

Golden Jubilee  
2002

**ABERFORD**

# **ABERFORD AND DISTRICT VILLAGE DESIGN STATEMENT 2013**



**Leeds**  
CITY COUNCIL



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

***Aberford & District Parish Council, 2011***

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- David Cliff
- David Gluck
- Brian Hull
- Michael Oakes
- Tony Ray
- David Stainton

Our appreciation also goes to officers at Leeds City Council for their valuable assistance and guidance at many points through the process of preparing this document.

Unless otherwise stated, all photographs have been provided by Michael Oakes, Brian Hull and David Gluck.

# **CHAPTER 1      INTRODUCING OUR VILLAGE DESIGN STATEMENT**

A Village Design Statement may be defined as a document describing the qualities and characteristics local people value in their community and one which sets out clear and simple guidance for the design of all development in the Parish. Such a document is to be used to influence developers, ensure that new buildings respect and reflect local character, and can be accorded weight in the determination of planning applications.

A key feature is that the local community have been involved in the preparation of the Village Design Statement and took the lead in the public consultation process in liaison with the Local Planning Authority.

The key aims of this Village Design Statement may be summarised as follows:

- To enable the local community to analyse the qualities that they value in their built and natural environment.
- To act as a tool for appraising and identifying the specific characteristics of the parish, which gives it a sense of place and identity.
- To assist Leeds City Council in ensuring that any future development requiring Planning Permission responds to and respects those characteristics.
- To provide design guidance for prospective developers and residents for all proposed developments, whether large or small, including alterations and extensions which may be 'permitted development', so that the existing character may be maintained and enhanced.
- To promote local environmental improvements and opportunities for enhancement by making recommendations for action.
- To provide local residents, the Parish Council, Local Authority Planners and potential developers with a concise source of information and guidance on the historical development and character of Aberford.

The following design policies and guidance supplement those contained in the Leeds Unitary Development Plan, Householder Design Guide and other Planning Policy Documents (see

Appendix 1 for a summary of these) and will be used by Leeds City Council in determining planning applications in Aberford and District.

### **Leeds City Council Statement**

Leeds City Council welcomes this initiative and supports the aims of Village Design Statements as expressions of both the characteristics of the area valued by local people and of their aspirations in guiding new development. The design policy and guidance will be used by the City Council in determining planning applications.

This Design Statement also recommends actions to enhance the village through a Management Plan. All the actions and recommendations are based on resident's aspirations and while they have been the subject of consultation with Leeds City Council, the Council has made no specific commitments to their implementation. However, these actions and recommendations should be taken into account, where appropriate, by developers, and will assist in justifying any future bids for funding.

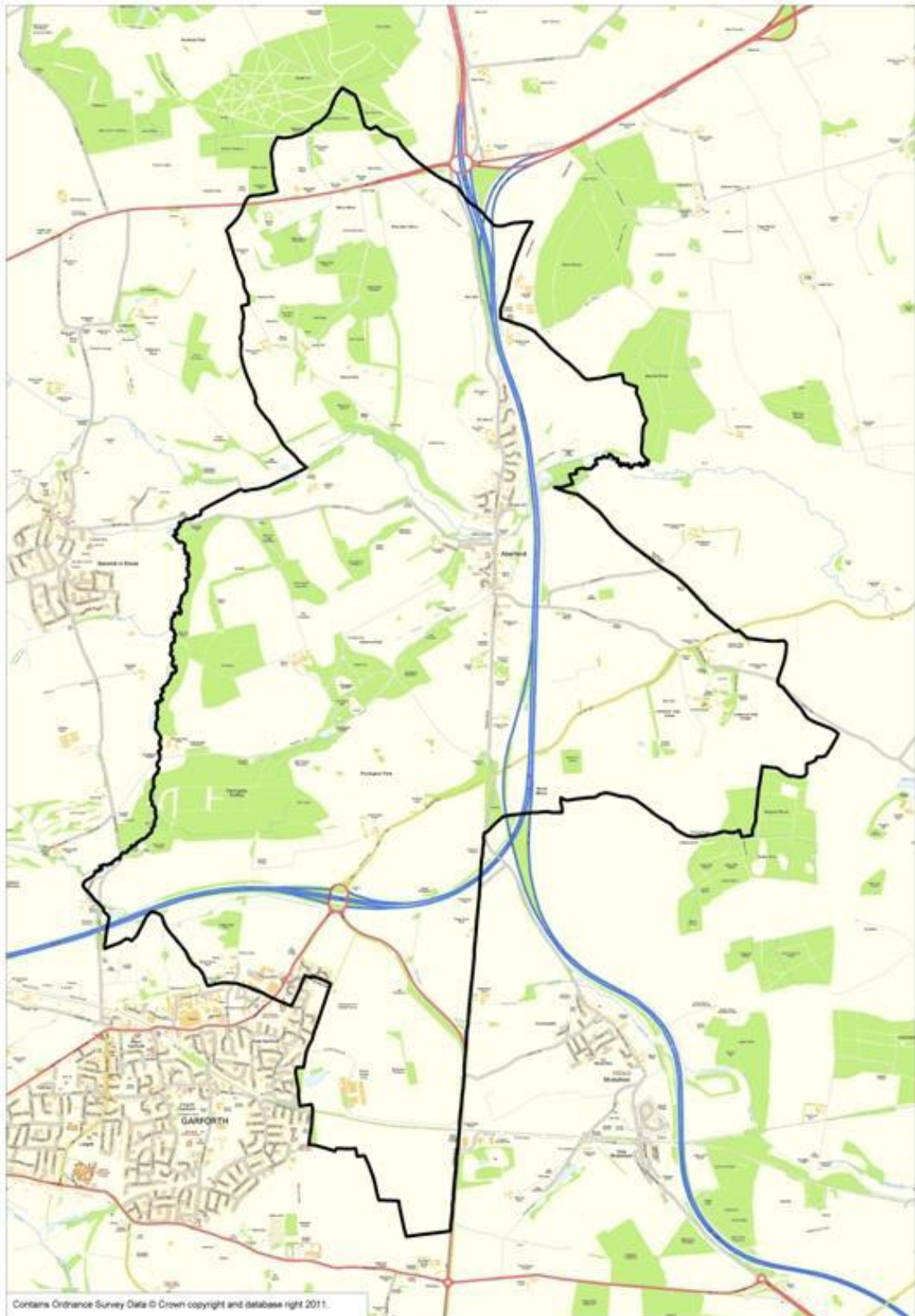
As a Supplementary Planning Document it forms part of the emerging Local Development Framework for the city but it must also be read in conjunction with the saved policies of the Unitary Development Plan which it expands upon (see Appendix 1).

