

WALTON PARISH COUNCIL
Site assessment and Rationale report for the Walton
Neighbourhood Development Plan

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Part 1: Introduction and Methodology

1. Purpose of the Report

This report is complementary to and intended to be read in conjunction with the Walton Neighbourhood Plan, the Basic Conditions Statement, the Consultation Statement and Leeds City Council's SEA Screening Opinion.

The report is made up of three main parts – the rationale for the proposed allocation of housing sites in Walton, the methodology used for site selection and the individual site assessments and conclusions.

The Planning Practice Guidance (PPG) states that the purpose of an assessment of land availability is to identify a future supply of land which is suitable, available and achievable for housing development over the plan period. This report therefore provides a summary of the sites assessed for potential allocation for housing development and as such forms part of the evidence base for the WNP

As well as providing a summary of the sites assessed for potential allocation this report also sets out the broader rationale for allocating housing within Walton parish generally. This early engagement, visioning and consultation provided a clear preference for the spatial strategy that the plan should adopt.

The spatial strategy adopted by the parish council in preparing the plan on behalf of the wider community focusses a long-term and balanced approach to the future of the village, making use of the opportunities available (greenfield, brownfield and village infill).

Given the size and nature of Walton, it is fair to say that all of the sites are known by the vast majority of residents. This, combined with a high level of engagement and consultation has resulted in a set of proposed housing allocations that have been shaped and considered throughout the process to date.

2. Vision and Objectives

The Walton Neighbourhood Plan is a truly 'bottom up' plan in that it has been shaped by local people who have actively taken part in the numerous engagement events and in its preparation. It is clear that the residents of Walton do not want the village to stand still or stagnate but have embraced a plan that seeks to positively shape and enhance the village for all of its residents, spelt out clear in the plans' vision:

“By 2033 Walton will have maintained its unique identity, its beauty and charm as well as enjoying an enhanced community spirit, resulting from investment in new and existing facilities. New homes will have attracted new residents as well as enabling existing residents to remain in the community. Transformed transport and communications infrastructure will have made Walton an even better place to live and work in than today.”

The Vision statement clearly and decisively embraces the ambitions of the community to increase the number and choice of housing in Walton. There is a recognition that if Walton is to be a truly sustainable place in the future it cannot remain as it is, it will have to change and it is the express wish of the community that they want to not only actively shape this change but to be in 'the driving seat'. The particular housing challenges faced in Walton is a stagnation of housing supply which has led to young people and those on modest incomes unable to afford to live in the village and where older people

and retirees have limited options to meet their needs, for example in relation to downsizing or homes that have been designed to be adaptable for older people's needs.

Supporting the Vision are the following set of Objectives:

- 1) ***To support future development that will ensure parish sustainability and a thriving community.***
- 2) ***To recognise, respect, and enhance the historical prominence and distinctive character of the parish.***
- 3) ***To have good access to community facilities.***
- 4) ***To be a welcoming community which promotes the interests of all.***
- 5) ***To support businesses and local employment that contributes to the vitality and sustainability of the parish.***
- 6) ***To mitigate the adverse impacts of traffic.***

3. Planning Policy Context

The Walton Neighbourhood Plan Basic Conditions Statement submitted alongside the Plan in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations (2012) (as amended) provides full details of the policy context for the neighbourhood plan on the whole. It also demonstrates how the WNP is in general conformity with the strategic policies of the local plan (in this case, the adopted Leeds Core Strategy), and has regard to the National Planning Policy Framework (NPPF). It is, however, appropriate for this document to provide the policy context for the proposed housing allocations in the WNP.

National Context

Sustainable development is at the heart of the National Planning Policy Framework (NPPF) and for small rural villages like Walton, Paragraph 55 states:

“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.”

The NPPF also states that Neighbourhood Plans should not promote less development than set out in the Local Plan or undermine its strategic policies (Paragraph 184).

In addition to this, paragraph 44 of National Planning Policy Guidance (NPPG) states that Neighbourhood Plans can allocate additional sites to those in a Local Plan where this is supported by evidence to demonstrate need above that identified in a Local Plan. The Parish Council feels that through the preparation of the Neighbourhood Plan, additional local need has been identified.

Local Context

The Leeds Core Strategy (adopted November 2014) sets the strategic policies for the Leeds district. Policy SP7: Distribution of Housing Land and Allocations outlines the Settlement Hierarchy and level of development. Walton is part of the “Other Rural” category and new housing development would fall into the 700 that SP7 provides for to 2028.

The saved Unitary Development Plan policy RL1 designates the land around Walton as Rural Land:

RL1: The area of open countryside to the north of the River Wharfe is designated as Rural Land. This area will be safeguarded in accordance with UDP Strategic Principle SP2. Any development proposed in this area will be assessed against the guidance contained within PPG7 “the countryside and the rural economy” and other relevant national and local policy guidance.

The UDP was reviewed in 2006, and until the Local Development Framework is complete, saved Policies from the UDP form the development plan for the area. It is the opinion of the Parish Council that since the adoption of the UDP, where the land was designated as Rural Land, on the ground circumstances in Walton have remained largely unchanged.

The Leeds Site Allocations Plan (submitted 5th May 2017) proposes that all of the land around Walton, currently designated as Rural Land is designated as Green Belt. The proposed Green Belt boundary would wash over all of the sites considered in this report. This Green Belt designation would preclude housing development from coming forward on any of the sites, unless very special circumstances could be demonstrated.

As part of the Site Allocations Plan Examination in Public, a Statement of Common Ground (Appendix 1) was drafted detailing the Council's approach to the potential issue of designating the land around Walton as Green Belt. Ongoing collaboration with the Council has resulted in an agreement regarding the potential impact of Green Belt designation on the proposed allocations. This would negate the risk of the Green Belt designation washing over the proposed allocations in the WNP.

It is therefore considered that the promotion of housing allocations through the WNP would be in general conformity with the strategic policies in the Local Plan, and would have due regard to national policy.

4. Demographics and Housing

According to the 2011 census, there were 225 people living in Walton. Accurate mid-term estimates are not available due to the small size of the village, however there have been no new houses built in the village since the 2011 census was conducted so it reasonable to assume that the population has remained broadly in line with those census figures.

Table 1: 2011 Census for Walton

Age	Number of Persons
0 – 4	15
5 – 15	34
16 – 24	13
25 – 44	48
45 – 64	70
65 – 74	30
75+	15

There are 96 households in Walton, only 4 of which are social rented households and 7 private rented households. The Walton and Thorp Arch Housing Market Assessment (HMA) produced on behalf of Leeds City Council by Re'New (January 2016) assessed market conditions of both Walton and Thorp Arch and projects anticipated additional demand. The document, although covering both Thorp arch and Walton Parish forms an important part of the evidence base for the WNP. They key conclusions from the HMA demonstrate a high level of unaffordability of housing provision in Walton, showing that 85% of households (nationally) do not earn the level of income required to afford entry level housing in the area. Market rents are again unaffordable for low income households that are in work. The HMA also demonstrates that beyond local identified need in Walton (discussed below), there is evidenced local demand arising from the surrounding area (Wetherby) potentially expressing demand in the Walton / Thorp Arch area.

The breakdown of anticipated demand demonstrates that in new housing development there ought to be a focus on provision of smaller "starter homes" and opportunities for the elderly seeking to downsize. It is clear that there is the potential for external demand for housing (although this will largely be addressed through the Local Plan), however this

external demand combined with the need identified within the local community provides a sound rationale of the principles underpinning the WNP. Analysis of how this translates into the proposed housing allocations is detailed below.

What makes Walton unique as a parish is the striking contrast between the old village, with its rural hinterland and connectivity with nearby Wetherby acting as its service centre, and the former Royal Ordnance Factory site on its doorstep now known as the Thorp Arch Estate and home to a large number of important employers. To add to this sense of uniqueness, the British Library has its only outpost outside London located on the periphery of both the Estate and the village.

