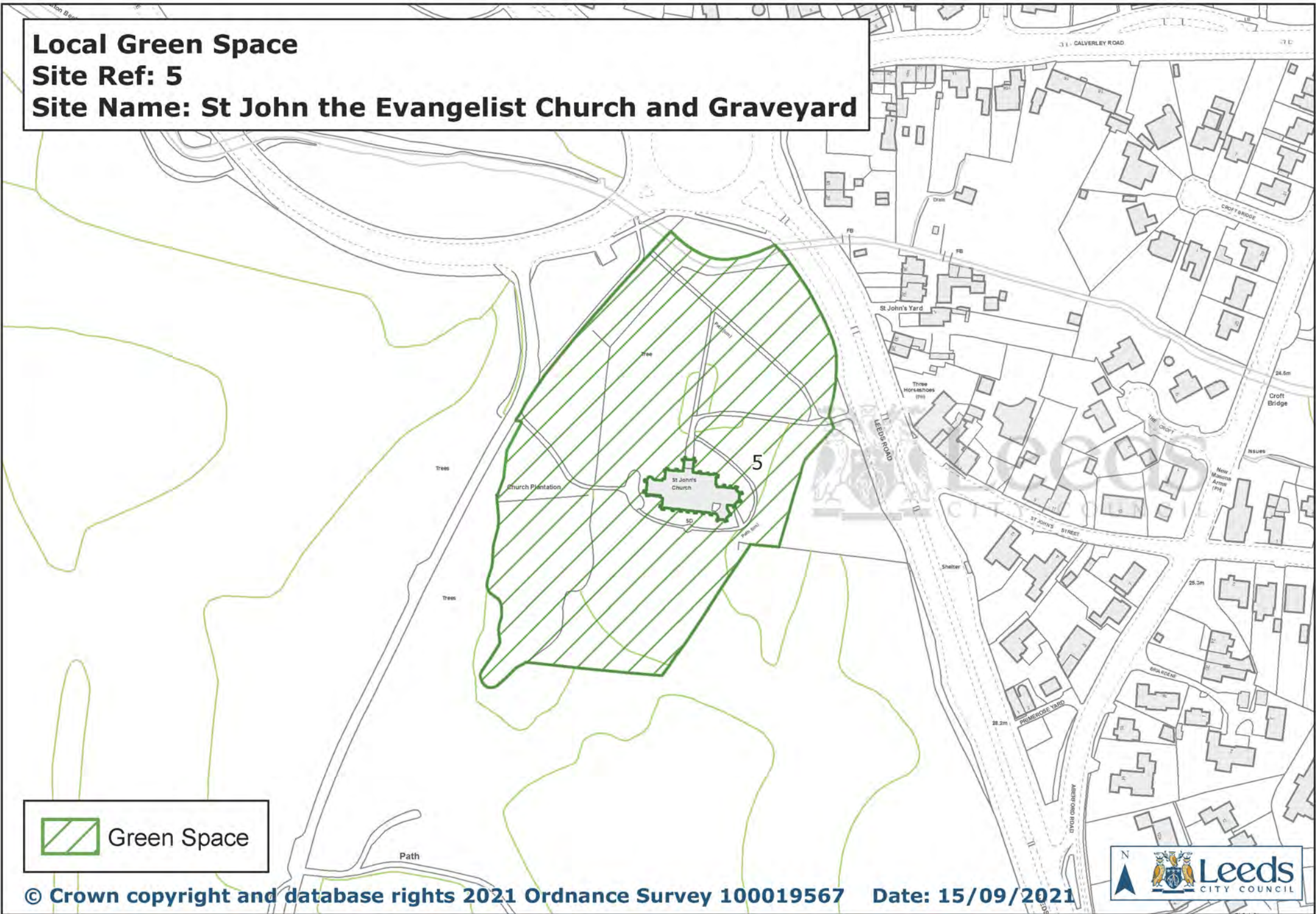



 Green Space

Local Green Space

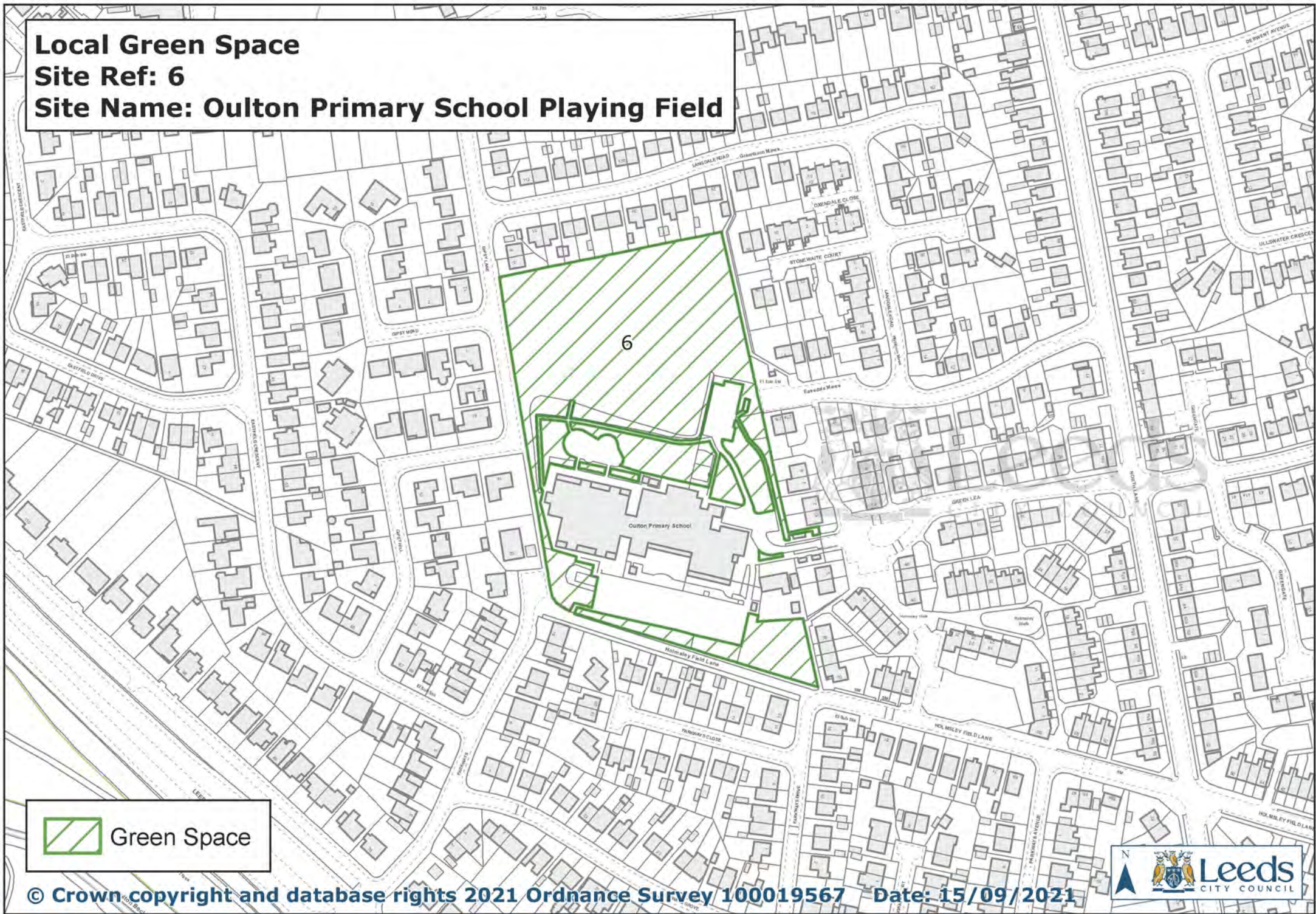
Site Ref: 5

Site Name: St John the Evangelist Church and Graveyard



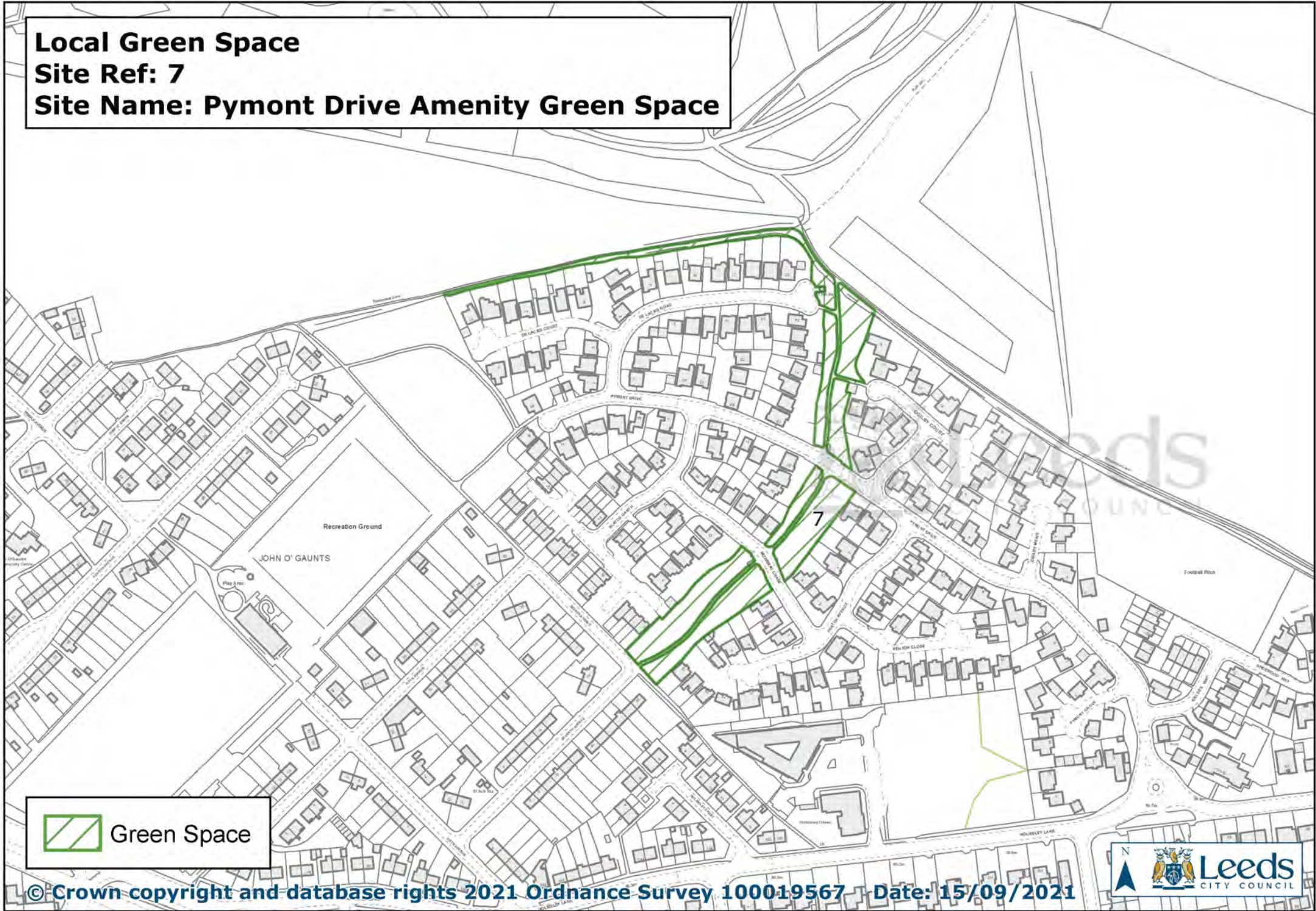
 Green Space


Local Green Space
Site Ref: 6
Site Name: Oulton Primary School Playing Field



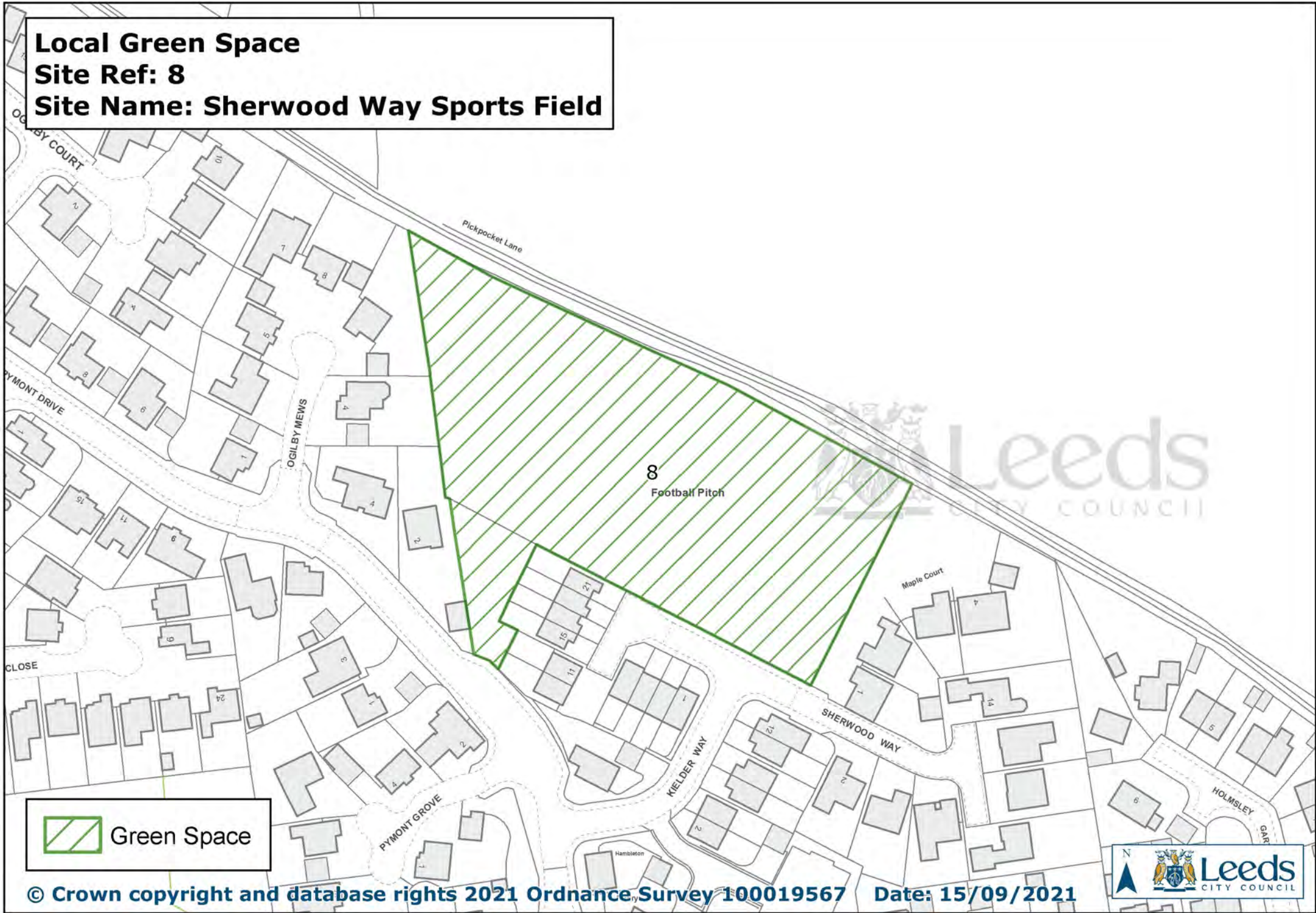
 Green Space

Local Green Space
Site Ref: 7
Site Name: Pymont Drive Amenity Green Space



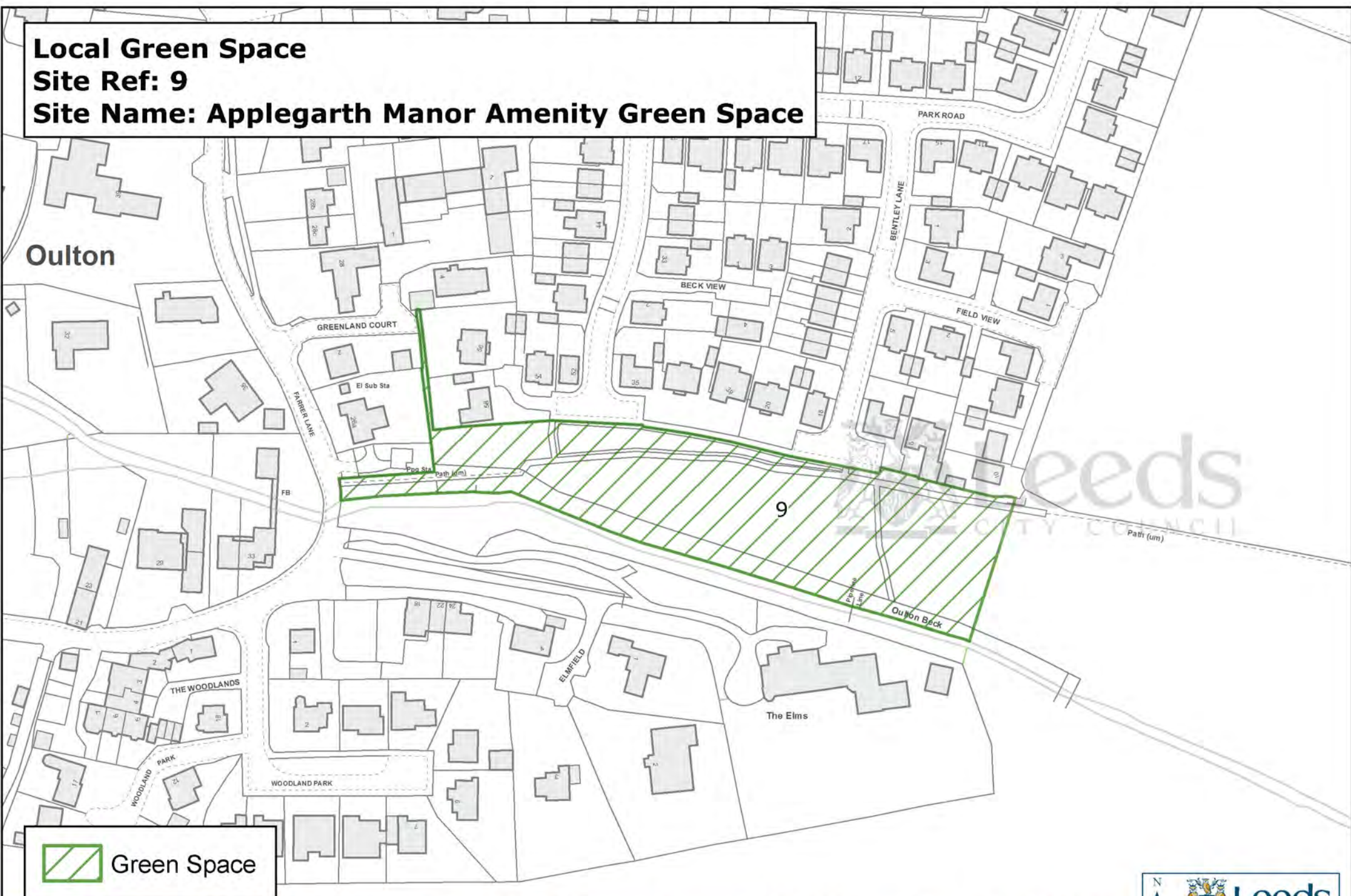
 Green Space

Local Green Space
Site Ref: 8
Site Name: Sherwood Way Sports Field



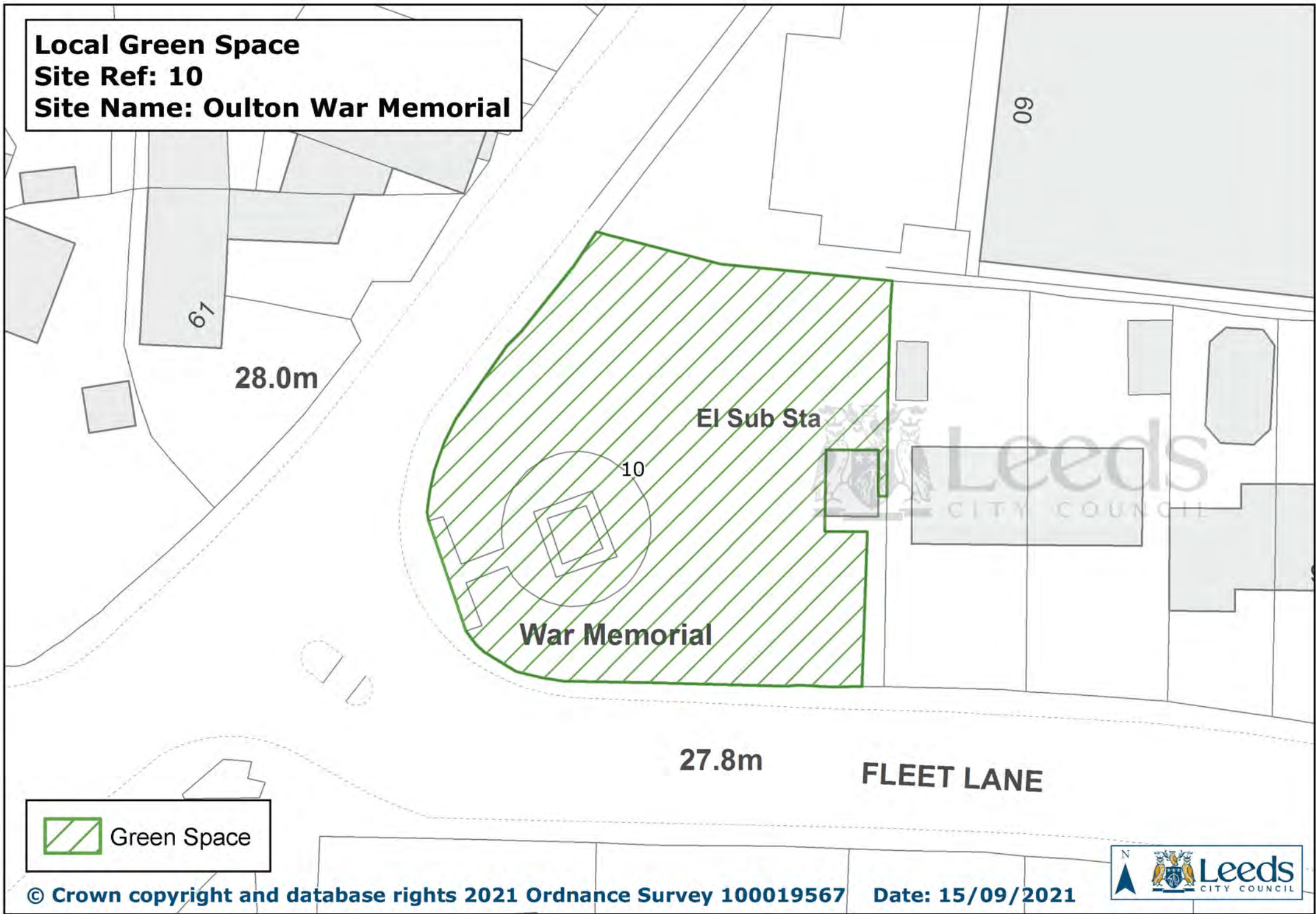
 Green Space

Local Green Space
Site Ref: 9
Site Name: Applegarth Manor Amenity Green Space



 Green Space

Local Green Space
Site Ref: 10
Site Name: Oulton War Memorial



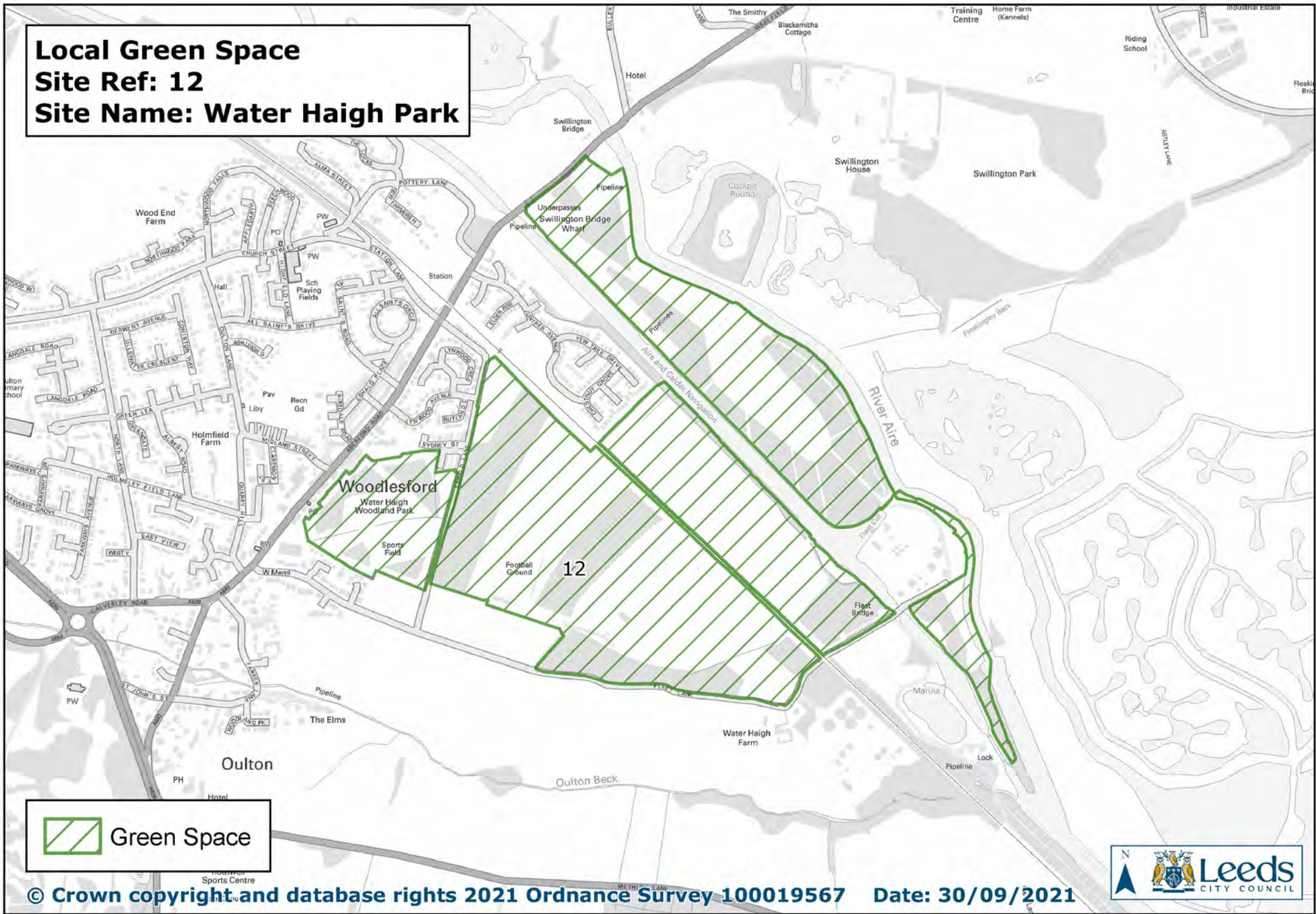
 Green Space


Local Green Space
Site Ref: 11
Site Name: Midland Street



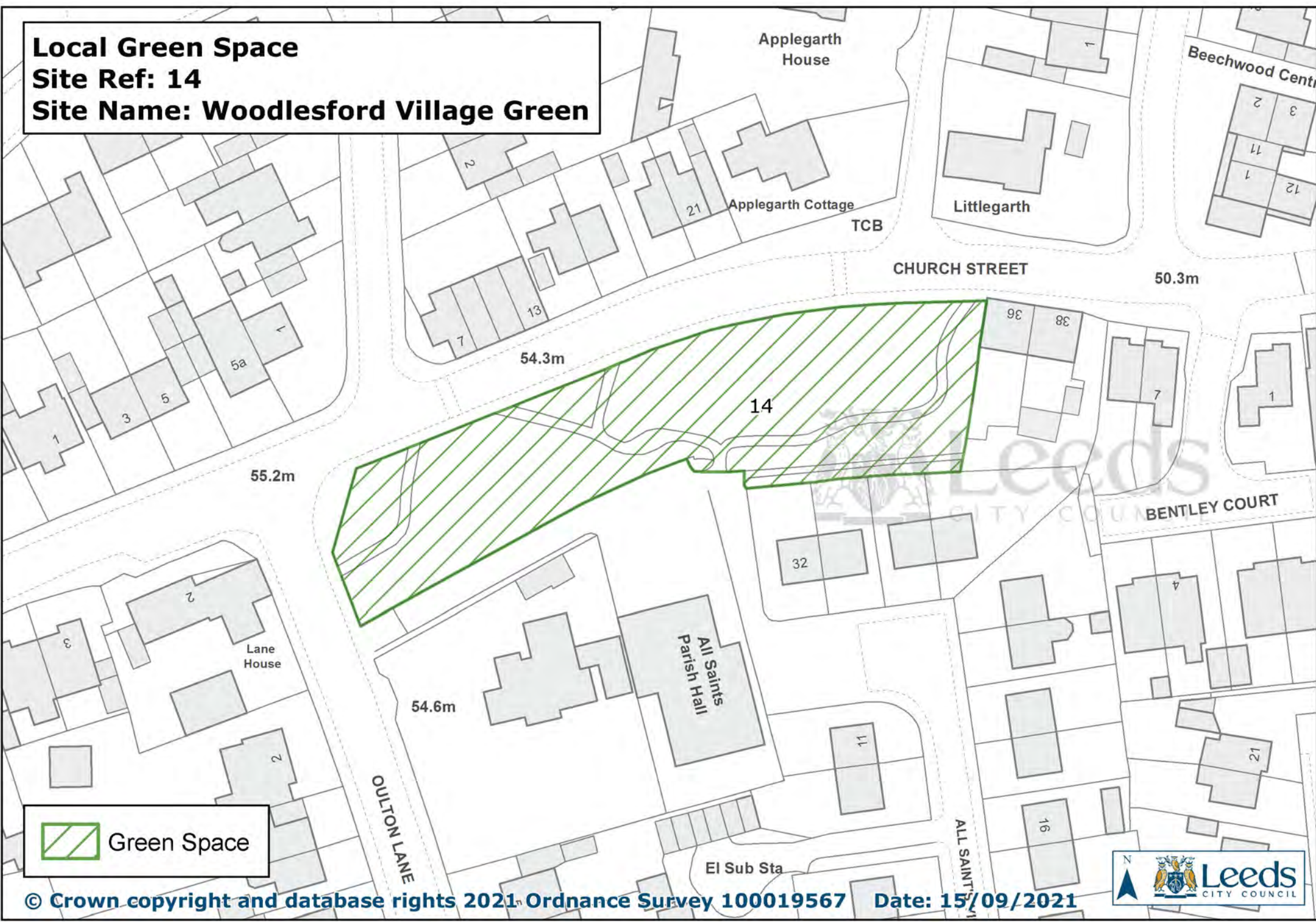
 Green Space

Local Green Space
Site Ref: 12
Site Name: Water Haigh Park



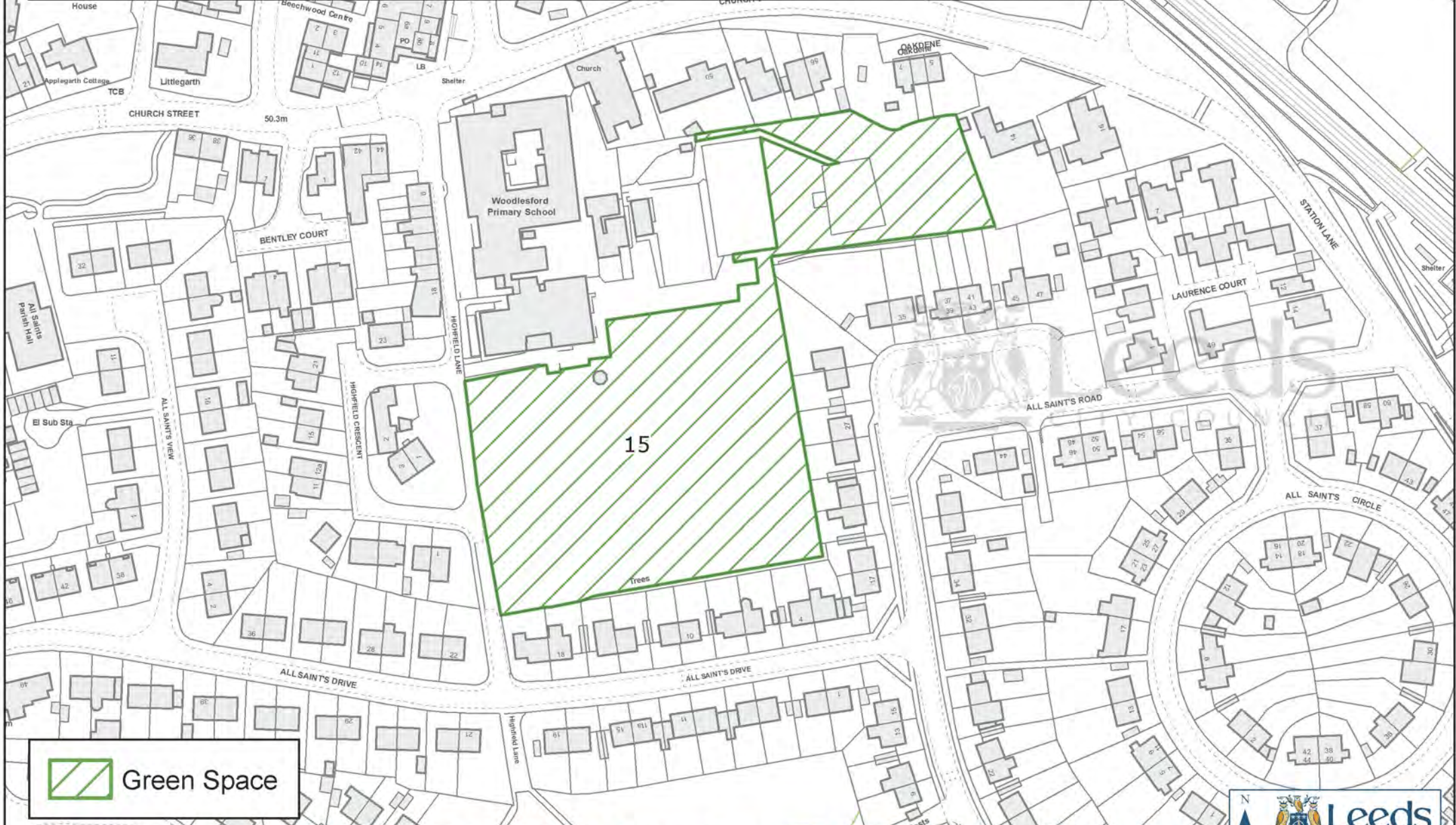
 **Green Space**


Local Green Space
Site Ref: 14
Site Name: Woodlesford Village Green



 Green Space


Local Green Space
Site Ref: 15
Site Name: Woodlesford Primary School Playing Fields and Garden



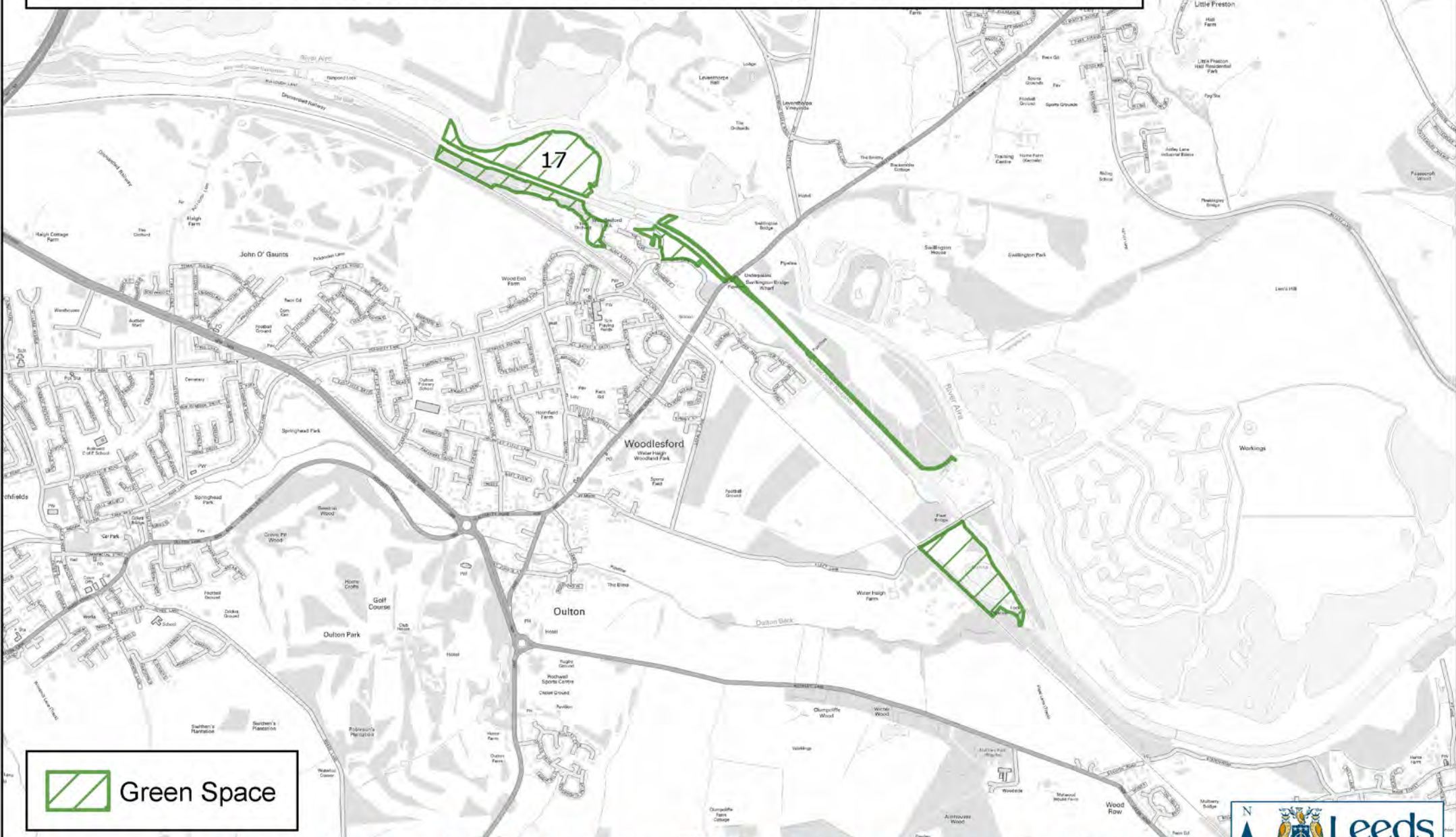
 Green Space

Local Green Space
Site Ref: 16
Site Name: The Maltings Entrance and Amenity Green Space



 Green Space

Local Green Space
Site Ref: 17
Site Name: Land Flanking Aire and Calder Navigation and River Aire



 Green Space

Appendix 3b. Assessment of other green spaces that contribute to local character.

Ref.	Site name & location	Characteristics of the site. ⁴	Proximity to the community. ⁵	Local significance. ⁶	Area in Hectares	Land owner	Maintained by
I	Albert Road	Allotments	Statutory Allotments off Albert Road, convenient for the surrounding community which they serve.	Provision of a well-used facility for the benefit of local residents.	0.46	Leeds City Council	Allotment holders
H	Albert Road	Four Amenity Green Spaces	Four smaller green spaces adjacent to Charles Grove which greatly improve the visual appearance of the area for the benefit of the residents of the immediate locality.	Visual amenity integral to the original lay out of the area.	0.02	Leeds City Council	Leeds Parks and Gardens