### **Aberford and District Parish Council Statement**

Our Village Design Statement has been a year and a half in the making and involved extensive consultations with our community. It is a key document for Aberford and District, building on our MasterPlan and the excellent Management Plan for the Conservation Area produced by Leeds City Council. With this 'suite' of policy and strategy documents we are well set to prepare for the years ahead in designing and directing new development in our community.

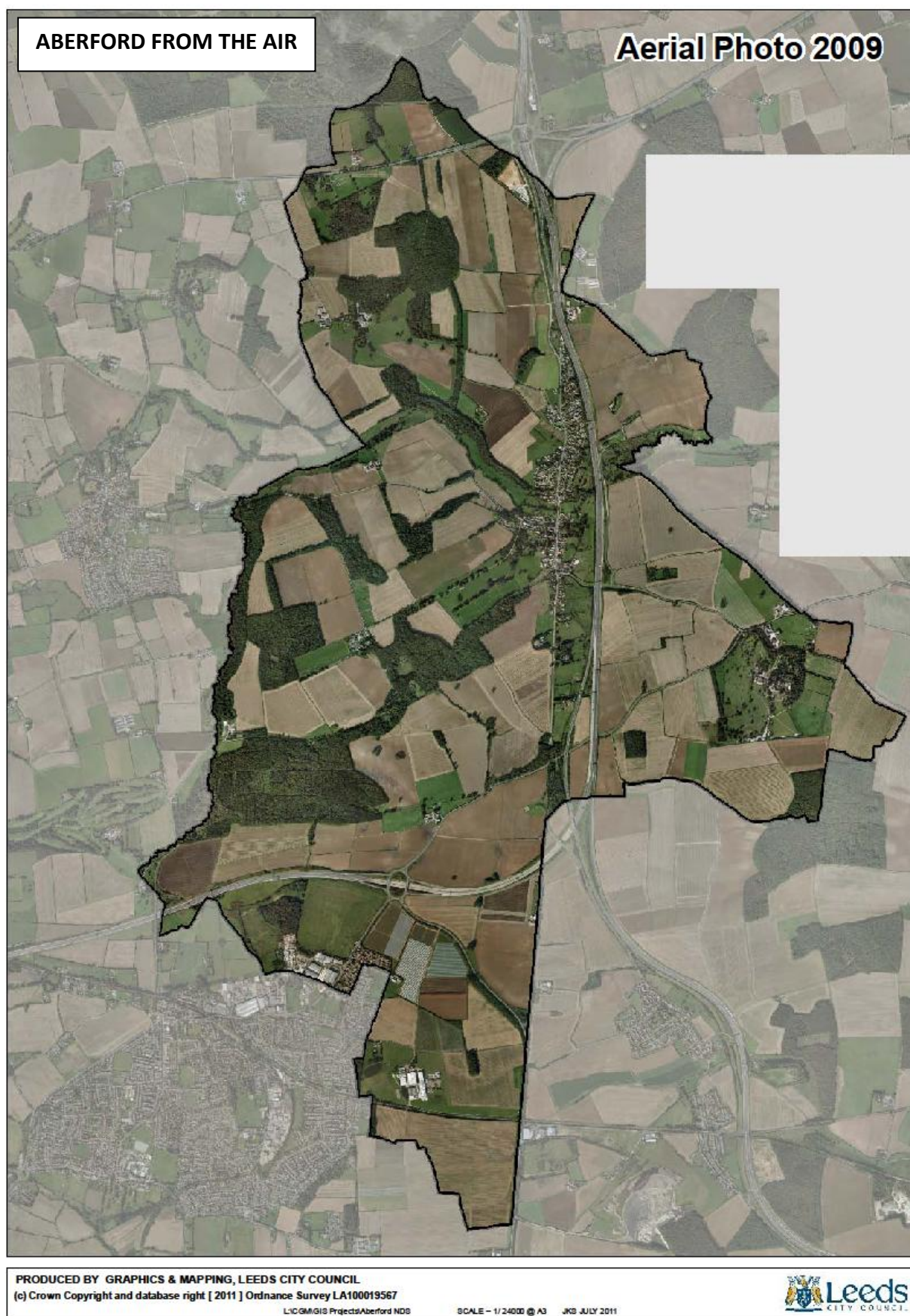
This VDS is a comprehensive document, providing huge detail on our history, our heritage and how we want to take our place forward, whether that is the built up areas or the countryside surrounding them. It should be essential reading for anyone wanting to plan development in Aberford, whether that is permitted development under current planning regulations or more extensive development requiring planning permission.