Following on from external demand identified earlier in this report, it is necessary to consider the impact of population change on housing need in Walton. At the 2011 census, over 50% of Walton’s population was over the age of 45. The population profile of Walton is very “top heavy”. Combined with early consultation on the direction of the Plan, which identified a desire for opportunities for “downsizing”, it is clear that for those wishing to stay in Walton, existing housing provision will not meet anticipated need in the village.

Providing the opportunity for people who currently live in Walton to stay in the village long-term, as well as providing for newcomers to the parish, would contribute to the sustainability of the village. During the 15 year lifetime of the Plan there is a risk that Walton’s demography could become unsustainably “top heavy”. That is that the local population will have aged, exacerbated by the fact that young people will have moved away through a lack of housing affordable. Given this, the neighbourhood seeks to address a number of issues:

- providing the opportunity for existing residents to stay in the village in the long term (those in the 45-64 bracket, as well as those who are older whose housing isn’t necessarily appropriate for elderly people)
- Ensure that affordable homes are available for Walton’s young people during the plan period (those in the 5-45 age group make up almost half of the population)
- boosting Walton’s long-term sustainability by providing housing to welcome new people to the village.

Table 2: Housing Types in Walton

Type	Number	Percentage	Leeds
Detached & Semi-Detached	81	84.4%	52.2%
Terraced	12	12.5%	26.5%
Flats	3	3.1%	20.9%
Type	Number	Percentage	Leeds
1 or 2 bed homes	25	26.1%	42.6%
3 bed homes	30	31.3%	39.3%
4+ bed homes	41	42.7%	17.8%

Table 2 shows housing provision in Walton compared statistically to that of the Leeds district. Walton has a much higher percentage of detached and semi-detached housing compared to Leeds, and a much higher proportion of 4+ bedroom homes (42.7%) than Leeds (17.8%). Walton also has considerably fewer 1 or 2 bedroom homes compared to the district as a whole (16.5% less). Considering the objectives underpinning the desire for new housing, i.e. to provide the opportunity for downsizing and to welcome new families and younger people to the village, the Plan, through its proposed allocation of housing sites, should seek to provide new homes to address the imbalance in current provision. This could translate into site-specific housing policies that require new housing developments to provide housing that are considered appropriate for those wishing to downsize, and “starter homes”. It is also important to consider the impact of those

wishing to move house *within* Walton. For example, should a housing site come forward in Walton that provides downsizing opportunities and those households currently occupying one of the 41 4+ bedroomed houses, what impact would that have on the need for larger family homes? Anticipated demand for larger family homes according to the HMA demonstrates that 48% of new housing should be 3 bedrooms or above. It is entirely reasonable to assume that this 48% of demand could come from providing smaller housing to “free up” larger homes to meet demand. There is a clear need shown in tables 1 and 2 above for new housing provision to be an opportunity to meet anticipated demand and address the imbalance in current provision. Site-specific policies in the WNP should therefore seek to achieve this.

5. Sustainability of Walton in 2017

Can Walton parish today be described as a sustainable community? Indeed, what does ‘sustainable’ mean in a Walton context? To set the scene, here is a brief description of Walton today:

Walton in the early 21st Century is a quite unique parish. The village itself has one remaining public house, a Village Hall, Church and Cricket Club, each of which are reasonably well-used. All other services have now closed down or moved away. There is no shop, library, school, post office or other key facilities which would normally support a sustainable community. Wetherby is the nearest local centre, and is Walton residents access local services.

Despite this, there is a strong community spirit. There remain strong and close ties to the farming community, which invariably invokes annual Harvest Festivals and Summer Fayres. The strong sense of community is probably best illustrated by the fact that every single household took part in the initial Neighbourhood Plan survey and villagers packed the village hall when the presentation of the results was made in April 2014.

The parish, in addition, has a very active sporting community in the Cricket Club which is notable for its engagement with young people in particular, from within and beyond the parish boundary: Presently, the Cricket Club has two under-9 teams, one under-11, two under-13, one under 15 and one under 18 team. In total in 2016, this amounted to over 100 young players. In addition, in 2017 a separate girls-only section has begun, meaning the club now has eight youth teams.

Economic

Of the 161 residents aged 16 or over, 14 people work mainly from home, 3 people use a bus to travel to work, 1 person uses a motorcycle/scooter/moped, 81 drive a car or van, 5 people are a passenger in a car or van, 3 people use a bicycle, 11 people travel to work on foot and 43 people are not in employment/retired.

Walton today has more employment opportunities than it could ever hope to have employees, through employment provided on the Thorp Arch Estate and associated business. These opportunities are in a range of occupations, many of which would be skilled and well paid. Unemployment is negligible. Access to nearby towns and cities is achievable by motor vehicle with some ease but public transport does not match up.

Social

Current social sustainability of the parish is two-sided. Firstly, the parish has seen a historic depletion of service provision, and this trend could easily continue. The parish has an ageing population with few young families and little opportunity for newcomers into the community because of high market rates and little turnover in terms of tenures. People who live in Walton are here to stay, which is often beneficial to social sustainability, but when a community is as small as Walton, it means that the community can easily become very insular.

Conversely, the parish can be seen to be socially sustainable in terms of the community that live here. The services and facilities that are provided are well-used and the Parish Council is committed to securing their use for the benefit of the local community in long-term. Owing to the fact that the community can be seen to be sustainable, there is justification for maintaining the local community, and inviting others to join. Walton is such a good place to live, the Parish Council does not want to see this undermined by the parish being inaccessible by the vast majority of people. The allocation of land for housing through the WNP would create the opportunity for improving the social sustainability of the parish.

Environmental

The village enjoys the protection afforded by Conservation Area status which will be essential to retaining the historic environment in the centre of the village. In addition, residents have easy access to the surrounding countryside. The concentration of economic development to the south of the parish on the Thorp Arch Estate has largely been contained and utilised brownfield land. To the north the parish remains largely agricultural with well-maintained countryside and interspersed with habitats and corridors for wildlife although there are no statutory ecological or wildlife designations in the Parish.

The parish is the only parish in Leeds not to have any definitive Public Rights of Way, this is stated in the Leeds PROW Improvement Plan. And although access to the open countryside is beneficial, there is little public transport provision connecting Walton to the surrounding area, meaning that using sustainable transport modes is often not an option.

In addition, there are identified deficiencies in the provision of green space in the village. In terms of opportunities for informal recreation, the village has severe limitations. The Parish Council recognises the benefit of new development providing additional green spaces in Walton.

6. Future Sustainability

In addition to the WNP seeking to provide new housing to meet identified need and anticipated demand, the Plan also seeks to deliver on a number of objectives that make a broader contribution to the sustainability of the village. The provision of new housing is central to delivering on some of these objectives. It is important to now consider future potential threats and opportunities for Walton's sustainability, and translate these into criteria to use when assessing potential sites.

Economic Sustainability

The allocation of housing will help deliver the following plan objectives:

- 1. To support future development that will ensure parish sustainability and a thriving community.**
- 2. To support businesses and local employment that contributes to the vitality and sustainability of the parish.**

Opportunities

- Improvements to connectivity (broadband, phone)
- Facilitation of home-working
- Support for local business from an increase in population
- Retention of younger people and skilled workforce
- New development focused on the village for residential; and industrial areas for business growth

- Local employment opportunities

Threats

- Reductions to public transport routes
- Relocation of major employers from the area, in particular Thorp Arch Trading Estate
- Redevelopment of the Thorp Arch Trading Estate for residential purposes
- Younger people and families 'priced out' of Walton

Social Sustainability

The allocation of housing will help deliver the following plan objectives:

- 1. To have good access to community facilities.**
- 3. To be a welcoming community which promotes the interests of all.**
- 4. To support businesses and local employment that contributes to the vitality and sustainability of the parish.**

Opportunities

- Proximity of shops, schools, community facilities and employment
- Drawing community facilities closer to the centre of the village
- A choice and mix of homes to ensure a balanced community
- New housing providing the opportunity for new residents
- New communal area of greenspace overlooking to cricket club will be a centre for village life for all age groups

Threats:

- Residents moving out of the village due to lack of housing provision to meet needs
- An ageing population
- Connectivity around the village, linking residential areas with facilities
- Underuse of facilities causing reduction in provision
- Holiday and second homes
- Walton becomes more of a commuter village

Environmental Sustainability

The allocation of housing will help deliver the following plan objectives:

- 2. To recognise, respect, and enhance the historical prominence and distinctive character of the parish.**
- 7. To mitigate the adverse impacts of traffic.**

Opportunities:

- Housing growth with minimal impact on the local landscape and environment
- Reducing car usage – allied to improved public transport and foot/cycle paths
- New greenspace provision
- Better equipped to deal with potentially damaging speculative housing development on environmentally sensitive sites

- Environmental improvements to the village

Threats:

- Speculative development interrupting historic and natural environment
- Loss of agricultural land
- Lack of green space provision

Part 2: Neighbourhood Plan Objectives and Site Assessment Criteria

In order to assess the potential sites on their contribution to the sustainability of Walton, the following criteria have been developed which originate in the Objectives for the Neighbourhood Plan.