Q	All Saints Road	Two large Amenity Green Spaces with mature trees together with lengthy grassed areas fronting All Saints Road.	In immediate proximity to the residents All Saints Road and Eshald Place	Visual amenity contributing to the greenness of the local area.	0.14	Leeds City Council	Leeds Parks and Gardens

Ref.	Site name & location	Characteristics of the site. ⁴	Proximity to the community. ⁵	Local significance. ⁶	Area in Hectares	Land owner	Maintained by
R	Ashleigh Gardens	Grassed area with bushes and large overhanging trees.	Prominent site at entrance to cul-de-sac, at junction with main distributor road (Oulton Lane).	Valued green area in an otherwise completely developed area.	0.01	Leeds City Council.	Leeds Parks and Gardens
M	Bernard Street /Sydney Street	Three areas of Amenity Green Space. Two larger areas grassed and with mature trees. Bench on eastern most plot.	Adjacent to Sidney Street and Bernard Street.	Two larger areas used by children for informal play. Valued by residents as providing an open green element in an area which is otherwise densely developed with high density terrace housing.	0.05	Leeds City Council	Leeds Parks and Garden
B	Calverley Road	Three areas of Amenity Green Space around bus stop and parking lay-by,	Adjacent to Calverley Road, Chapel Yard, Bentley Square	Two raised stone-walled beds installed by Oulton in Bloom with a plaque commemorating Malcolm Brocklesby, founder of the Oulton Society.	0.02	Leeds City Council	Leeds Parks and Gardens and Oulton in Bloom
X	Eastfield Crescent/ Eastfield Drive	Grassed strip.	Integral part of housing layout.	Valued green feature in an otherwise completely developed residential area.	0.02	Leeds City Council	Leeds Parks and Gardens

Ref.	Site name & location	Characteristics of the site. ⁴	Proximity to the community. ⁵	Local significance. ⁶	Area in Hectares	Land owner	Maintained by
A	Farrer Lane	Amenity Green Space.	Adjacent to Farrer Lane/Stone Croft Court. Adjacent to Oulton Beck	Children's play area. Social events. Flanking footpath adjacent to the Beck	0.05	Leeds City Council	Leeds Parks and Gardens
