

SITE A

Land West of Spring Lane / Walton



Constraints:

- This site is detached from the current settlement;
- As the site would become the 'entry' to the village, careful consideration would be needed for development as it would need to ensure the character of the village was not changed by poorly designed new housing;
- Consideration of any impact upon view into the village, particularly the church;
- This site is fairly exposed;

Landowner Comments:

- Current landowner is happy for the site to be considered by the village for potential development.

Opportunities:

- Development along Spring Lane would begin to draw development closer to Walton cricket ground and other prized community facilities and so would place new development toward the centre of village social life;
- The site appears predominantly flat and may be relatively straight forward to develop;
- Provide for local housing needs;

Other Comments:

- One of the sites identified in original draft plan.
- Potential for a development of 10 to 20 properties
- Development of this site would potentially facilitate a foot-path link around to the village hall & cycle track

SITE B

Land West of Spring Lane



Constraints:

- ◆ This site is detached from the settlement;
- ◆ The site lies higher than some 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 majority of the site should pose no problem);
- ◆ The site lies adjacent to the boundary of the Walton conser-

Landowner Comments:

- ◆ Current landowner is happy for the site to be considered by the village for potential development



Opportunities:

- ◆ Development along Spring Lane would begin to draw development closer to Walton cricket ground and other prized community facilities and so would place new development toward the centre of village social life;
- ◆ Provide for local housing needs;
- ◆ The site is well shielded by mature hedge rows and so visually, from Spring Lane and near-distance viewpoints, would not have too significant visual impact;
- ◆ Recreational potential in attractive setting;

Additional Comments:

- ◆ Potential for 5– 9 properties. If the slope can be accommodated
- ◆ Potential conflict with the guiding principle of maintaining the view of the church as highest point.

SITE C

Land West of Spring Lane



Constraints:

- Currently fairly exposed from the east and west so some visual mitigation measures (landscape planting etc) might 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;

Landowner Comments:

- Current landowner is happy for the site to be considered by the village for potential development



Opportunities:

- 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 Spring 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 Spring Lane and bring ecological benefits;
- Development along Spring Lane would begin to draw development closer to Walton cricket ground and other

Additional Comments:

- Potential for development of 3–5 properties

SITE D

Land South of Main Street (Coal Yard)



Constraints:

- The site is very linear and narrow;
- This site lies within the conservation area;
- The entry to the site is abuts existing properties and so sensitivity may exist around traffic into and out of this site;
- The site may be visible in longer distance views from the west;

Landowner Comments:

- Running a coal yard and transport business from this site has become increasingly difficult. I currently turn down business that requires start times before 7.00am.
- Access due to parked cars is also getting more difficult

Opportunities:

- The site is very central to the village and is close to its facilities;
- The site is largely enclosed (less impact on rural setting);
- Replacement of a commercial site in the centre of the village (is this what the village wants?);
- Opportunity for a new footpath link from the church to the 'Toft and Croft' fields;

Additional Comments:

- This site is within the conservation area.
- Potential conflict with maintaining the historic coft & toft formation of the village along main street.
- Potential for development of additional 2 to 3 properties.

SITE E

Land South of Hall Park Road



Constraints:

- This land suffers from poor accessibility;
- Significant drainage issues – technical assessment necessary;

Landowner Comments:

- I would like to build 2 bungalows. My wife has serious mobility problems, and one floor living has become essential. We need one bungalow for our own use. In the medium term we may need the second bungalow for family returning from abroad.
- The land does not have drainage issues—but I accept that Hall Park Road does have a significant sewer capacity problem. We would respect this by providing an enclosed self-contained sewage disposal facility

Opportunities:

- Relatively 'hidden' site would not significantly impact the appearance of the village from the road, would need to understand it's visual impact upon wider views from the north where the boundary may be less enclosed;
- Contribute to local housing needs;
- Attractive site which features an existing pond and mature trees which could act as very attractive features/ focal point;

Additional Comments:

- Potential for development of 2 to 3 properties.
- Development of this site may enable the introduction of a link walk from Hall Park Road to the cricket pitch.

SITE F

Land South of Hall Park Road



Constraints:

- **Banking means that highways access could be difficult to achieve at an appropriate gradient;**
- **Banking and hedging in combination with the curve of Park Hill Road mean that an appropriate visibility splay may be difficult to achieve from any proposed junction – technical**

Landowner Comments:

- **The current landowner was unavailable for comment.**

Opportunities:

- **This site is still relatively well connected to the village and could be used to mirror the historical development to the north of Park Hill Road;**
- **Contribute to local housing need;**
- **Would be well shielded from Park Hill Road and views from the village;**

Additional Comments:

- **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**

SITE G

Village Boundary, Hall Park Road



Constraints:

- ◆ **Former landfill use may impact upon development:**
 - ◆ **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);**
- ◆ **The site is fairly open and very visible – consideration of visual impact upon setting;**
- ◆ **Development of this site would further elongate the village to the east;**
- ◆ **Significant drainage issues – technical assessment necessary;**

Additional Comments:

- ◆ **Site was identified in the original draft plan as potential site for the development of 3 properties**

Opportunities:

- ◆ **Flat site may be relatively easy to develop (if landfill use did not cause technical issues);**
- ◆ **Development would be following the more contemporary direction of the village form to the east;**
- ◆ **Contribute to local housing needs;**

Land User Comments:

- ◆ **Originally known as 'flood field' the site was used as landfill from the former munitions site when the British Library was built**
- ◆ **Gas monitoring has been done by LCC over the years.**
- ◆ **Drainage and sewerage issues**
- ◆ **Land is required for grazing land by current user and has been leased as such for over 40 years. We would not like to lose this grazing land.**