Sites have been assessed against the criteria in Part 3.

Objective		Assessment Criteria
1	To support future development that will ensure village sustainability and a thriving community.	<ul style="list-style-type: none"> a. Could the site provide sufficient homes to contribute towards the needs of the parish? b. Is the site large enough to deliver a mix of homes? c. Is the site deliverable?
2	To recognise, respect and enhance the historical prominence and distinctive character of the village.	<ul style="list-style-type: none"> a. Is the site in or adjacent to Conservation Area? b. Will the site impact on historic buildings? c. Will the site obstruct views of St Peter's Church
3	To have good access to community facilities.	<ul style="list-style-type: none"> a. Is the site in walking distance of community facilities? b. Are there good connections to commercial/service centres, including bus/rail services? c. Can the site deliver new greenspace on site?
4	To be a welcoming community which promotes the interest of all.	<ul style="list-style-type: none"> a. Is the site within walking distance of community buildings, e.g. village hall/church/amenity areas? b. Does the site provide the opportunity to enhance community facilities?
5	To welcome businesses and local employment that contributes to the vitality and sustainability of the parish.	<ul style="list-style-type: none"> a. Does the site impact on local employment? b. Can the site provide affordable population?
6	To mitigate the impacts of traffic using the village as short cut.	<ul style="list-style-type: none"> a. Is the site near to public transport connections? b. Is the site accessible to community facilities by non-motorised means?
7	To be supported by the existing residents as contributing positively to the vitality of the community	<ul style="list-style-type: none"> a. Support indicated in community surveys? b. Sites promoted by the community, rather than developers?

Identification and Assessment of Potential Sites

From the outset, the primary objective of the Steering Group was to provide maximum choice to all villagers. That is choice in the number of dwellings; the size and type of them; and choice between all potential locations. Throughout the process there have been healthy discussions amongst key stakeholders regarding the opportunities and challenges around allocating sites for housing, as well as factoring in important risks.

As a first step, senior planning officers from LCC were asked to give an independent assessment of the neighborhood area to indicate all potential sites that they deemed suitable for residential development. They were informed of the villagers strongly expressed aspiration to protect views of the church from all approach roads into the village. In addition, sites known to have been previously considered and land that had previously been subject to planning applications were shown to them. As a result of this assessment, a total of seven sites were identified as potentially suitable and sustainable.

Level of New Provision

The Parish, during the June 2016 consultation and follow up questionnaires, made a strong case for an increase in housing within the village of Walton. The arguments in support of the proposed developments were directly linked to the agreed vision and were based essentially on the *sustainability of the village* going forward. The proposal was for a small-scale increase to ensure greater opportunities for downsizing and to encourage new arrivals to the community. There was a strong sense of the need for an increase in new families.

The case for accepting an increase in housing stock was well made,

- It matches and contributes to the long-term sustainability the village.
- It allows for a wider population pool, with a greater number of active community members contributing to the projects, the life and the vitality of the community.
- It brings greater opportunities to build local businesses and develop better social infrastructure – to add further vitality to the community.
- It provides housing in a strong health and wellbeing part of the Leeds catchment, in support of the 2016 Public Health Report on Leeds.
- It allows the development of a greater variety of house types, much more suitable for the developing and desirable population of Walton than is currently available.

Precise figures are difficult and this is not an exact science. The design proposals in the Plan are indicative and are substantiated by community support for them.

The figure of ‘approximately 20’, however, matches a proposition that creates a potential realigning of the village in a way that brings key recreational facilities more central to the community and produces benefits of green space and a community pond with direct links to the village hall. It also sustains the essential character of the village, which is essential in supporting the vision for Walton.

A significant increase over 20 new dwellings in Walton could undermine local character and overwhelm the small-settlement nature of Walton and local infrastructure. When considered ad infinitum it could serve to negate the purpose of this neighbourhood plan and fail to contribute to the achievement of the sustainable development of Walton.

The 20 figure sits at a vital balance point of a number of issues. Firstly, it is a balance of an evidenced assessment of the local housing market and anticipated future demand whilst Walton parish remains outside of the settlement hierarchy. Secondly, it balances the strong desire of the local residents to increase housing stock whilst not overwhelming local services and infrastructure. Lastly, and importantly, it is a balance of housing growth levels big enough to deliver on long-held objectives (increased provision of footpaths and cycleways, the provision of a village green, and drawing local community facilities into the “core” of Walton), whilst not compromising (rather, enhancing) Walton’s unique character and charm.

Costs and Benefits

The Parish Council acknowledges that the principle of allocating sites has an impact on local environmental sustainability, however it is important to note that none of the sites considered (and recommended for allocation) have environmental or wildlife designations. The Parish Council recognises the implications of allocating housing sites, but values the contribution that new housing provision can make to the long term sustainability of Walton.

Costs:

- Loss of agricultural land in the parish
- Greenfield development
- Risk of unintended consequences
- Risk of poorly designed developments

Benefits

- New housing provision to meet identified local need
- New green space provision
- Contribution to the sustainability of the local community
- Ability to resist speculative development on inappropriate sites in Walton
- Contributions that developments can make to improving connectivity in and around the parish
- Addressing the imbalance population and housing stock

Consultation and Engagement

Policy Intentions

A workshop was arranged with all residents invited to take part. 56 villagers (28%) attended the meeting, which was held over two days.

An overview of each of all seven potential sites was given in an inter-active presentation. Display boards for each site were provided for more-detailed consideration. The boards included a summary of key constraints and opportunities; an indicative practical assessment of the likely acceptable development potential for each site; and where relevant, comments from the landowner.

The workshop approach was welcomed by the villagers, who were then asked to confirm their views in a brief questionnaire. Ideas were also sought on opportunities to provide improved footpath access around the village. This has been another strongly expressed aspiration from the villagers.

Of the 56 villagers that attended:

- 68% preferred or liked Site D.
- 66% preferred or liked Site A and
- 66% preferred or liked Site E.
- Sites F & G were disliked by 68% and 71% respectively.

- Only Site C got mixed views: 39% preferred but 37% disliked this option.

Other key results from the questionnaire:

- 66% wanted development of up to 20 dwellings
- 57% favoured smaller units for the “over 55’s”
- 46% wanted to see “young family homes”
- 39% requested bungalows.
- 78% wanted new developments to provide or improve footpaths.

Pre-Submission Consultation (Regulation 14)

This document has been updated following the Pre-Submission Consultation to provide the consultation results.

The formal Pre-Submission Consultation (Regulation 14) took place between 19th August and 6th October 2017. 65 responses were received from the local community, with a mixture of responses on behalf of whole households and individual residents.