W	Gipsy Lane	Grassed area with trees, shrubs and flower beds	Prominent site at entrance to and integral part of housing developments.	Recently saved from intention by Council to lease to occupiers of adjoining house to fence and use as garden.	0.01	Leeds City Council	Leeds Parks and Gardens, Woodlesford in Bloom and local residents.
G	Gipsy Lane/Oulton Primary School	Grass strip with seasonal flowers,	Adjoins well used footpath. Overlooked by bungalows opposite.	Recently threatened from use by cable and gas contactors as storage area when working in the vicinity.	0.02	Leeds City Council	Leeds Parks and Gardens
E	Green Lea	Amenity Green Space, and adjacent walkway	Adjacent and contains busy secondary entrance to, Oulton Primary School	Enhances the setting of the entrance to Oulton Primary School	0.02	Leeds City Council	Oulton in Bloom

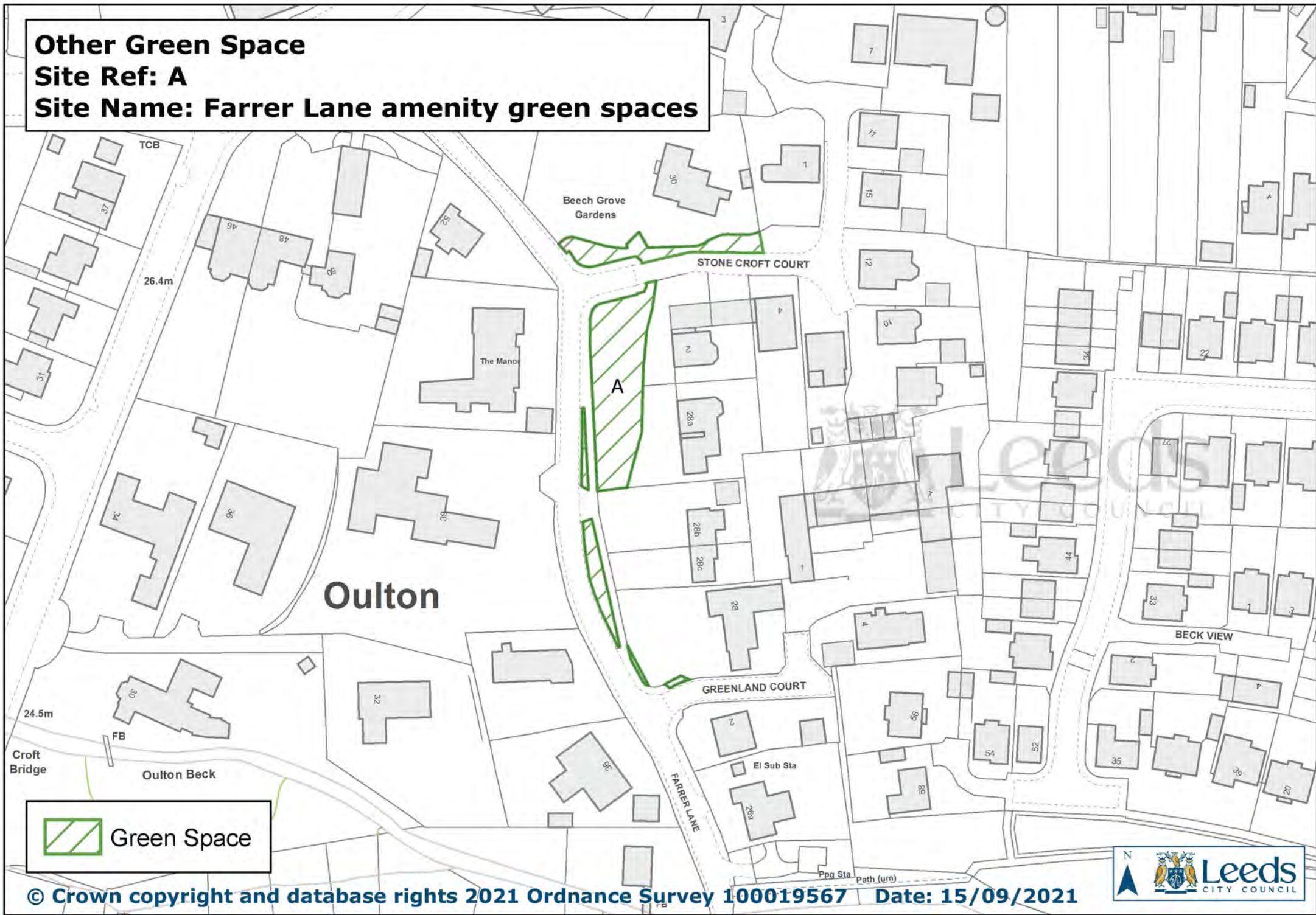
Ref.	Site name & location	Characteristics of the site. ⁴	Proximity to the community. ⁵	Local significance. ⁶	Area in Hectares	Land owner	Maintained by
F	Holmsley Field Lane/ Parkway walkway	Beds flanking well-used walkway, with shrubs and some mature trees	Connecting Holmsley Field Lane to Parkway	Heavily used pedestrian route	0.05	Leeds City Council	Oulton in Bloom
C	Holmsley Field Lane	Amenity Green Space	Adjacent to Holmsley Field Lane	Valuable open green space contributing to the setting of the local housing.	0.16	Leeds City Council	Leeds Parks and Gardens
V	Holmsley Lane – Sixth Avenue to Pymont Drive	Amenity Green Space	Bordering Holmsley Lane	Landscaping, planted by Woodlesford in Bloom, contributing strongly to the visual attractiveness of a main approach to Woodlesford.	0.04	Leeds City Council	Woodlesford in Bloom
U	Holmsley Lane/ Pymont Drive	Amenity Green Space	Adjacent to flats in Pymont Drive	Grass area in front of block of flats. Important visual amenity.	0.01	Leeds City Council	Leeds Parks and Gardens
D	Holmsley Walk	Amenity Green Spaces with trees.	Bordering Holmsley Walk	A quiet area, away from roads, integral to the landscaping of Holmsley Walk	0.02	Leeds City Council	Leeds Parks and Gardens

Ref.	Site name & location	Characteristics of the site. ⁴	Proximity to the community. ⁵	Local significance. ⁶	Area in Hectares	Land owner	Maintained by
N	Lynwood Avenue	Amenity Green Space with mature trees.	Adjacent to Lynwood Avenue	Contributes to the physical form of the settlement.	0.04	Leeds City Council	Leeds Parks and Gardens
O	Lynwood Crescent	Amenity Green Space with mature trees.	Adjacent to Lynwood Crescent	Setting for listed building	0.06	Leeds City Council	Leeds Parks and Gardens
K	Midland Street/ Claremont Street and two sites in Midland Street/ Roberts Street	Areas of hard and soft landscaping with flowers, plants, shrubs and one mature tree.	Within Midland Street	Created from previously unsightly areas, as community gardens by Woodlesford in Bloom with support from the Royal Horticultural Society. Provides seating in a restful area.	0.01	Leeds City Council	Maintained by Woodlesford in Bloom
S	Northwood Park	Two grassed Amenity Green Spaces	Adjacent to Northwood Falls/ Needless Inn Lane	Contribute to the physical form of the settlement.	0.04	Leeds City Council	Leeds Parks and Gardens
T	Pickpocket Lane	Ancient Green Lane, with mature hedges, already marked on the earliest Ordnance Survey map. The site contains a Hooping Stone, used for shaping the iron tyres for the wheels of caravans and carts.	Adjacent to Needless Inn Lane	Bridleway	0.3	Leeds City Council	Woodlesford in Bloom

Ref.	Site name & location	Characteristics of the site. ⁴	Proximity to the community. ⁵	Local significance. ⁶	Area in Hectares	Land owner	Maintained by
J	Quarry Hill	Amenity Green Space	Adjacent to Oulton Lane	Site bordering an old quarry. Wild life refuge. Site for seat, for rest and contemplation	0.1	Leeds City Council	Leeds Parks and Gardens
P	Station Lane	Amenity Green Space Grassed with mature trees.	Adjacent to Woodlesford Station	Visually attractive site, entering /leaving Woodlesford by train.	0.2	Leeds City Council	Leeds Parks and Garden
L	Sydney Street	Allotments	Adjacent to the Eshalds and Lynwoods	Well used and valued by local residents for gardening.	0.2	Leeds City Council	Allotment holders

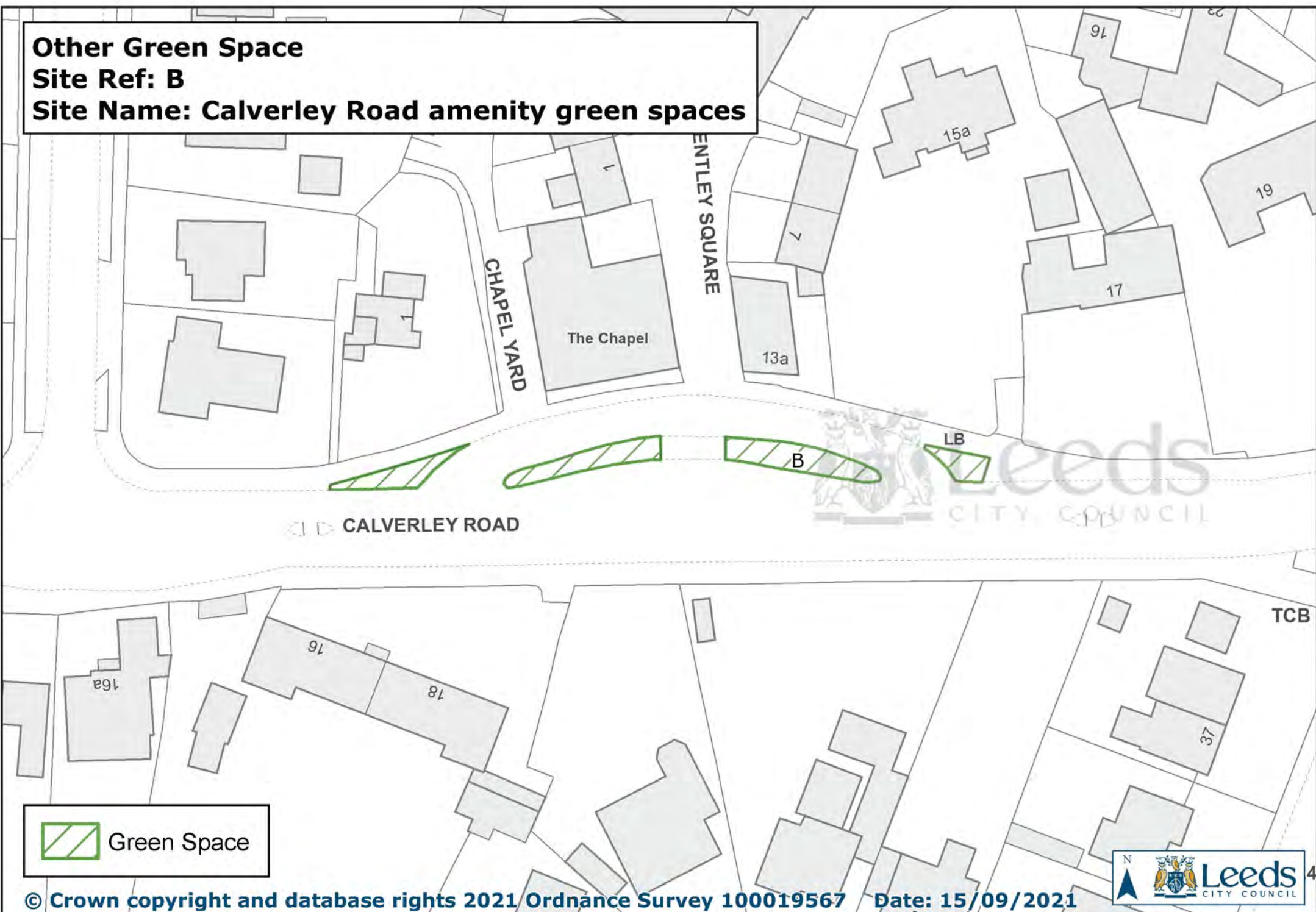
Oulton and Woodlesford : Other Green Spaces that Contribute to Local Character