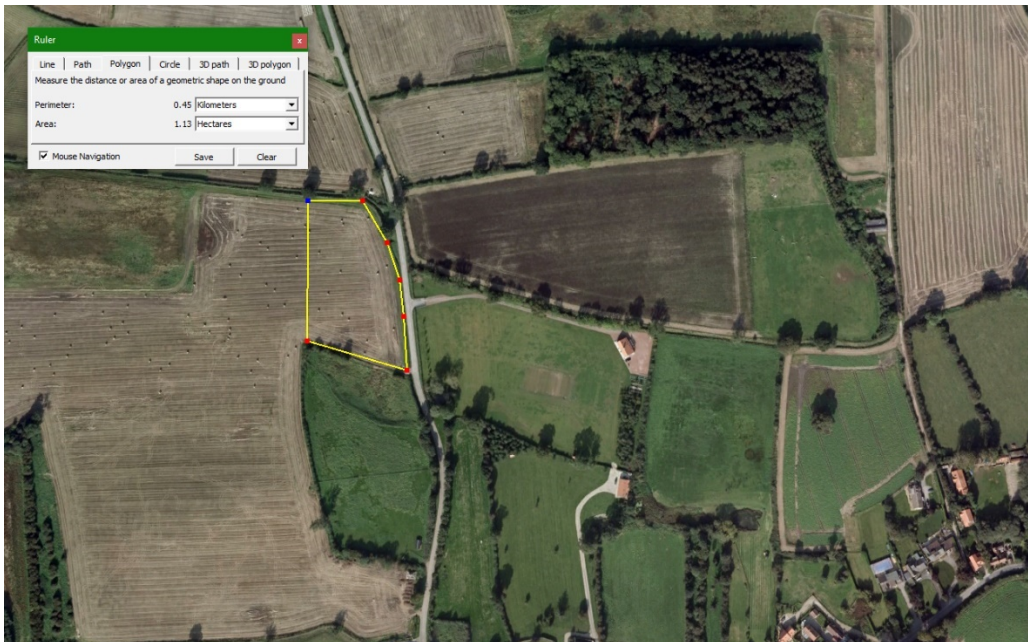
Residents were asked if they agreed with the overall approach to new housing development, providing for approximately 20 homes over the Plan period. Of those that responded, over 89% either agreed or strongly agreed with policy H1 of the Neighbourhood Plan.

For individual sites (sites A, D, and E), the results were as follows:

- 83% of respondents were in favour of Site A being allocated in the Neighbourhood Plan;
- 91% of respondents were in favour of Site D being allocated in the Neighbourhood Plan; and
- 90% of respondents were in favour of Site E being allocated in the Neighbourhood Plan.

Part 3: Individual Site Assessments

Site A: Land West of Springs Lane/Walton cricket club



Site Details	
Site area ha	1.13
Ward	Wetherby
Site type	Greenfield
Topography	Flat
Landscape	Rural
Boundaries	Road, field boundaries

Sustainability Objective (SO)		Assessment Criteria	Site A	Comment
1	To support future development that will ensure village sustainability and a thriving community.	Could the site provide sufficient homes to contribute towards the needs of the parish?	Y	The site is large enough to meet most of the identified need in Walton.
		Is the site large enough to deliver a mix of homes?	Y	The site would deliver a mix of housing, including some affordable housing provision (target of 35%).
		Is the site deliverable?	Y	The site is unconstrained and would be relatively easy to develop.
2	To recognise, respect and enhance the historical prominence and distinctive character of the village.	Is the site in or adjacent to Conservation Area?	N	Removed from the Conservation Area.
		Will the site impact on historic buildings?	N	No adjacent historic buildings.
		Would development of the site obstruct views of St Peter's Church?	N	No, development would not obstruct views of the St Peter's Church.
3	To have good access to community facilities.	Is the site in walking distance of community facilities?	Y	The site is opposite the Cricket Pitch, the most utilised community facility. This site is central to the strategic aims of the Plan to re-orientate the village around existing community facilities, including the Cricket Pitch, Village Hall and the Church.
		Are there good connections to commercial/service centres, including bus/rail services?	N	Walton on the whole faces public transport issues impacting on connectivity with local centres.
		Can the site deliver new greenspace on site?	Y	Yes – site could deliver a village green, an identified deficiency in Walton.
4	To be a welcoming community which promotes the interest of all.	Is the site within walking distance of community buildings, e.g. village hall/church/amenity areas?	Y	Site located on Springs Lane, good connections to village hall, church, cricket pitch. Could deliver additional footpath connectivity to the village.
		Does the site provide the opportunity to enhance community facilities?	Y	Increased connectivity between community facilities, re-alignment of village to focus on community facilities.
		Can the site provide affordable housing?	Y	Site large enough to deliver affordable housing on site.
5	To welcome businesses and local employment that contributes to the vitality and sustainability of the parish.	Does the site impact on local employment?	N	No employment uses in this part of Parish.
		Could development on the site be suitable for home working?	Y	Development on site should be fibre-ready to facilitate home working.
6	To mitigate the impacts of traffic using the village as short cut.	Is the site near to public transport connections?	Y	Site is in walking distance of Main Street and School Lane.
		Is the site accessible to community facilities by non-motorised means?	Y	Site located on Springs Lane, good connections to village hall, church, cricket pitch. Can deliver footpath connectivity.
7	To be supported by the existing residents as contributing positively to the vitality of the community	Support indicated in community surveys?	Y	66% of responses during initial consultation in favour.
		Sites promoted by the community, rather than developers?	Y	Site identified by local community.

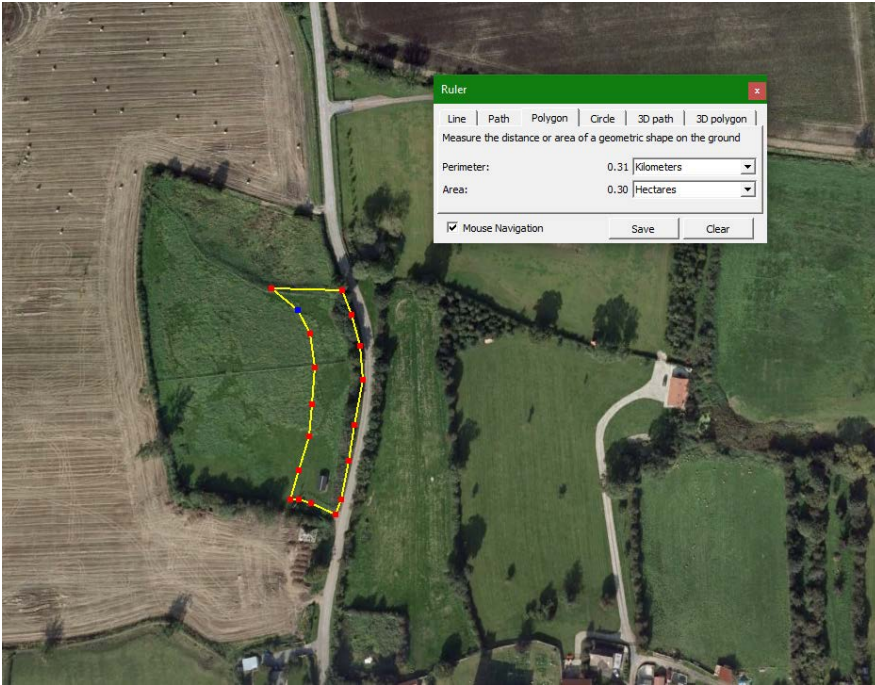
Sustainability Assessment	
Opportunities	<p>A level area of land adjacent to the cricket ground. Of significant size and able to accommodate around 14 dwellings in a spacious setting which would also allow a further area of village green and a potential village pond. The site would become the new entrance to the village so careful consideration would be needed for development in line with the character of the village.</p> <p>This site would not impede views of the church and would incorporate a short rear link path directly to the village hall and proposed playpark. Equally, the site could not be viewed from the church and so, does not spoil this identified important view. It lies a short distance from other Springs Lane dwellings – with only 220 paces to its nearest neighbour and it lies directly across the road from an increasingly thriving cricket club and further through access to Walton Main Street.</p> <p>Strategically, it is highly significant in bringing the cricket ground into a more central village position and this reorientation is entirely in line with the village ambition and an essential part of its strategic planning. Amongst its many advantages, this site</p> <ul style="list-style-type: none"> • Integrates the village and the cricket ground; • Is a flat site with few building constraints and is capable of being delivered quickly; • Can use positive features from the nearby Conservation Area to enhance the village overall; • Has a potential for on-site affordable housing; • Can provide a mix of dwellings; • Can provide a village green; • Delivers of a footpath link around the village; • Delivers proximity to the cricket ground which will enhance security to the sports ground; • Provides attractive views of the open countryside and does not spoil views from or of the church. <p>The case for developing this site is overwhelming – and was supported accordingly and unequivocally by the village and surrounding Parish community.</p>
Constraints	<p>The site is greenfield in nature. Consideration would also be required in respect of a short piece of roadside footpath to cover the direct distance into the centre of the village.</p> <p>There would also be merit in considering moving the gateway to the village back to the northern most limit of the development.</p>
Potential housing	10-20
Availability	Site is available within the Plan Period
Other comments	<ul style="list-style-type: none"> • Potential for a development of 10 to 20 properties • Development of this site could facilitate a footpath/cycle path link around to the village hall and onwards to the new cycle track to Wetherby • Site could deliver a good mix types and tenures and on-site affordable provision
Recommendation and justification	<p>Allocate 50% of the site for housing – up to 14 new homes and the rest of the site for a village green provision.</p> <ul style="list-style-type: none"> • Brings the village nearer to sports facilities. • Develop the site with substantial public open space by way of a ‘village green’ to connect into the cricket pitch.

Sustainability Assessment

- Ensure strong landscaping to the north and east to provide screening from open countryside, potentially incorporating new bunds to create more definite and defensible boundaries to these aspects.
- Link the site to the built up area through new foot/cycle paths and highways pavements.
- Move the entrance to the village beyond the site boundary, to the north, with appropriate changes to gateways and speed limits.

The site is the best fit for the ambitions of the Parish Council, as expressed through the Neighbourhood Plan, to grow the community, in order to support the sustainability of the community, whilst minimising negative environmental impacts.

Site B: Land West of Springs Lane

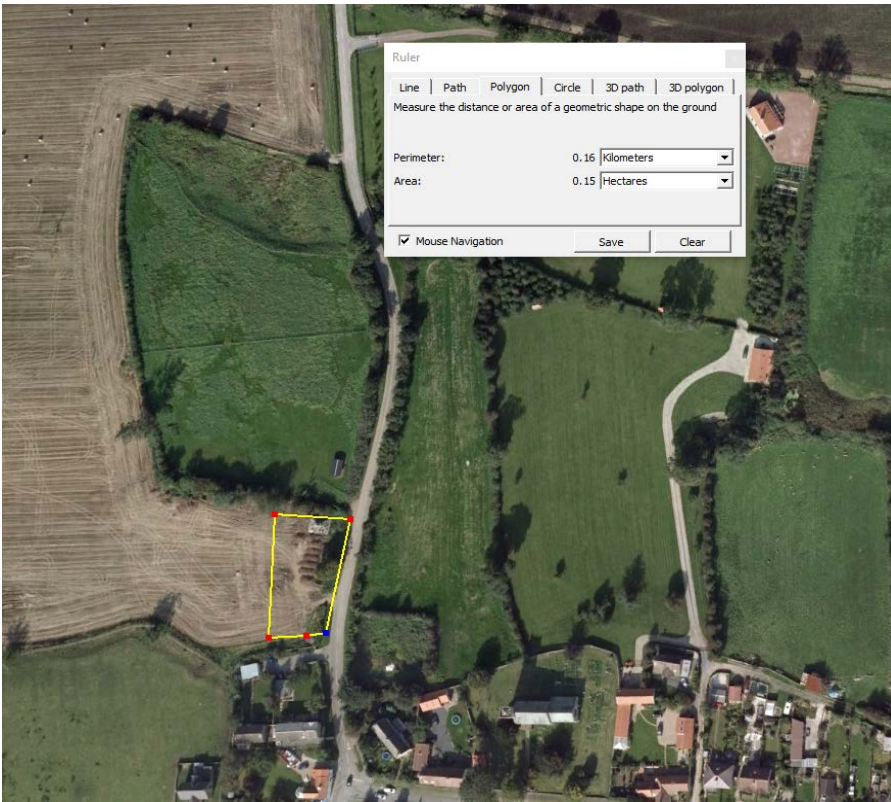


Site Details	
Site area ha	0.3
Ward	Wetherby
Site type	Greenfield
Topography	Elevated
Landscape	Rural
Boundaries	Field and road, unconstrained to the west

Sustainability Objective (SO)		Assessment Criteria	Site B	Comment
1	To support future development that will ensure village sustainability and a thriving community.	Could the site provide sufficient homes to contribute towards the needs of the parish?	Y	Site would go some way towards meeting identified need.
		Is the site large enough to deliver a mix of homes?	M	Site would not be large enough to deliver mix in isolation but could contribute to overall mix of provision in the Parish.
		Is the site deliverable?	M	Site is elevated and sloping.
	To recognise, respect and enhance the historical prominence and distinctive character of the village.	Is the site in or adjacent to Conservation Area?	Y	Adjacent to Conservation Area and significantly elevated which could undermine the historic character.
		Will the site impact on historic buildings?	M	Not directly adjacent to historic buildings but elevated and in close proximity to Village
		Would development of the site obstruct views of St Peter's Church?	Y	Site is elevated and development would significantly obstruct views of St Peter's Church.
3	To have good access to community facilities.	Is the site in walking distance of community facilities?	Y	Site located on Springs Lane, good connections to village hall, church, cricket pitch.
		Are there good connections to commercial/service centres, including bus/rail services?	N	Walton on the whole faces public transport issues impacting on connectivity with local centres.
		Can the site deliver new greenspace on site?	N	Site not large enough to deliver onsite greenspace.
4	To be a welcoming community which promotes the interest of all.	Is the site within walking distance of community buildings, e.g. village hall/church/amenity areas?	Y	Site located on Springs Lane, good connections to village hall, church, cricket pitch. Can deliver footpath connectivity.
		Does the site provide the opportunity to enhance community facilities?	N	Site would not substantially contribute to improvements to community facilities.
		Can the site provide affordable housing?	M	Site has little realistic potential for onsite affordable housing provision.
5	To welcome businesses and local employment that contributes to the vitality and sustainability of the parish.	Does the site impact on local employment?	N	No employment uses in this part of Parish.
		Could development on the site be suitable for home working?	Y	Development on site should be fibre-ready to facilitate home working.
6	To mitigate the impacts of traffic using the village as short cut.	Is the site near to public transport connections?	Y	Site is in walking distance of Main Street and School Lane.
		Is the site accessible to community facilities by non-motorised means?	Y	Site located on Springs Lane, good connections to village hall, church, cricket pitch.
7	To be supported by the existing residents as contributing positively to the vitality of the community	Support indicated in community surveys?	N	78% of responses during initial consultation not in favour of site.
		Sites promoted by the community, rather than developers?	Y	Site identified by local community.

Sustainability Assessment	
Opportunities	This site is better screened from Springs Lane but it would need to be considered how exposed it is when viewed from the West and how its raised topography may affect its visibility from the open countryside. Recreational potential in attractive setting. Connectivity with the village could be addressed through new foot/cycle paths and pavement along the highway but currently this is a significant deficit.
Constraints	The site is considerably elevated and development would significantly impact upon views of the church; this would need further attention should the site be brought forward. The site lies higher than the surrounding land and therefore any development would be more prominent in the landscape. Part of the site falls more steeply and further assessment would be required as to the effect the topography would have on development potential. The site addresses the boundary of the Walton Conservation Area and therefore a sensitive approach would be required for development in this area. The site also forms a part of the Leeds Habitat Network as mapped in 2014.
Potential housing	6-7
Availability	Available during the Plan period
Other comments	<ul style="list-style-type: none"> • Potential for 6-7 units if the slope can be accommodated • Conflicts with objective of protecting views of St Peter's
Recommendation and justification	<p>Do not support.</p> <ul style="list-style-type: none"> • The raised topography of the site and the potential significant impacts of development on cherished views would undermine the local character. • The site is identified as an important habitat and therefore environmental considerations preclude its suitability for allocation. • The small number of potential units means affordable homes would be unlikely to be accommodate as part of any development. • The site does not offer much benefit or contribution to the strategic vision for Walton.