Other Green Space
Site Ref: A
Site Name: Farrer Lane amenity green spaces



 Green Space

Other Green Space
Site Ref: B
Site Name: Calverley Road amenity green spaces

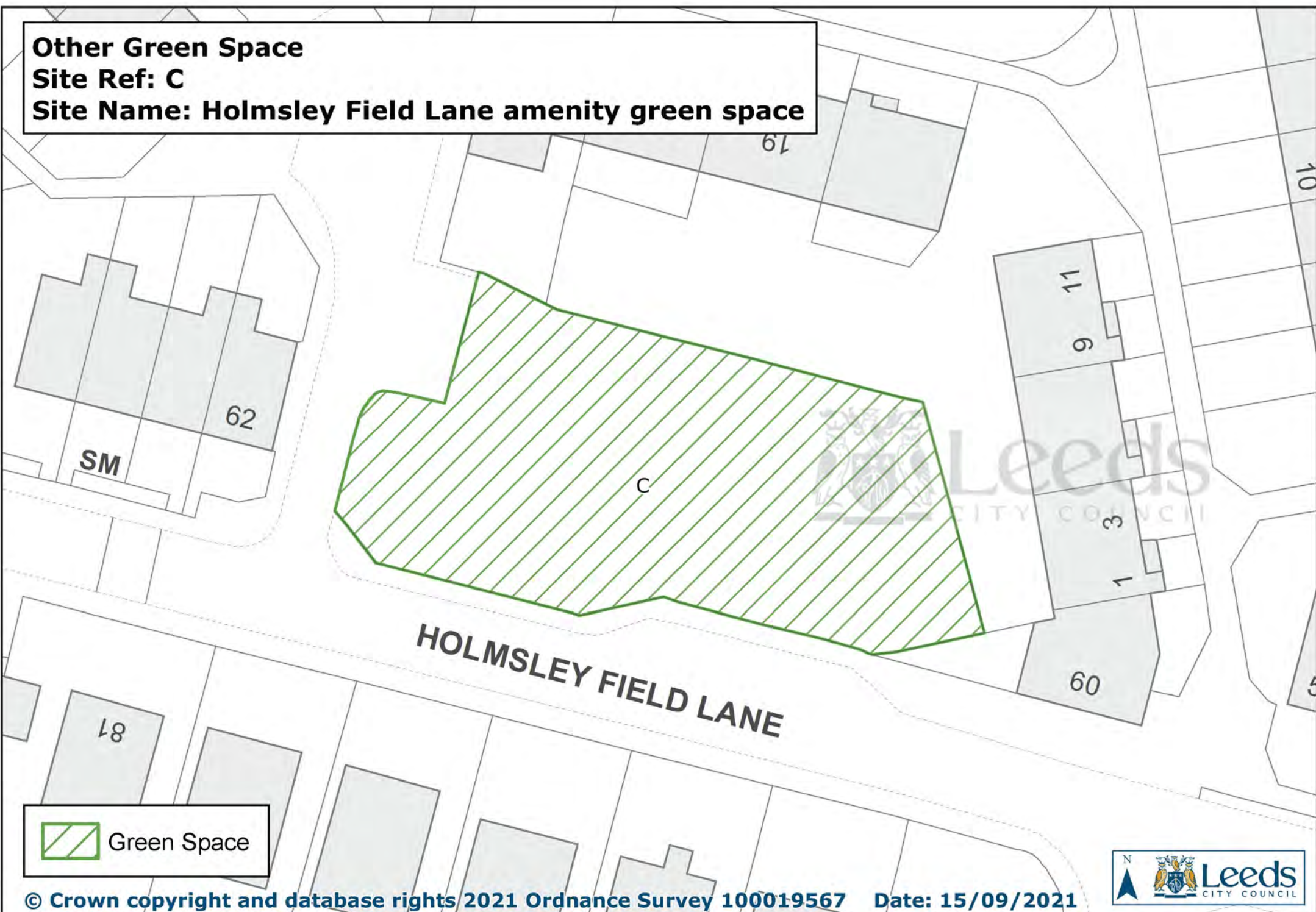


 Green Space

Other Green Space

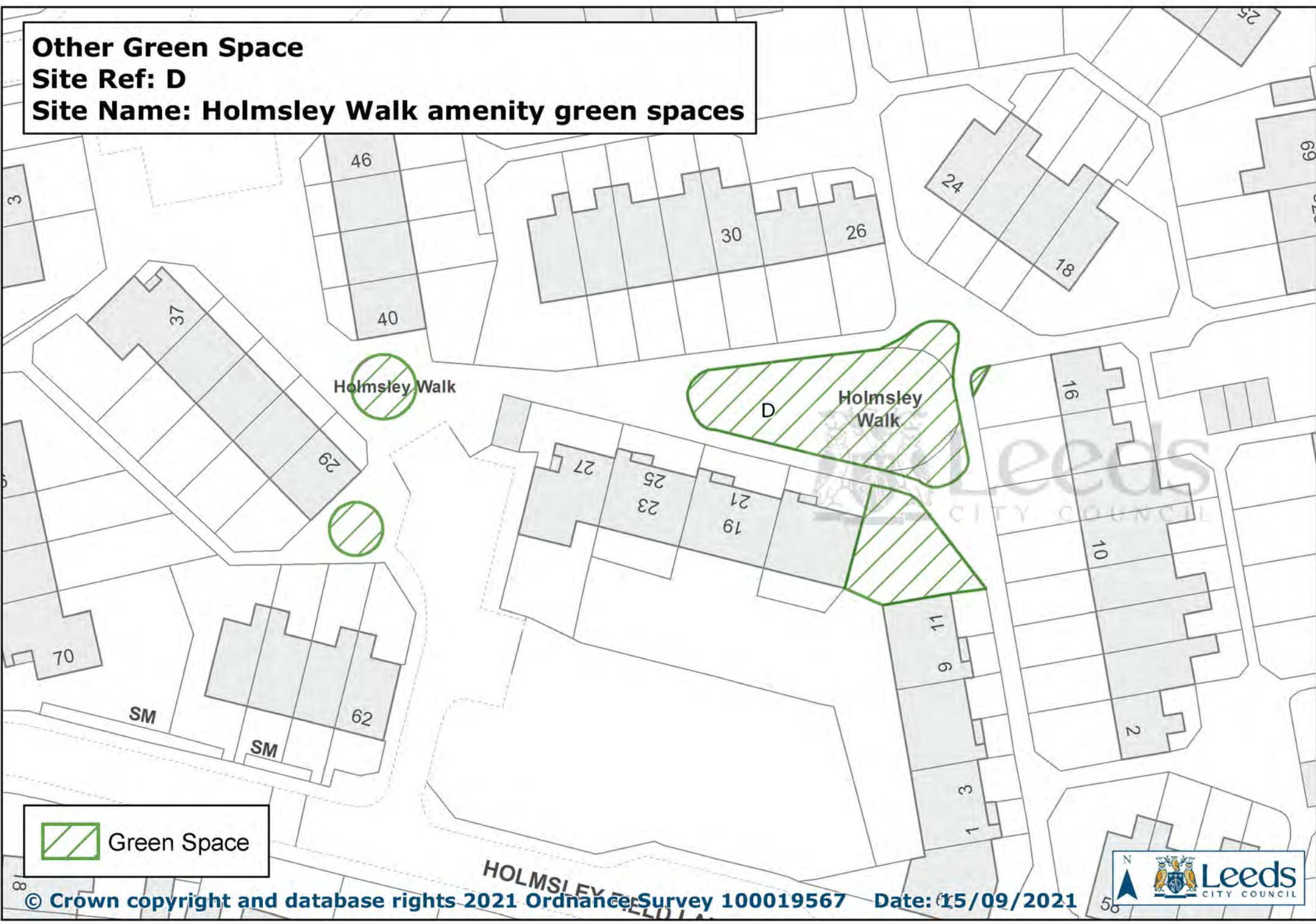
Site Ref: C

Site Name: Holmsley Field Lane amenity green space



Green Space

Other Green Space
Site Ref: D
Site Name: Holmsley Walk amenity green spaces

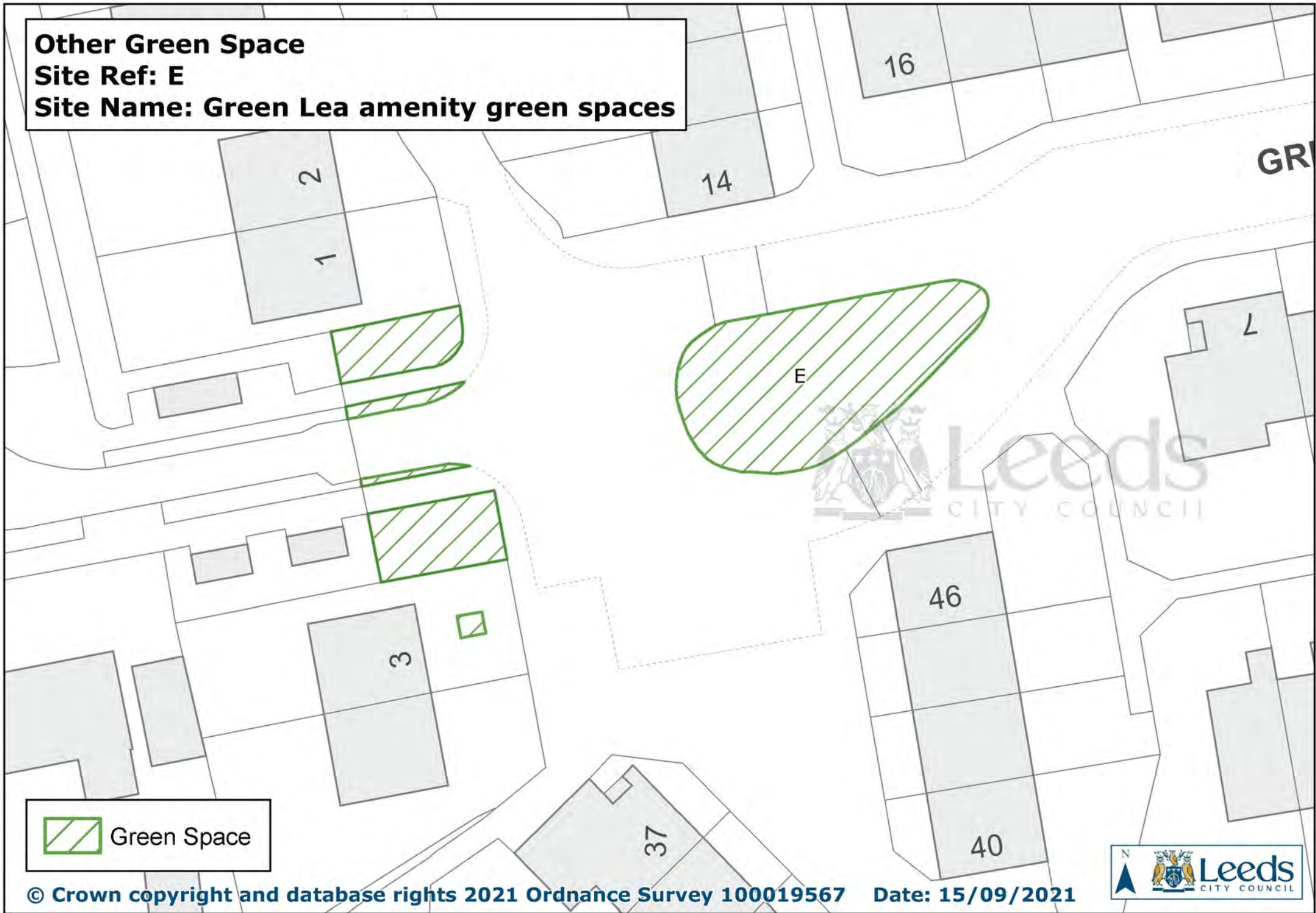



 Green Space

Other Green Space

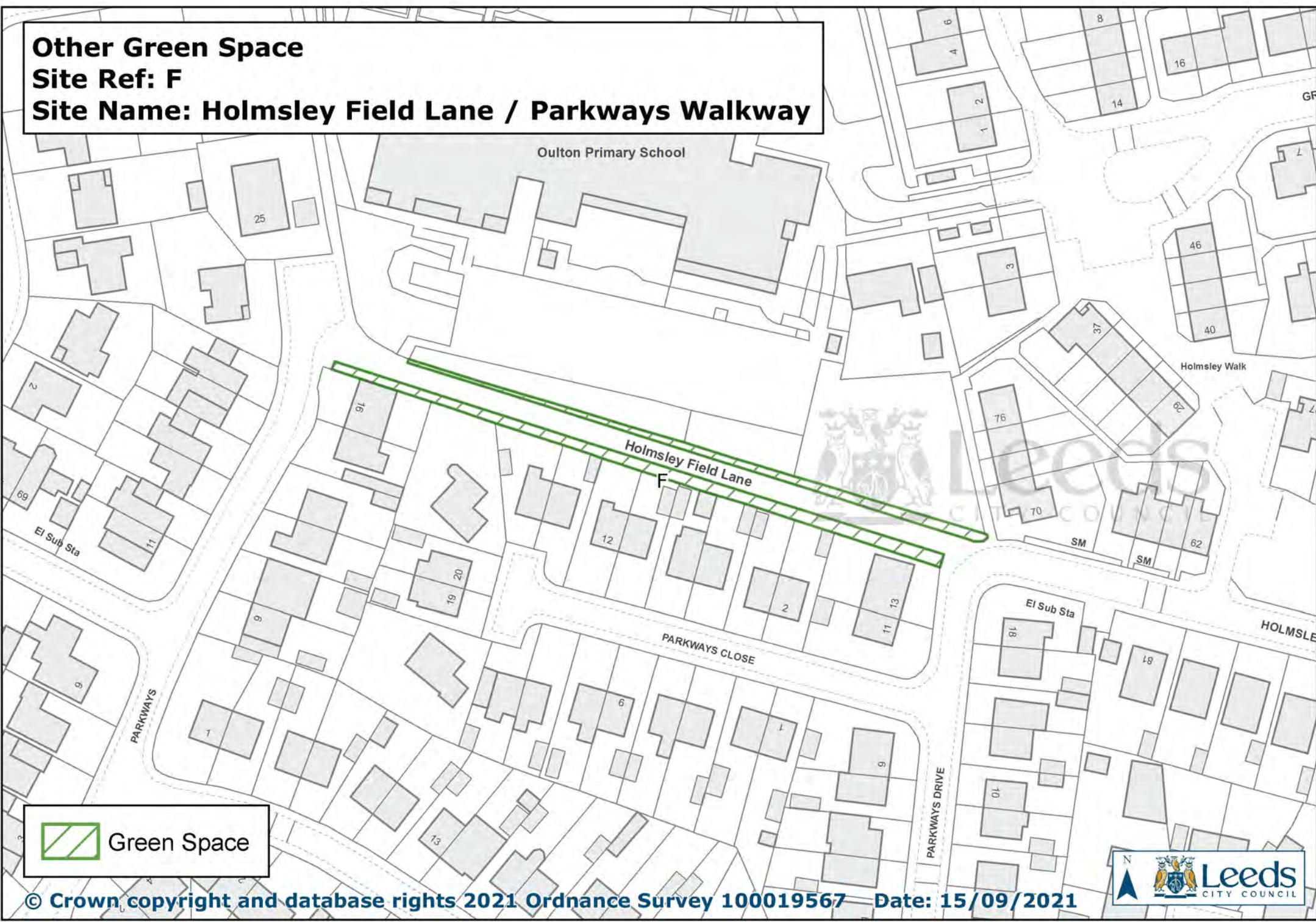
Site Ref: E


Site Name: Green Lea amenity green spaces



 Green Space

Other Green Space
Site Ref: F
Site Name: Holmsley Field Lane / Parkways Walkway

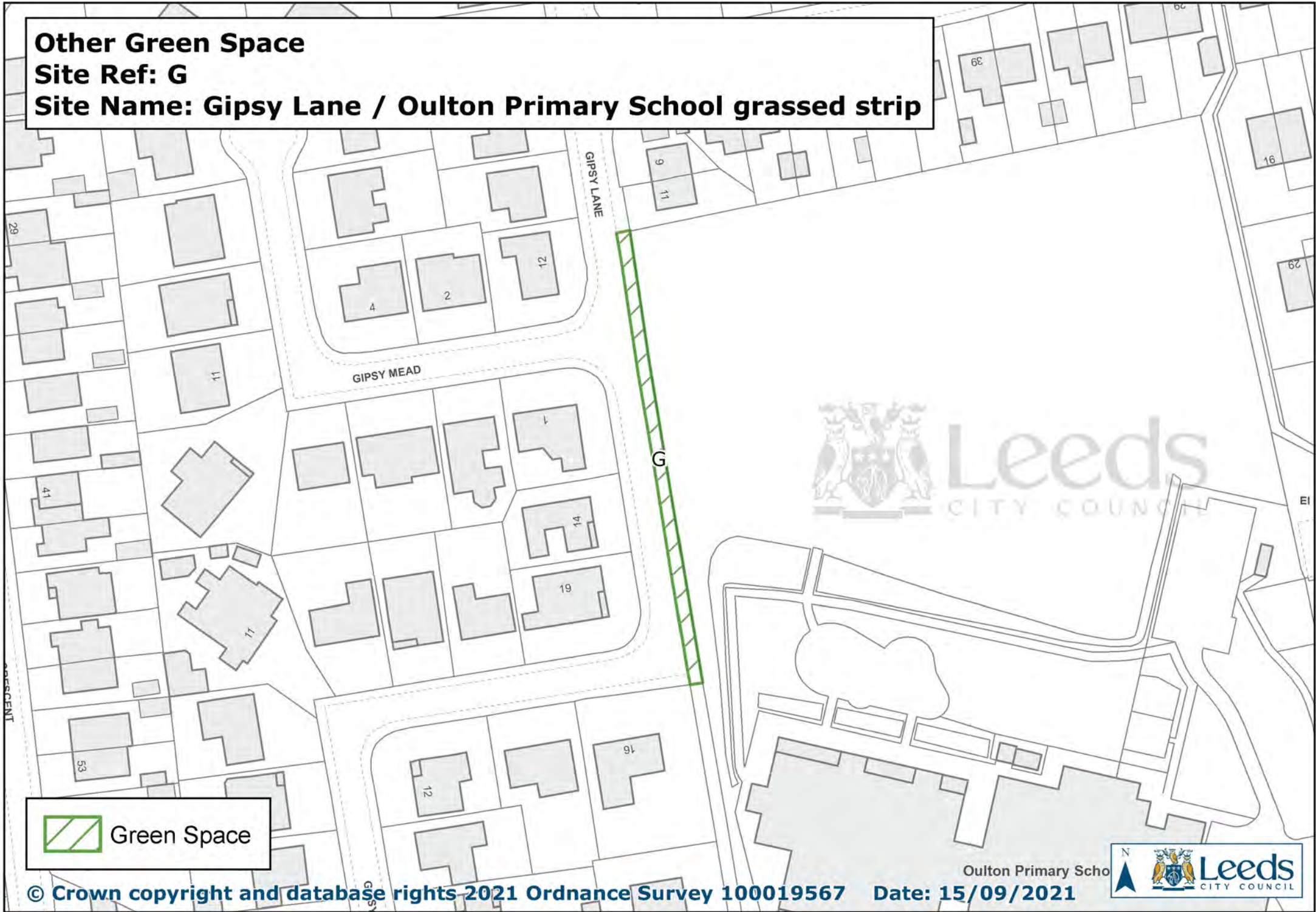



 Green Space

Other Green Space

Site Ref: G