Site C: Land West of Springs Lane/North of Old Orchard



Site Details	
Site area ha	0.15
Ward	Wetherby
Site type	Greenfield
Topography	Flat
Landscape	Rural
Boundaries	Road, field boundary to north, existing residence to south

Sustainability Objective (SO)		Assessment Criteria	Site C	Comment
1	To support future development that will ensure village sustainability and a thriving community.	Could the site provide sufficient homes to contribute towards the needs of the parish?	N	Small site and would not significantly contribute to overall need.
		Is the site large enough to deliver a mix of homes?	M	Site would not be large enough to deliver mix in isolation but could contribute to overall mix of provision in the Parish.
		Is the site deliverable?	Y	Site would be easy to develop.
2	To recognise, respect and enhance the historical prominence and distinctive character of the village.	Is the site in or adjacent to Conservation Area?	Y	Site adjacent to Conservation Area.
		Will the site impact on historic buildings?	N	Site not adjacent to historic buildings.
		Would development of the site obstruct views of St Peter's Church?	Y	Site would obstruct views of Church.
3	To have good access to community facilities.	Is the site in walking distance of community facilities?	Y	Centrally located to community facilities.
		Are there good connections to commercial/service centres, including bus/rail services?	N	Walton on the whole faces public transport issues impacting on connectivity with local centres.
		Can the site deliver new greenspace on site?	N	Site too small to deliver onsite green space.
4	To be a welcoming community which promotes the interest of all.	Is the site within walking distance of community buildings, e.g. village hall/church/amenity areas?	Y	Site in close proximity local facilities.
		Does the site provide the opportunity to enhance community facilities?	N	Site would not contribute to enhancement of community facilities.
		Can the site provide affordable housing?	N	Site too small to provide affordable housing.
5	To welcome businesses and local employment that contributes to the vitality and sustainability of the parish.	Does the site impact on local employment?	N	No employment uses in this part of Parish.
		Could development on the site be suitable for home working?	Y	Development on site should be fibre-ready to facilitate home working.
6	To mitigate the impacts of traffic using the village as short cut.	Is the site near to public transport connections?	Y	Site is in walking distance of Main Street and School Lane.
		Is the site accessible to community facilities by non-motorised means?	Y	Site located on Springs Lane, good connections to village hall, church, cricket pitch. Can deliver footpath connectivity.
7	To be supported by the existing residents as contributing positively to the vitality of the community	Support indicated in community surveys?	M	Consultation resulted in mixed views: 39% in favour, 37% not in favour.
		Sites promoted by the community, rather than developers?	Y	Site identified by local community.

Sustainability Assessment	
Suitability	Relatively flat topography means the site may be relatively straight forward to develop. With a position abutting existing dwellings within the village, this site makes a logical extension to Walton along Springs Lane while maintaining close proximity to the centre of the village and its facilities. Additional landscape planting of hedgerows and trees will not only mitigate visual impact but could improve vistas along Springs Lane and bring ecological benefits.
Constraints	<p>One of the smaller sites considered and does not contribute to overall sustainability of the village well. Relatively flat topography means the site could be relatively straight forward to develop. Currently fairly exposed from the east and west so some visual mitigation measures (landscape planting etc.) would be required to offset the impact of a new development. The site is adjacent to the boundary of the Walton Conservation Area and therefore a sensitive approach would be required for development in this location. The site is close to the village church and so sensitivity in design should be adopted. This site is closer to existing development and therefore needs to be sensitive to residents.</p> <p>Highways issues are a concern as located near to road junction.</p>
Potential housing	3-4
Availability	Available during the plan period
Other comments	Potential for development of 3-4 properties.
Recommendation and justification	<p>Not supported</p> <ul style="list-style-type: none"> • Insufficient size to accommodate affordable homes. • Unlikely to be able to provide for any additional facilities benefiting the village.

Site D: Land South of Main Street (Coal Yard)



Site Details	
Site area ha	0.27
Ward	Wetherby
Site type	Brownfield
Topography	Flat
Landscape	Industrial coal yard and HGV
Boundaries	Existing, well defined

Sustainability Objective (SO)		Assessment Criteria	Site D	Comment
1	To support future development that will ensure village sustainability and a thriving community.	Could the site provide sufficient homes to contribute towards the needs of the parish?	M	Site would go some way towards contributing to overall need with particular opportunities for smaller dwellings or bungalows to meet identified needs.
		Is the site large enough to deliver a mix of homes?	M	Site not large enough to deliver mix in isolation but could deliver an affordable housing scheme or elderly provision and contribute to overall mix in the Parish.
		Is the site deliverable?	Y	Site deliverable but would need consideration of access / mitigation issues.
2	To recognise, respect and enhance the historical prominence and distinctive character of the village.	Is the site in or adjacent to Conservation Area?	M	Site located in CA but housing development would remove inappropriate HGV business from CA.
		Will the site impact on historic buildings?	N	Site contains industrial-type sheds but not historic buildings.
		Would development of the site obstruct views of St Peter's Church?	N	Although opposite St Peter's Church, site would not impede any views.
3	To have good access to community facilities.	Is the site in walking distance of community facilities?	Y	Site located on Main Street.
		Are there good connections to commercial/service centres, including bus/rail services?	N	Walton on the whole faces public transport issues impacting on connectivity with local centres.
		Can the site deliver new greenspace on site?	N	Site too small to deliver on-site green space.
4	To be a welcoming community which promotes the interest of all.	Is the site within walking distance of community buildings, e.g. village hall/church/amenity areas?	Y	Site located on Main Street.
		Does the site provide the opportunity to enhance community facilities?	N	Site would not contribute to enhancement of community facilities.
		Can the site provide affordable housing?	N	Site too small to provide affordable housing.
5	To welcome businesses and local employment that contributes to the vitality and sustainability of the parish.	Does the site impact on local employment?	M	Development on the site would result in the loss of an employment site in the Parish but the HGV business is likely to re-locate elsewhere in Walton, e.g. TAE.
		Could development on the site be suitable for home working?	Y	Development on site should be fibre-ready to facilitate home working.
6	To mitigate the impacts of traffic using the village as short cut.	Is the site near to public transport connections?	Y	Site is located on Main Street and in close proximity of School Lane.
		Is the site accessible to community facilities by non-motorised means?	Y	Site is located on Main Street in centre of village.
7	To be supported by the existing residents as contributing positively to the vitality of the community	Support indicated in community surveys?	Y	68% of responses during initial consultation in favour.
		Sites promoted by the community, rather than developers?	Y	Site identified by local community.

Sustainability Assessment	
Suitability	The site is located in the heart of the village and is close to its facilities. The site is largely enclosed and will have less impact upon the rural setting, other than ensuring the existing landscape adequately screens the development from the west - additional planting could be required which would be of further benefit. Replacement of a commercial site in the centre of the village would reduce the level of HGV traffic in the village Offers an opportunity for a new footpath link from the church to the 'Toft and Croft' fields.
Constraints	The site is linear and narrow at approx. 23m wide (varies) which is only just wide enough for a single development plot (in general a standard contemporary development plot is considered to be 20m for estimation purposes when taking front garden boundary to rear garden boundary) so properties may need to be side on, or, a creative solution adopted. This site lies within the Conservation Area and so development would be required to enhance the character and appearance of the Conservation Area. The site may be visible in longer distance views from the west. The re-development of this brownfield site would result in the loss off an employment site in the Parish although the landowner has expressed a will to re-locate within Walton, for example on the Thorp Arch Estate.
Potential housing	4-5
Availability	Running a coal yard and transport business from this site has become increasingly difficult due to the residential nature of the village. Currently business is turned down that requires start times before 7:00am. Access due to parked cars is also getting more difficult. Available for redevelopment.
Other comments	<ul style="list-style-type: none"> • This site is within the Conservation Area • Potential for development of additional 4 to 5 properties.
Recommendation and justification	<p>Support for up to 5 additional homes.</p> <ul style="list-style-type: none"> • An excellent opportunity for the re-use of a brownfield site and in a very sustainable location. • Removes conflict of an industrial site from the village centre. • Potential for smaller homes, providing affordability. • Potential to enhance the Conservation Area.

Site E: Land North of Hall Park Road



Site Details	
Site area ha	0.57
Ward	Wetherby
Site type	Greenfield
Topography	flat
Landscape	limited tree cover
Boundaries	Hedgerows, fences

Sustainability Objective (SO)		Assessment Criteria	Site E	Comment
1	To support future development that will ensure village sustainability and a thriving community.	Could the site provide sufficient homes to contribute towards the needs of the parish?	N	Small site and would not significantly contribute to overall need but would contribute to specific provision for the elderly.
		Is the site large enough to deliver a mix of homes?	M	Site would not be large enough to deliver mix in isolation but could contribute to overall mix of provision in the Parish and provide homes for the ageing population.
		Is the site deliverable?	Y	Small infill site that would be easy to develop but drainage issues need to be addressed.
2	To recognise, respect and enhance the historical prominence and distinctive character of the village.	Is the site in or adjacent to Conservation Area?	Y	Site forms north eastern edge of Conservation Area.
		Will the site impact on historic buildings?	N	Site would impact on historic buildings.
		Would development of the site obstruct views of St Peter's Church?	N	Site would not obstruct views of St Peter's Church.
3	To have good access to community facilities.	Is the site in walking distance of community facilities?	Y	Site on edge of village centre.
		Are there good connections to commercial/service centres, including bus/rail services?	N	Walton on the whole faces public transport issues impacting on connectivity with local centres.
		Can the site deliver new greenspace on site?	Y	Site contains existing green / blue features.
4	To be a welcoming community which promotes the interest of all.	Is the site within walking distance of community buildings, e.g. village hall/church/amenity areas?	Y	Site on edge of village centre.
		Does the site provide the opportunity to enhance community facilities?	Y	Site offers the opportunity for a footpath link back to Cricket Pitch.
		Can the site provide affordable housing?	N	Site too small to deliver affordable housing.
5	To welcome businesses and local employment that contributes to the vitality and sustainability of the parish.	Does the site impact on local employment?	N	Site not adjacent to any existing employment uses.
		Could development on the site be suitable for home working?	Y	Development on site should be fibre-ready to facilitate home working.
6	To mitigate the impacts of traffic using the village as short cut.	Is the site near to public transport connections?	Y	Site on edge of village centre.
		Is the site accessible to community facilities by non-motorised means?	Y	Site on edge of village centre.
7	To be supported by the existing residents as contributing positively to the vitality of the community	Support indicated in community surveys?	Y	66% of responses during initial consultation in favour.
		Sites promoted by the community, rather than developers?	Y	Site identified by local community.

Sustainability Assessment	
Suitability	<p>Relatively 'hidden' site that would not significantly impact the appearance of the village from the road, but there may be visual impact upon wider views from the north where the boundary may be enclosed.</p> <p>It is an attractive site which features an existing pond and mature trees which could act as very attractive features/ focal point. This site is in a good location, however there are a number of technical issues which would need to be worked through including the drainage issue and highways access.</p>
Constraints	<p>Consideration needs to be given to access.</p> <p>This land also suffers from drainage issues, regarding foul water drains which flood onto this and neighbouring property which would require works to upgrade to ensure no further issues. A technical assessment is necessary to assess potential on-site drainage issues.</p>
Potential housing	2-3
Availability	The site is available for development.
Other comments	<ul style="list-style-type: none"> • Potential for development of up to 3 single-storey properties to meet identified need for increased provision of adaptable / homes for the elderly • Development of this site will enable the introduction of a link walk from Hall Park Road to the cricket pitch.
Recommendation and justification	<p>Support for up to 3 dwellings only.</p> <ul style="list-style-type: none"> • The site is infill and no significant impacts would accrue in terms of additional vehicle movements through the village whilst making good use of under-utilised land. • The desire to provide single storey dwellings fulfils a need in the marketplace for those retiring or with mobility issues. • Provides potential for new non-motorised linkages for the village.

Site F: Land South of Park Hall Road



Site Details	
Site area ha	0.55
Ward	Wetherby
Site type	Greenfield
Topography	flat
Landscape	Rural
Boundaries	Road and hedgerows

Sustainability Objective (SO)		Assessment Criteria	Site F	Comment
1	To support future development that will ensure village sustainability and a thriving community.	Could the site provide sufficient homes to contribute towards the needs of the parish?	Y	Site would go some way towards meeting identified need.
		Is the site large enough to deliver a mix of homes?	M	Site would not be large enough to deliver mix in isolation but could contribute to overall mix of provision in the Parish.
		Is the site deliverable?	M	Site on steep gradient and features poor visibility.
2	To recognise, respect and enhance the historical prominence and distinctive character of the village.	Is the site in or adjacent to Conservation Area?	Y	Site adjacent to south western edge of Conservation Area.
		Will the site impact on historic buildings?	N	Site would not impact on historic buildings.
		Would development of the site obstruct views of St Peter's Church?	Y	Site is elevated and would impact on approach views on Wighill Lane.
3	To have good access to community facilities.	Is the site in walking distance of community facilities?	Y	Site is at western end of village centre.
		Are there good connections to commercial/service centres, including bus/rail services?	N	Walton on the whole faces public transport issues impacting on connectivity with local centres.
		Can the site deliver new greenspace on site?	N	Linear site and would not provide onsite greenspace.
4	To be a welcoming community which promotes the interest of all.	Is the site within walking distance of community buildings, e.g. village hall/church/amenity areas?	Y	Site is at western end of village centre.
		Does the site provide the opportunity to enhance community facilities?	N	Site would not contribute to enhancement of community facilities.
		Can the site provide affordable housing?	N	Site too small to deliver affordable housing.
5	To welcome businesses and local employment that contributes to the vitality and sustainability of the parish.	Does the site impact on local employment?	N	Site not adjacent to any existing employment uses.
		Could development on the site be suitable for home working?	Y	Development on site should be fibre-ready to facilitate home working.
6	To mitigate the impacts of traffic using the village as short cut.	Is the site near to public transport connections?	Y	Site on edge of village centre.
		Is the site accessible to community facilities by non-motorised means?	N	No footpath from site to village centre.
7	To be supported by the existing residents as contributing positively to the vitality of the community	Support indicated in community surveys?	N	68% of responses during initial consultation not in favour of site.
		Sites promoted by the community, rather than developers?	Y	Site identified by local community.

Sustainability Assessment	
Suitability	This site is still relatively well connected to the village and could be used to mirror the historical development to the north of Hall Park Road. Would be well shielded from Hall Park Road and views from the village and so would not have a great visual impact from the village.
Constraints	A relatively tall banking means that highways access could be difficult to achieve at an appropriate gradient. Banking and hedging in combination with the curve of Hall Park Road mean that an appropriate visibility splay may be difficult to achieve from any proposed junction - further investigate would be needed to fully understand the impacts of these features. Long distance views from Wighill Lane may be affected and further study of this would be required if this site was pursued.
Potential housing	3-5 houses potentially if retained at roadside level only.
Availability	The current landowner was unavailable for comment.
Sustainability Objectives met	3
Other comments	<ul style="list-style-type: none"> • Potential site for 3 to 5 properties • Banking gradient and highway access are thought to be major issues • Possible conflict with guiding principle of maintaining prominence.
Recommendation and justification	<p>Do not support.</p> <ul style="list-style-type: none"> • A strong likelihood of impacting on church views • Highways/access issues would make it difficult to develop. • Little potential to provide affordable homes unless a larger section of countryside taken beyond the road frontage.