Site Name: Gipsy Lane / Oulton Primary School grassed strip



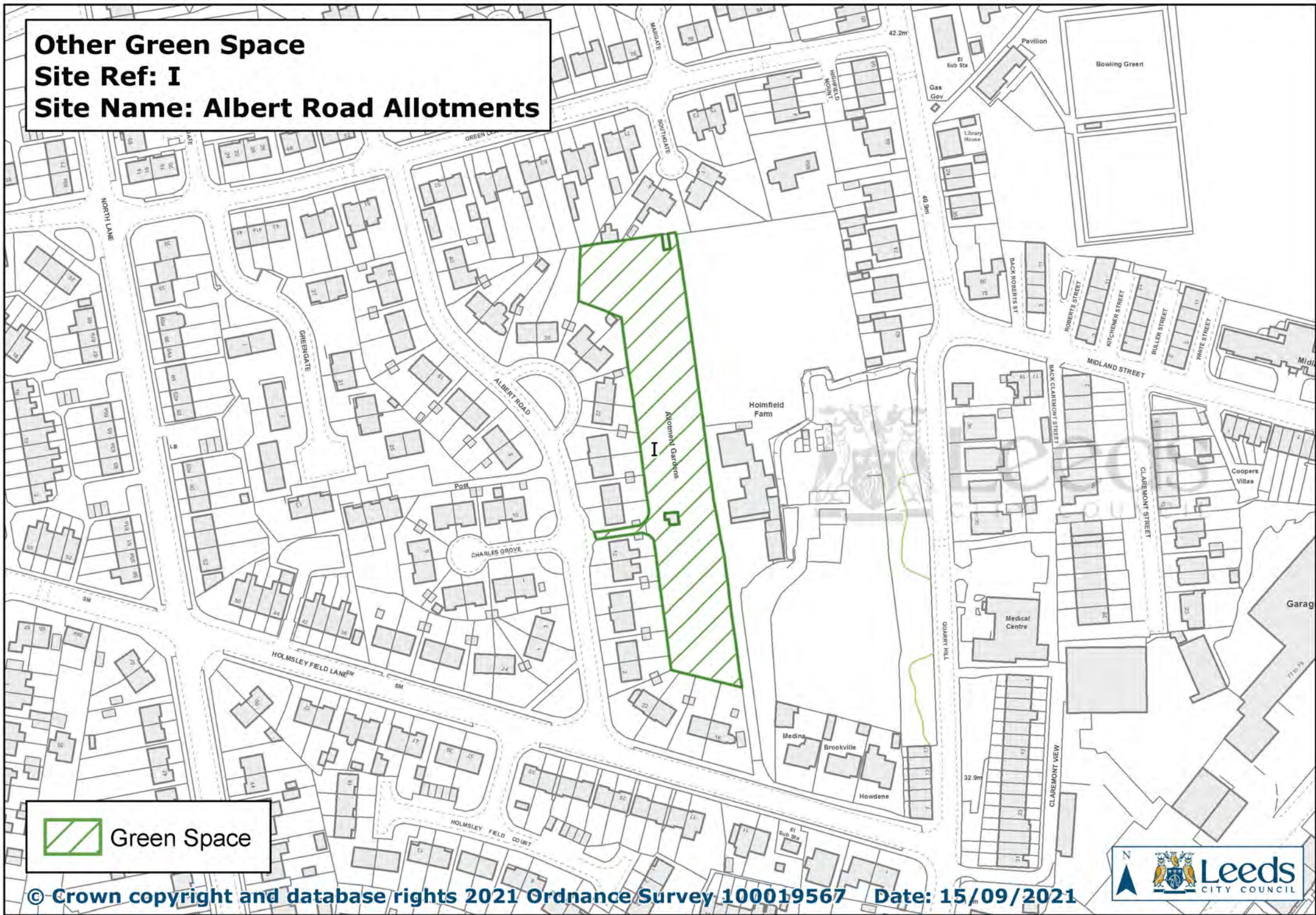
 Green Space

Other Green Space
Site Ref: H
Site Name: Albert Road Amenity Green Spaces



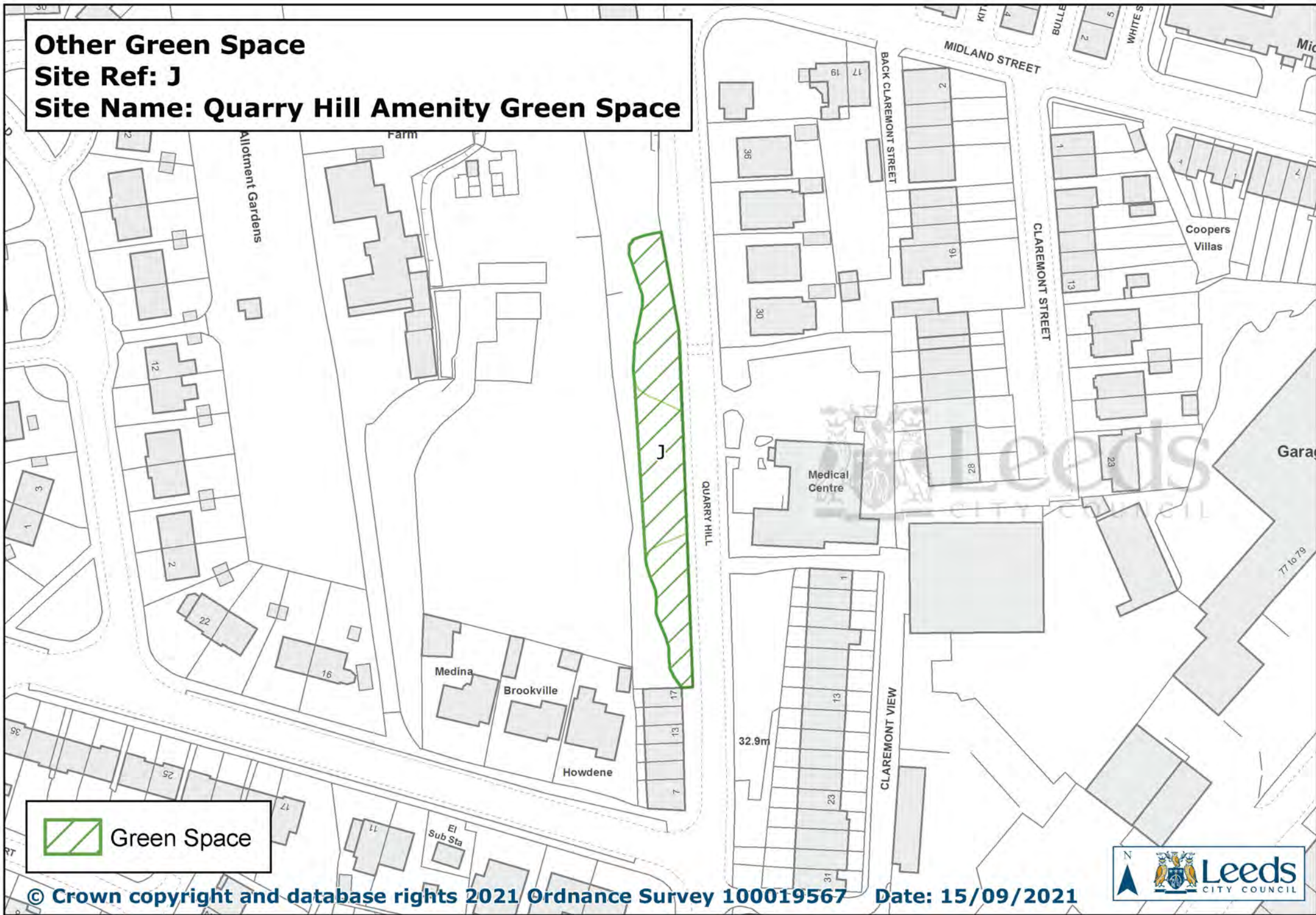
 Green Space


Other Green Space
Site Ref: I
Site Name: Albert Road Allotments



 Green Space

Other Green Space
Site Ref: J
Site Name: Quarry Hill Amenity Green Space



 Green Space

Other Green Space

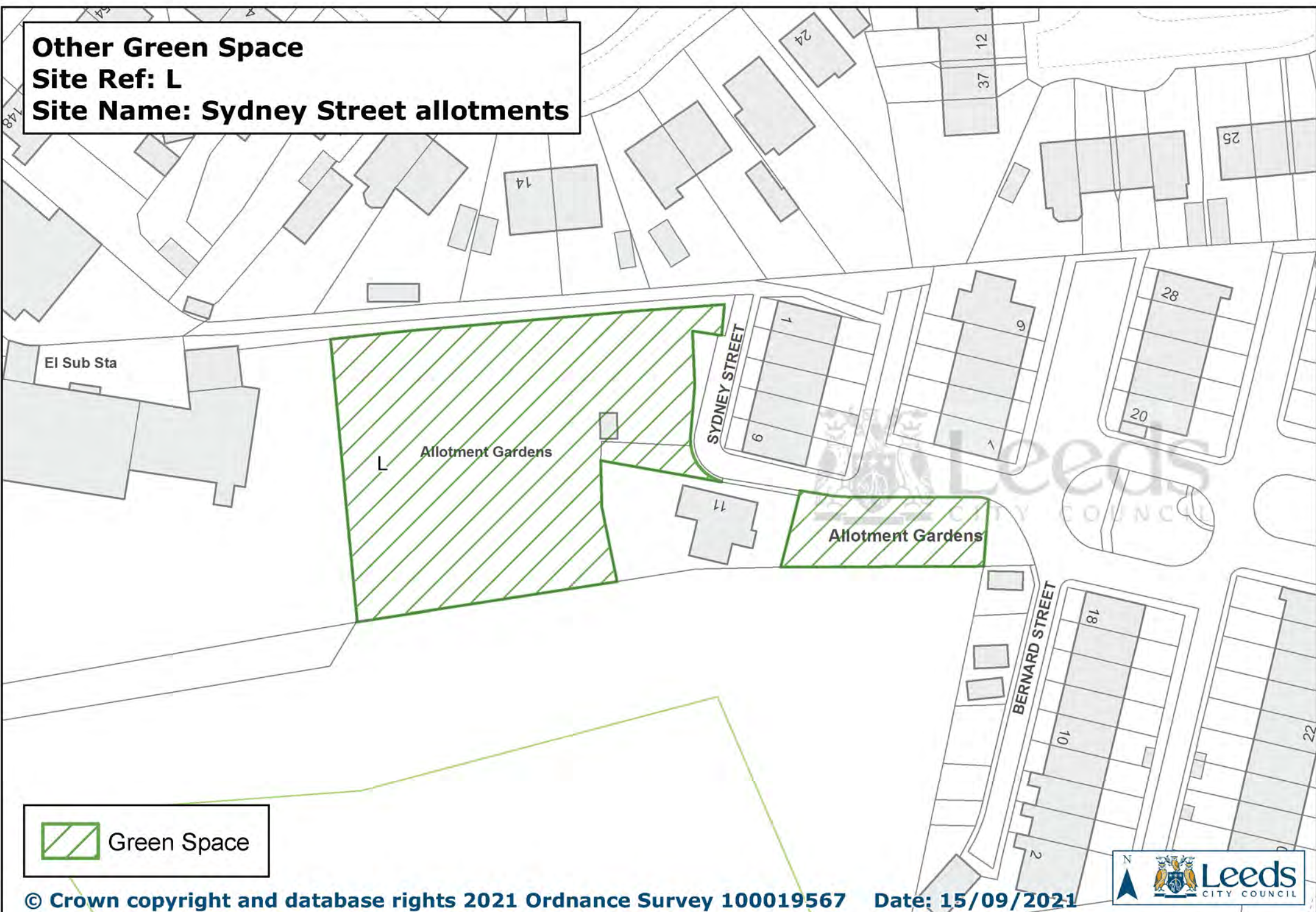
Site Ref: K

Site Name: Midland street, Claremont street, Roberts street



Green Space

Other Green Space
Site Ref: L
Site Name: Sydney Street allotments

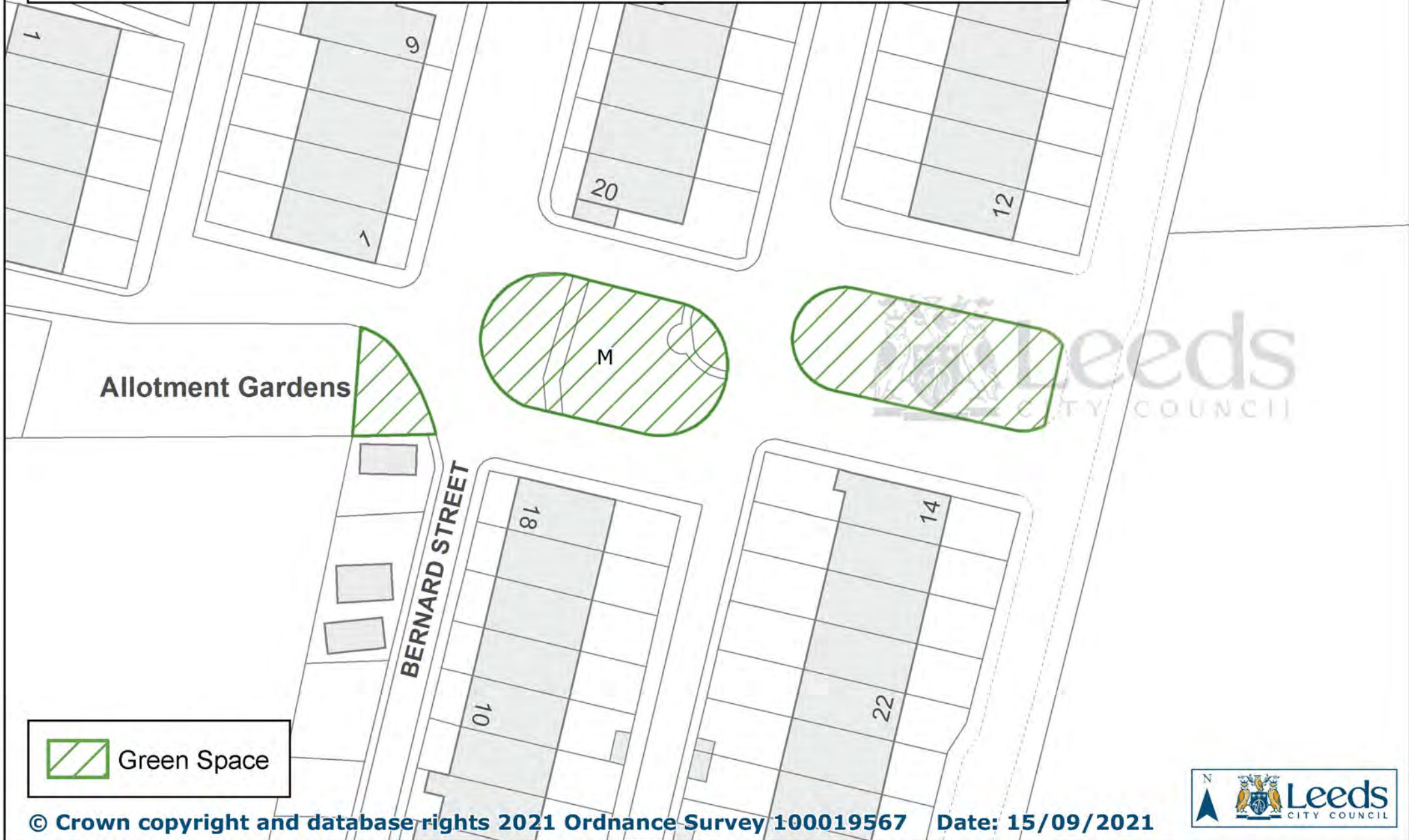


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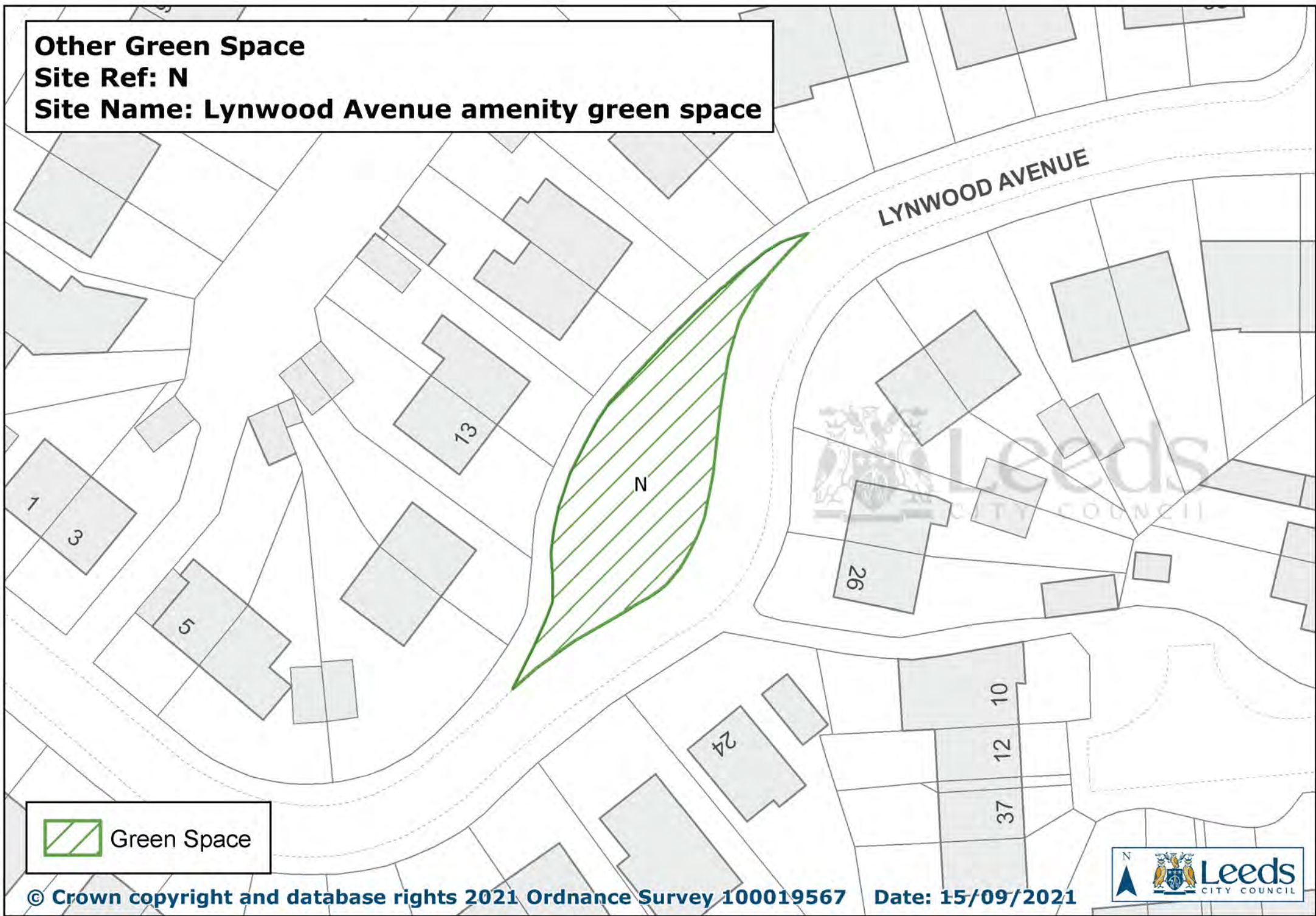
Other Green Space

Site Ref: M

Site Name: Bernard Street / Sydney Street amenity green spaces



Other Green Space
Site Ref: N
Site Name: Lynwood Avenue amenity green space



 Green Space

Other Green Space

Site Ref: 0

Site Name: Lynwood Crescent amenity green space


EI Sub Sta



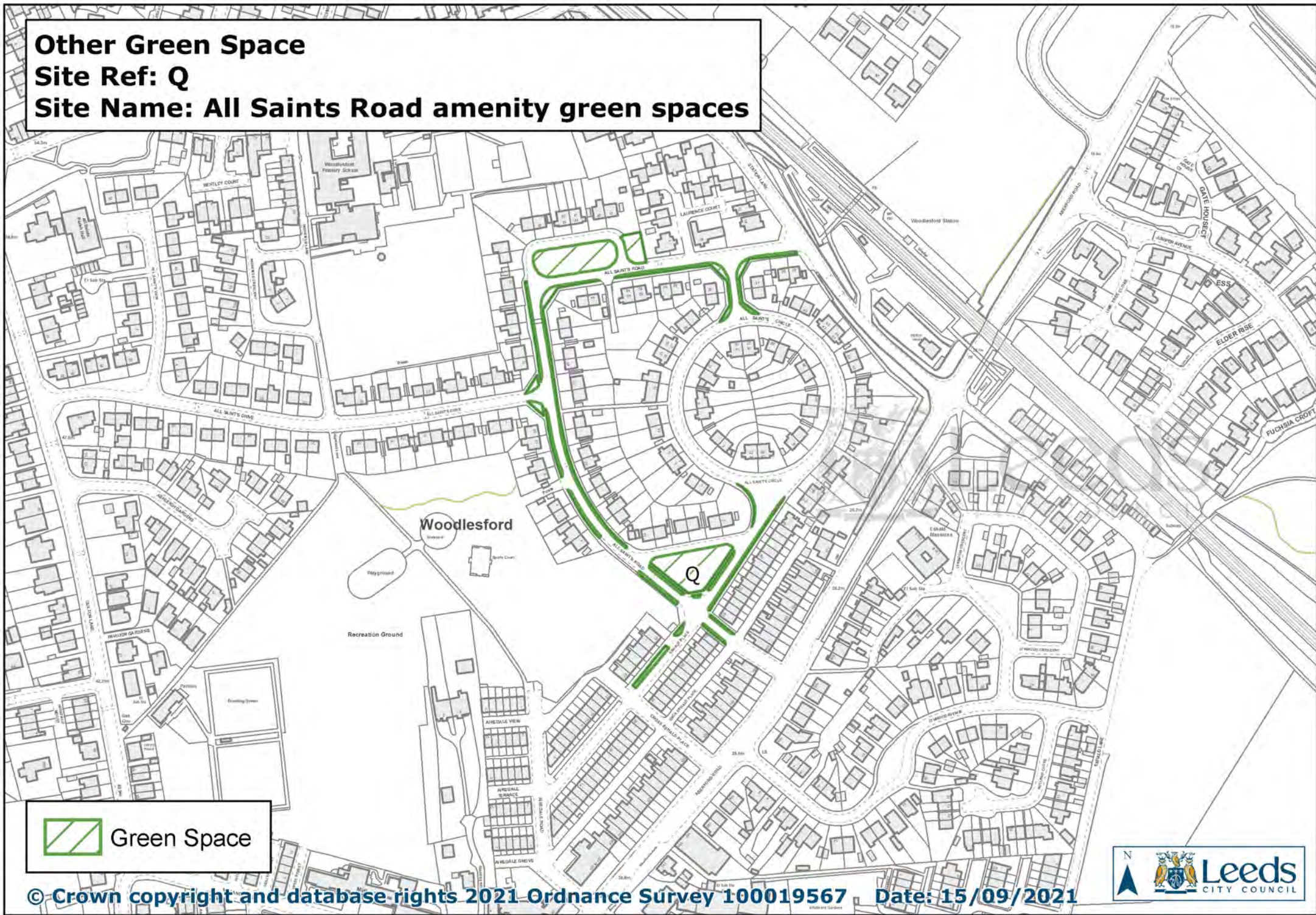
Green Space


Other Green Space
Site Ref: P
Site Name: Station Lane amenity green space



 Green Space

Other Green Space
Site Ref: Q
Site Name: All Saints Road amenity green spaces



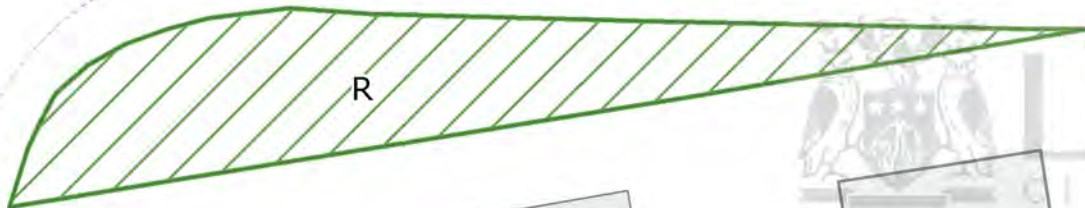
 Green Space

Other Green Space

Site Ref: R

Site Name: Ashleigh Gardens amenity green space

1




Green Space

Other Green Space

Site Ref: S


Site Name: Northwood Park amenity green spaces



 Green Space


Other Green Space
Site Ref: T
Site Name: Pickpocket Lane ancient Green Lane



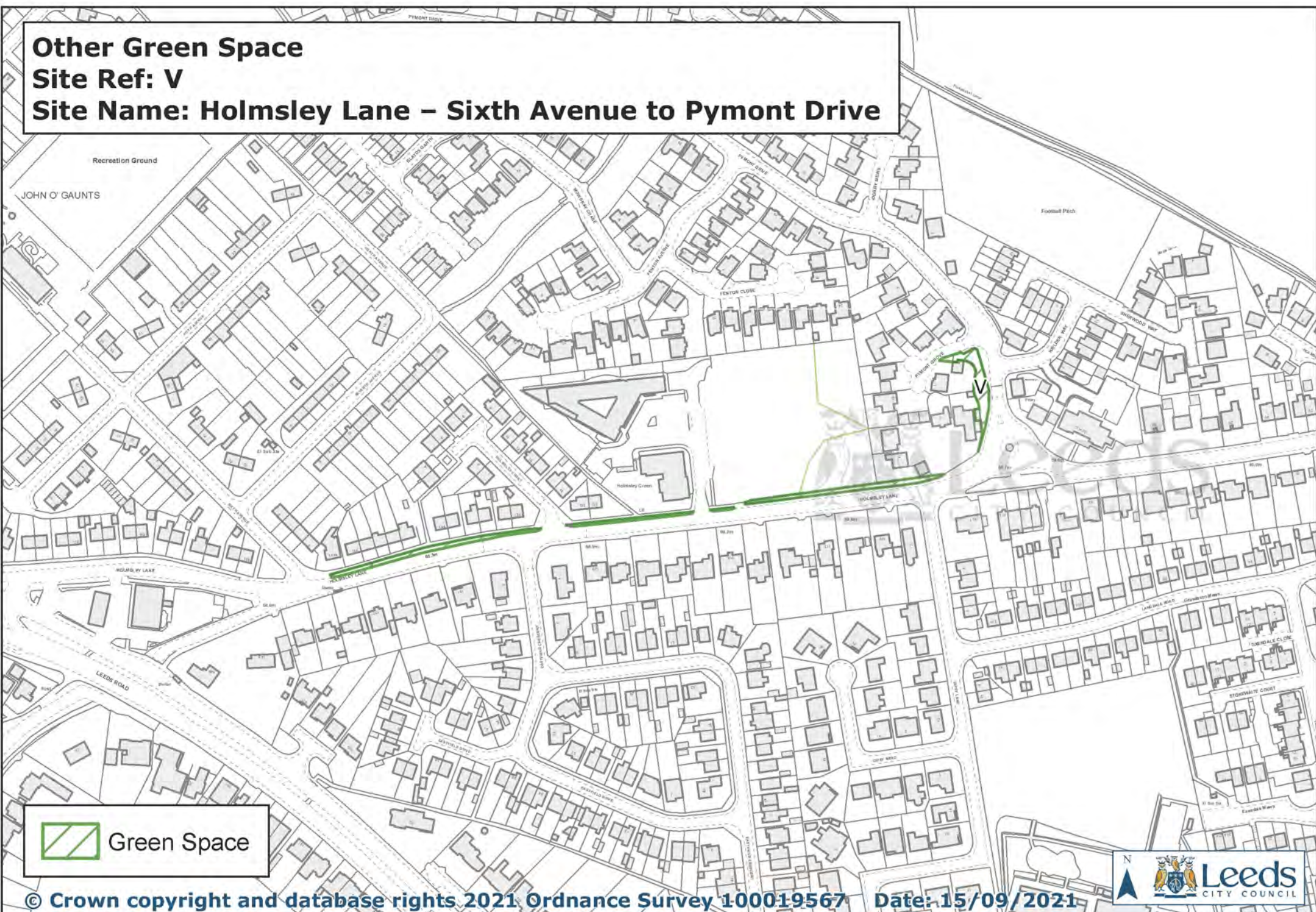
 Green Space


Other Green Space
Site Ref: U
Site Name: Holmsley Lane/Pymont Drive amenity green spaces



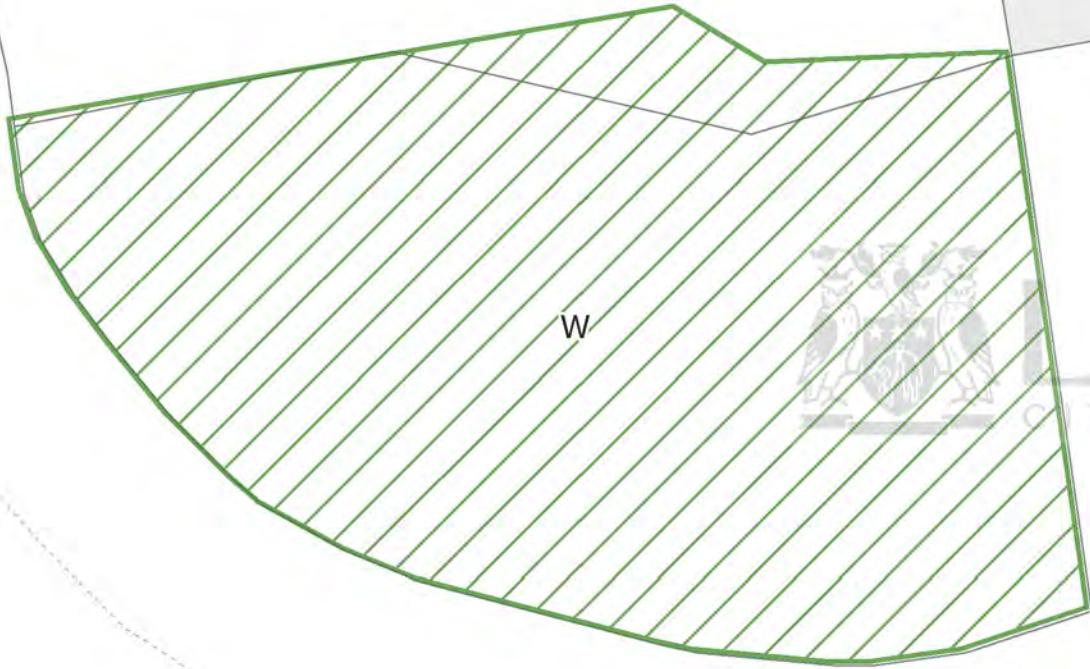
 Green Space


Other Green Space
Site Ref: V
Site Name: Holmsley Lane – Sixth Avenue to Pymont Drive



 Green Space


Other Green Space
Site Ref: W
Site Name: Gipsy Lane amenity green space



 Green Space

Other Green Space
Site Ref: X
Site Name: Eastfield Crscent/Eastfield Drive grassed strip



 Green Space

Appendix 4: Community Facilities assessment

Places of Worship

- A. **St. John the Evangelist church, Oulton.** The church of the C of E parish of Oulton with Woodlesford. Currently needing renovation following the theft of lead from the roof and subsequent water damage caused by heavy rain. Repair is underway following funding from the Heritage Lottery Fund. Meanwhile the church is slowly drying out and a clear up operation is in progress. Worship has meanwhile been transferred to the All Saints Parish Hall, Woodlesford, but short a short service is now being held weekly, in the church itself. Once the church has been made weatherproof, the damage to the inside has been repaired and it is once again usable, there are plans to develop the building to allow wider community use. The community is engaged in this plan through the 'Friends of St John's', upon which the Forum is represented.
- B. **Methodist Church, Woodlesford.** The church is now used by worshippers from Oulton and Woodlesford.

Meeting Places.

- C. **Oulton Institute, Quarry Hill, Oulton.** The Institute, which was founded in 1893, contains a large hall, two small meeting rooms and a kitchen, all of which are available for hire. These are heavily booked; regular renters have included dance classes, yoga classes, charity coffee mornings, dog training classes, choir practice, and various community support groups, including the Forum. In addition to these, there are casual bookings, children's birthday parties being a particularly popular use. The Institute is used as a polling station.
- D. **All Saints Parish Hall, Woodlesford.** The Hall, which was originally associated with All Saints Church, Woodlesford, became the parish hall for the parish of Oulton with Woodlesford, following the de-consecration of All Saints Church in 1993. The Hall comprises a large and a small meeting room and a kitchen, which are available for hire. The Hall is currently in use for worship while the church is being repaired. Ten different community groups make regular use of the hall and there are also casual bookings.
- E. **Midland House, Midland Street.** This has a room used by various community groups including a Breakfast Club and a Gentle Exercise class.

Schools

- F. Oulton Primary School. Recently rebuilt. About 400 pupils.
- G. Woodlesford Primary School. About 475 pupils.
- H. Royds School, Pennington Lane, Oulton. About 1350 pupils.

Sports and recreation

- I. **Oulton & Woodlesford Community Sports Club.** This sports club leases land from Leeds City Council and is the base for the following sports.
 - Rugby League. This section of the club provides Rugby League teams from the age of 3 up to open age. There are around 250 junior members and 50 youth members. The 1st team play in the National Conference League division 1 and has around 50 senior players. There are also around 20 women in an Open Age side.
 - Cricket. This section of the club runs cricket teams from the age of 9 up to senior level. There are 1st and 2nd XI that play in the Central Yorkshire Cricket League. The junior membership is around 60 and the senior teams have about 30 registered members.
 - Sub Aqua. This section is affiliated to the Sub Aqua Association and has around 40 members
 - Football. This is a relatively new section to the Sports Club and has 3 junior teams with around 30 members, 1 senior team with 20 members and 1 women's team with 20 players.
- J. **West Riding Football HQ, Fleet Lane, Oulton.** This is the HQ for the West Riding Football Association. County representative matches are played here and courses for coaching, referees and for First Aid are also held here, along with Executive Committee meetings, in the clubhouse. The Clubhouse can be hired out for social events etc. Planning approval has recently been granted for a floodlit all-weather pitch.
- K. **Rothwell Juniors Football Club, Fleet Lane, Oulton.** The club caters for 35 junior teams and one open age team. The club runs both boys' and girls' teams and has over 400 members. Facilities consist of a new purpose built pavilion, 3 full size pitches, two seven-a-side pitches, one five-a-side pitch. There is also a floodlit 60m x 40m Astro turf pitch with enclosed fencing.