Site G: Land North of Park House



Site Details	
Site area ha	0.12
Ward	Wetherby
Site type	Greenfield
Topography	flat
Landscape	Open field
Boundaries	Road, hedgerow

Sustainability Objective (SO)		Assessment Criteria	Site G	
1	To support future development that will ensure village sustainability and a thriving community.	Could the site provide sufficient homes to contribute towards the needs of the parish?	N	Site would not significantly contribute to overall need.
		Is the site large enough to deliver a mix of homes?	N	Site not large enough to deliver mix.
		Is the site deliverable?	M	Former landfill use may require significant decontamination.
2	To recognise, respect and enhance the historical prominence and distinctive character of the village.	Is the site in or adjacent to Conservation Area?	N	Site outside Conservation Area.
		Will the site impact on historic buildings?	N	No impact on historic buildings.
		Would development of the site obstruct views of St Peter's Church?	N	Site does not impact on views of St Peter's Church.
3	To have good access to community facilities.	Is the site in walking distance of community facilities?	Y	Site is at western end of village centre.
		Are there good connections to commercial/service centres, including bus/rail services?	N	Walton on the whole faces public transport issues impacting on connectivity with local centres.
		Can the site deliver new greenspace on site?	N	Site too small to deliver greenspace.
4	To be a welcoming community which promotes the interest of all.	Is the site within walking distance of community buildings, e.g. village hall/church/amenity areas?	N	Site is at far western edge of the built up part of Hall Park Road, some distance from the Cricket Pitch.
		Does the site provide the opportunity to enhance community facilities?	N	Site would not provide opportunity to enhance community facilities.
		Can the site provide affordable housing?	N	Site too small to provide affordable housing.
5	To welcome businesses and local employment that contributes to the vitality and sustainability of the parish.	Does the site impact on local employment?	N	No employment use in vicinity of site.
		Could development on the site be suitable for home working?	Y	Development on site should be fibre-ready to facilitate home working.
6	To mitigate the impacts of traffic using the village as short cut.	Is the site near to public transport connections?	N	Site is some walking distance from bus stops on Main Street
		Is the site accessible to community facilities by non-motorised means?	N	The site is some distance away from the western end of the village where the majority of the community facilities are located.
7	To be supported by the existing residents as contributing positively to the vitality of the community	Support indicated in community surveys?	N	71% of respondents to the initial survey disliked this site.
		Sites promoted by the community, rather than developers?	Y	Site identified by local community.

Sustainability Assessment	
Suitability	Flat site would be relatively easy to develop (if landfill use did not cause technical issues although there are strong contamination concerns). Development would be following the more contemporary direction of the village form to the east.
Constraints	<p>Former landfill use may impact upon development:</p> <ul style="list-style-type: none"> • Suitability of ground for the provision of building foundations, potential abnormal expense if there is significant fill/made ground. • Potential for gas release and whether building above this material is suitable/allowed (Leeds Environmental Service may be able to advise if they are the monitoring agency). <p>The site is fairly open and very visible from Hall Park Road and so its visual impact upon the landscape and setting of the village would need to be considered.</p> <p>Development of this site would further elongate the village to the east and add properties which were not necessarily well connected to the village centre.</p> <p>Significant drainage issues – technical assessment necessary.</p>
Potential housing	3
Landowner comments	None

Sustainability Summary

Sustainability Objective (SO)		Assessment Criteria	Site A	Site B	Site C	Site D	Site E	Site F	Site G
1	To support future development that will ensure village sustainability and a thriving community.	Could the site provide sufficient homes to contribute towards the needs of the parish?	Y	Y	N	M	N	Y	N
		Is the site large enough to deliver a mix of homes?	Y	M	M	M	M	M	M
		Is the site deliverable?	Y	M	Y	Y	Y	M	M
2	To recognise, respect and enhance the historical prominence and distinctive character of the village.	Is the site in or adjacent to Conservation Area?	N	Y	Y	M	Y	Y	N
		Will the site impact on historic buildings?	N	M	N	N	N	N	N
		Would development of the site obstruct views of St Peter's Church?	N	Y	Y	N	N	Y	N
3	To have good access to community facilities.	Is the site in walking distance of community facilities?	Y	Y	Y	Y	Y	Y	N
		Are there good connections to commercial/service centres, including bus/rail services?	N	N	N	N	N	N	N
		Can the site deliver new greenspace on site?	Y	N	N	N	Y	N	N
4	To be a welcoming community which promotes the interest of all.	Is the site within walking distance of community buildings, e.g. village hall/church/amenity areas?	Y	Y	Y	Y	Y	Y	N
		Does the site provide the opportunity to enhance community facilities?	Y	N	N	N	N	N	N
		Can the site provide affordable housing?	Y	M	N	N	N	N	N
5	To welcome businesses and local employment that contributes to the vitality and sustainability of the parish.	Does the site impact on local employment?	N	N	N	Y	N	N	N
		Could development on the site be suitable for home working?	Y	Y	Y	Y	Y	Y	Y
6	To mitigate the impacts of traffic using the village as short cut.	Is the site near to public transport connections?	Y	Y	Y	Y	Y	Y	N
		Is the site accessible to community facilities by non-motorised means?	Y	Y	N	Y	Y	N	N
7	To be supported by the existing residents as contributing positively to the vitality of the community	Support indicated in community surveys?	Y	N	M	Y	Y	N	N
		Sites promoted by the community, rather than developers?	Y	Y	Y	Y	Y	Y	Y

Overall Scoring

Score	Site A	Site B	Site C	Site D	Site E	Site F	Site G
Green (+1)	17	8	8	10	13	8	7
Amber (0)	0	4	2	4	1	2	2
Red (-1)	-1	-6	-8	-4	-4	-8	-9
Totals	16	2	0	6	9	0	-2

Conclusions

Sites Proposed for Allocation

Site A: Land West of Springs Lane (Walton Cricket Pitch)

The site scores well against the sustainability objectives. Although there are concerns about its detachment from the main settlement, it serves a purpose in drawing the cricket pitch closer to village life. The site is large enough to deliver a good mix of housing, and will deliver a village green, to cover at least 40% of the site.

The site should be low density, reflecting the open nature and well screened to the north and west of the site. It does not impact on views of St Peter's Church. The site should also deliver connectivity around the village. Site requirements in the NP policy should reflect these issues.

Site D: Land South of Main Street (the Coal Yard)

This site provides a good opportunity for providing downsizing opportunities right in the centre of the village. The Parish Council recognise that if the site were to come forward for residential development it would result in the loss of a local employment site. However, it is important to contextualise this. The site currently functions a HGV business which is becoming increasingly untenable. There are severe access limitations to the site for HGVs and the business is turning away customers due to not wanting to interrupt residential amenity in the surrounding houses.

The redevelopment of this brownfield site is a unique opportunity, and consideration should be given to the existing layout of the site and the potential to convert existing buildings on the site. The landowner is willing and keen to re-locate the existing business to the nearby TAE, meaning that local employment would be displaced locally rather than lost altogether.

Site E: Land North of Hall Park Road

This small infill site would be relatively easy to develop. There is the potential for access and highway mitigation but the infill aspect and the potential for retirement bungalows on the site make it score well.

Consideration should be given in terms of screening from the north as well as about access. The site should provide a footpath to contribute to the circular footpath around Walton. Existing trees and pond should remain a focal point of the development. Drainage on this site should be addressed.

Conclusions

New housing provision in Walton would bring a lot of benefits to the sustainability of the parish. It would provide opportunities for new people to live in Walton, and allow people whose homes no longer fit their needs the opportunity to stay. The Neighbourhood Plan should propose the allocation of site A, D and E, in order to provide these opportunities. New housing is integral to the long-term sustainability, and delivers on wider village objectives, like a new village green and increased provision of footpaths and cycleways. New housing in Walton could enhance the historic character and setting of Walton, whilst allowing its population to grow sustainably. The allocations promote the use of brownfield land first and are each vital to sustainability on their own merit. However, the sites' value and contribution to long-term sustainability is further boosted when thinking strategically about the village as a whole. Each of these sites would enable the realisation of the Vision for Walton:

“By 2033 Walton will have maintained its unique identity, its beauty and charm as well as enjoying an enhanced community spirit, resulting from investment in new and existing facilities. New homes will have attracted new residents as well as enabling existing residents to remain in the community. Transformed transport and communications infrastructure will have made Walton an even better place to live and work in than today.”