The Club hires out their facilities to a Karate group, Wakefield FC and an outside senior football team
- L. **Rothwell Leisure Centre.** This council-owned centre is a very important provider of sporting facilities for the area. It is used by the public, local sports clubs and groups and

for local schools activities. Leeds City Council has plans to rebuild this Centre when funds become available. Its facilities include:

- Swimming Pool for individual usage, the Kippax Swimming Club and police and local sub aqua clubs and local primary and secondary school swimming lessons.
- Main Sports Hall/Activity Hall for badminton individual and club use, netball, gymnastics including the Rothwell Gymnastics Club, 5-a-side football, judo and taekwondo clubs, fitness groups and mini tennis
- Fitness Centre. There are over 100 fitness machines available to the public. These are used on either an individual basis, in group sessions and can be adapted for the disabled. Uses include resistance work, cardiovascular workouts, cycling, weights and synergy fitness sessions.
- The Centre is regularly used by Royds School to broaden the School Physical Education programme.

M Oulton Hall and Park. Privately-owned facility is home to an 18-hole championship golf course, a 9-hole course and a driving range – all are open to the public. Golf lessons are available to all age groups. In addition, the Park offers walking trails and a private members fishing lake. The facility also has a private members Fitness and Leisure Suite, a small swimming pool, fitness machines and spa and sauna facilities.

N Iveridge Hall. Private members Health and Fitness Club.

O Woodlesford Park. The Park has extensive grassed areas used for informal recreation. It also contains pavilions for the Bowling Club and football teams, a skateboard park, children's play area, ball court and two bowling greens (winter and summer).

P Fleet Lane Canal and Marina/Woodlesford Lock and Canal side. This whole area provides for low-key recreational activity in the form of angling/cycling/walking/bird watching. It contains part of the Leeds Country Way/Trans Pennine Trail. It leads to the St Aidan's RSPB Reserve.

Q Angling. In addition to the canal and river, there are also fish ponds on the Oulton Hall Estate. These are not large, could be better maintained and have a problem with nearby parking. Since they are adjacent to the Rothwell Sports Centre it is hoped that an arrangement could be made for anglers to use its car park.

Accommodation

Accommodation in the Forum area ranges from the four-star luxury of Oulton Hall to bed-and-breakfast at local pubs (Midland Hotel and Two Pointers in Woodlesford and the New Masons Arms in Oulton). There is also a Holiday Inn Express in Oulton.

Appendix 5: High Speed Rail

On 30 November 2015, the government announced a proposed way forward on Phase Two of HS2 and on 15th November 2016 the government announced the preferred route for Phase 2b. Map 15 (page 60) shows the presently identified route for HS2 through the Neighbourhood area and detailed maps of this route are available at

<https://www.hs2.org.uk/documents/hs2-phase-2b-event-maps-warmfield-to-swillington-woodlesford/>

Phase Two forms a 'Y' shape from the West Midlands up towards Manchester and the North West and up towards Leeds and the North East with proposed stations in Leeds, the East Midlands and Sheffield. As at September 2021, there is doubt as to when the eastern leg will proceed and it now seems unlikely that HS2 will begin operating trains on the Eastern leg by 2030. The Government wants part of Phase Two – the route between the West Midlands and Crewe – to open in 2027, six years ahead of the rest of Phase Two.

The neighbourhood area would be affected significantly, by both the branch lines into Leeds, as well as the main line traversing the area north-south, that extends the route towards York. Both routes adversely impact the Neighbourhood Area. As the lines head through Woodlesford, the current plan is for the branch lines to combine embankments and viaducts before dropping into cuttings and two tunnels at Water Haigh Park, emerging north of the Area for its final run into central Leeds, again elevated on viaducts. The main line is proposed as a 28m high viaduct some 2.3km in length high above the Neighbourhood Area.

The lines as present proposed, go directly through (or under) the Neighbourhood's area. It is therefore not surprising that there are considerable concerns about the visual impact, noise, air and light pollution, traffic and other disruption resulting from the construction phase.

During the period leading up to and during construction through the Neighbourhood Area, we will seek to work with the developer and their contractors to limit adverse environmental impacts upon the community and its environment. We will urge the developer to:

a) develop a sustainable development policy setting out defining principles regarding all aspects of operations and how potential impacts will be avoided or mitigated in respect of all areas where there is potential for impact, i.e.

- agriculture, forestry and soils;
- air quality;
- climate change;
- community;
- ecology;
- electromagnetic interference;
- health;
- historic environment;
- land quality;
- landscape and visual;
- major accidents and disasters;
- socio-economics;
- light pollution;
- sound, noise and vibration;

- traffic and transport;
- waste and material resources; and
- water resources and flood risk.

b) engage with local authorities, the Forum’s Steering Committee and other stakeholders to identify additional potential regeneration opportunities within the Neighbourhood Area.

HS2, as proposed, will be highly visible in the landscape. The community has expressed clear concerns about this and desires to see the route, if it is to be located in the neighbourhood area, blended into the landscape as far as is possible. Ultimately, this could mean tunnelling the lines in their entirety. The original route proposal utilised viaducts for all lines, but public pressure resulted in the partial tunnelling of the branch lines.

If tunnelling is only a part of the eventual engineering solution, then all other means should be explored to minimise visual and noise pollution. Additional infrastructure known to be associated with the engineering works would include:

- Electrical substations.
- At each tunnel portal, emergency services area - 550m² minimum - plus access roads and water pumping stations.
- Passing places – i.e. extra loops of track that allow maintenance trains to be placed alongside mainline so trains can pass, and to push broken down trains into.
- Noise baffles – at up to 3m high.

The table below from “High Speed Rail: HS2 Phase 2b Preferred Route Sustainability Statement including Post Consultation Update Appendix C1 – Landscape, Townscape and Visual A report by Temple-RSK for HS2 Ltd (November 2016)” sets out, in the view of consultants employed by HS2 Ltd, the major potential impacts upon the Neighbourhood’s Area as at 2016:

Major and moderate potential adverse affects of HS2.

Route Description/ Impact Overall	Landscape/ Townscape Impacts	Visual Impacts
Major adverse (--)	Major adverse (--)	Major adverse (--)
Methley Lanes to Garforth (HSL17B)		
<p>At Methley Lane the mainline route north would continue on a viaduct over the M62 then run onto embankment up to 14m high and into shallow cutting through land between the confluence of the Rivers Calder and Aire. North of Methley Park it would emerge again onto embankment and 2.2km long viaduct over the River Aire and floodplain, passing between the eastern edge of Woodlesford and a sewage works and oil storage depot.</p> <p>The viaduct would generally be around 20m high but locally, north of the river, up to 29m high.</p> <p>At Swillington the route would run on low embankment west of the village and into cutting north and east past Garforth. Here the route would initially parallel the M1 in cutting up to 13m deep, then pass onto 16m high embankment near Swillington Common and over the A63, then run again into cutting up to 20m deep near the Grade II Listed Barrowby Hall. Passing north of Garforth, the line would be close to grade next the motorway.</p>	<p>North of Methley Lane is a rolling, large scale, wooded farmland landscape. The wooded corridor of the Aire valley includes industrial uses such as the sewage works and oil storage depot as well as extensive areas of restored mineral workings and remnant parkland. Its appearance today is generally attractive, with diverse features including oxbow lakes and riparian woodland. North of the Aire is a landscape mainly of small arable fields and pastures, with urban fringe pressures in evidence, but also with pockets of unspoilt parkland and woodland, such as in the Barrowby area.</p> <p>Where the route runs through the Methley Park estate north of the M62, the new embankment would intrude on the landscape locally and there would be some woodland loss cumulative with the Leeds spur, resulting in a moderate adverse impact on landscape character.</p> <p>At the crossing of the River Aire, the long, high viaduct structure would have a direct impact on several areas of riparian woodland and lakes and a moderate to major impact on landscape character. The impact would be major were it not for the presence of extensive existing tree cover in the surrounding area.</p> <p>At Swillington the embanked route would have a moderate impact on the character of the small river valley to the west of the village. Further north the high embankment near Swillington Common and the deep cutting near the Grade II Listed Barrowby Hall would fragment attractive farmland and woodland with a further moderate impact on landscape character and affect the setting of listed Barrowby Hall.</p>	<p>In the vicinity of Hungate Lane, users of the Leeds Country Way would be affected by visual intrusion by high embankment.</p> <p>The viaduct crossing of the River Aire, due to its height, would have localised moderate or major visual impacts on users of the Trans Pennine Trail, the Leeds Country Way, the Aire and Calder Navigation and the fishing lakes at Swillington Park. One of the most sensitive locations on the Navigation, Lemonroyd Marina, would be bypassed. Visibility would often be contained by trees.</p> <p>A small number of residential receptors in the Yew Tree Drive area on the eastern outskirts of Woodlesford, 250- 350m from the route, would have views of the viaduct, seen partly through trees, a moderate to major impact.</p> <p>Further north, visual impacts would generally be moderate. Residents on the western edge of Swillington would have some views of the route in the valley below. A small number of residents at Swillington Common on the A63 would experience visual intrusion from the embanked route close by. At Barrowby Lane, the route in cutting and on embankment to the south-west, would adversely affect the southerly views of walkers on the Leeds Country Way.</p>

Route Description/ Impact Overall	Landscape/ Townscape Impacts	Visual Impacts
Moderate adverse (-)	Moderate adverse (-)	Moderate adverse (-)
Methley Lanes to Hunslet (HSL21/ HSL22)		
<p>At Methley Lane, the Leeds spur would rise onto an embankment up to around 18m high, north of the M62, then veer north-west and cross the HS2 mainline on a short viaduct. It would run into 17m deep cutting through woodland east of Clumpcliffe and onto a 9m high embankment, crossing over the A639 and then Oulton Beck on a short viaduct. Close to the eastern outskirts of Oulton the route would enter a deep cutting and bored tunnels under Woodlesford.</p> <p>North-west of Woodlesford the line would emerge from bored and cut and cover tunnels to run at grade along an existing rail corridor north of Rothwell Country Park. It would continue west initially at grade, passing under the M1, then in cutting and retained structure through industrial areas at Stourton and along the existing rail corridor to Hunslet.</p>	<p>North of Methley Lane is a rolling, large scale, wooded farmland landscape, with unregistered parkland, areas of former opencast workings, and arable farmland. Further north and west the River Aire corridor near Woodlesford is part of Rothwell Country Park (restored mineral workings). To the west, towards Hunslet, industrial land uses predominate.</p> <p>The high embankments of the grade-separated junction just north of the M62 would intrude locally on the landscape around Hungate. There would be a direct impact on several areas of woodland around Methley Park (cumulative with the mainline, just to the east). However, the surrounding larger blocks of woodland would help to contain the wider landscape character effect of the deep cutting here. On the eastern outskirts of Oulton, the tunnel approach and portal would again result in some woodland loss and change in landscape character, but this would not be widely visible due to the area's existing wooded character. These impacts would be moderate.</p> <p>West of Woodlesford, where the lines would emerge from tunnels and follow the existing rail corridor through to Hunslet, any landscape character impact would generally be limited to some loss of existing lineside tree cover.</p>	<p>In the vicinity of Hungate, users of the Leeds Country Way would be affected by visual intrusion by high embankment.</p> <p>Motorists and users of footpaths (including the Trans Pennine Way) east of Oulton would experience localised, mainly minor visual impacts from views of embankment and parts of the tunnel portals. However, there should be little visual impact on residents of Woodlesford or Oulton Conservation Area.</p> <p>West of Woodlesford there is likely to be a moderate effect on some views from the nearby Aire and Calder Navigation and Trans Pennine Trail, but this will depend on extent of tree loss in the area between the rail and river corridors. Rothwell Country Park may also be affected by any realignment of the existing railway on its northern edge.</p>

Appendix 6: Supporting evidence

The Neighbourhood Plan is built on a wide range of evidence sources. Much is the important evidence that has been provided through consultation and engagement with our local communities. The extent of this and its influence on the Plan is set out in the Consultation Statement that accompanies our final plan. The following table lists the key evidence sources other than consultation evidence, that has informed the Plan to date:

Document	Source	Date
Leeds Core Strategy	Leeds City Council https://www.leeds.gov.uk/planning/planning-policy/adopted-local-plan/core-strategy-introduction	2014
Leeds Site Allocations Plan	Leeds City Council: https://www.leeds.gov.uk/planning/planning-policy/adopted-local-plan/site-allocations-plan	2019
Leeds Site Allocations Plan Greenspace Background Paper	Leeds City Council: https://www.leeds.gov.uk/SiteAllocationMaps/SAP_Submission_Documents_May%202017/CD1-32a%20Greenspace%20Background%20Paper%20Submission%20Draft,%20May%202017%20Appendix%204.pdf	2017
Leeds Unitary Development Plan	Leeds City Council: https://www.leeds.gov.uk/planning/planning-policy/adopted-local-plan/unitary-development-plan	2006
Leeds Natural Resources and Waste Local Plan	Leeds City Council: https://www.leeds.gov.uk/planning/planning-policy/adopted-local-plan/natural-resources-and-waste-local-plan	2013
Leeds Landscape Assessment	Countryside Agency https://www.leeds.gov.uk/docs/1%20Parts%201-3%20reduced.pdf	1994
Leeds Rights of Way Improvement Plan	Leeds City Council https://democracy.leeds.gov.uk/documents/s19296/rowip	2009
Leeds Strategic Housing Land Availability Assessment (SHLAA)	Leeds City Council https://www.leeds.gov.uk/planning/planning-policy/evidence-and-monitoring/strategic-housing-land-availability-assessment	2017
Local Housing Assessment - Oulton and Woodlesford	arc ⁴ Ltd. for the Leeds City Council https://www.dropbox.com/s/y39ucj92pdluycs/arc4ReportOultonWoodlesfordHousingMarketdec17%20%28V3%29.pdf?dl=0	2018
Neighbourhoods for Living	Leeds City Council https://www.leeds.gov.uk/docs/Neighbourhoods for living.pdf	2003

Oulton Conservation Area Appraisal and Management Plan	Leeds City Council https://www.leeds.gov.uk/docs/oultion conservation area appraisal and management plan final.pdf	2010
Oulton and Woodlesford Design Statement	Leeds City Council https://www.leeds.gov.uk/docs/Oulton and Woodlesford Design Statement AW Web.pdf	2014
Oulton Village Guide	The Oulton Society	Undated
Pottery Lane Design and Access Statement	Peter Baker Associates https://publicaccess.leeds.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LZQX5OJB0FZ00	Undated
Secured by Design – Official Police Security Initiative	http://www.securedbydesign.com/	2019
Woodlesford Conservation Area Appraisal and Management Plan	Leeds City Council https://www.leeds.gov.uk/docs/woodlesford conservation area appraisal and management plan.pdf	2011
2011 Census	Leeds Observatory: https://observatory.leeds.gov.uk/	2011