Aberford and District Parish Council wholeheartedly endorses this document and look forward to working with our community and those who want to develop within our parish area to ensure that Aberford retains its fundamental character and heritage.



**Map 1: Aberford and District Parish Boundary**





**Figure 1: Aberford from the air.**



## CHAPTER 2      A BRIEF HISTORY OF ABERFORD

Whilst it is well recorded that Aberford is situated on the principal Roman route North, Ermine Street, today there is no clear evidence of a Roman settlement being here. The first known evidence of settlement is reference to a church in the 7th Century, probably built of wood, and almost certainly on the site of the existing church. This would indicate that, at this time, the settlement was concentrated on the tongue of high ground just south of the ford over Cock Beck.

Although there was a church, the settlement must have been quite small in that Aberford is not mentioned in the Domesday Book whilst Parlington and Sturton Grange are. However, some 150 years later in Norman times the timber church was replaced by a stone church which was itself replaced by the present church in the 19th Century. Further evidence of the increasing size of the village is the granting of a charter by Henry III in 1251 for a weekly market, held in front of the church. A charter was also granted for an annual fair on the feast of St Ricarius, which confirms the links with the church.

The linear form of the village was dictated by the dominance of the main North-South route running through the village and the lack of a significant East-West route following the Cock Beck valley. The main East-West route between the Aire valley and York crossed Ermine Street at Bramham Moor to the North of the village. Another major East-West route linking the Calder valley and York crossed Ermine Street at Hook Moor to the South of the village.

It is recorded that, in 1324, Adam de Brome purchased the 'advowson' of the church, which presumably produced sufficient income in the way of rents from church property to make it an attractive proposition. In 1938, it was recorded that the church included 112 acres of glebe, with residences. It is highly likely that this had not changed significantly over the years and gives an idea of the influence of the church at that time. A few years later, in 1377, it was estimated that the population of Aberford was 60 and that of Parlington 123.

The most important factor in determining the future shape of the Southern end of the village happened in 1546 when John Gascoigne bought the Parlington estate from Lord Wentworth. Subsequently, the family acquired the Lotherton estate and Sturton Grange; land which they continued to hold into the Twentieth Century. To the North of Cock Beck the rest of the District comprised the estates of Becca to the West and Hazelwood to the East.

The main branch of the Gascoigne family lived on the Parlington estate and utilised most of it for their own personal use; a deer park, a home farm, race horse stables, a large hall, and extensive gardens left little land in Parlington for common use by tenants of the manor, which must have been concentrated in Lotherton and Sturton Grange. The extent of the

private estate can easily be seen today from the location of the numerous lodges and the remnants of the substantial boundary walls. Another major follow on from this extended ownership is that the Gascoignes had, in effect, powers similar to today's planning laws in that they could control where dwellings could be built. It would appear that they exercised this control quite strictly in that there are very few properties outside the settlements. There is no better example of this than the fact that even the farms were located in the village adjacent to Main Street and mixed in with the other properties.

The control exercised by the Gascoignes extended also in a large part to the housing stock, much of which stayed in their possession until the 1960s. It is impossible to find any semblance of planning or system to the built form. The Gascoignes obviously did not have standard sets of plans which they used when another cottage was needed. Virtually every building is different in type, size and layout. Nor is there any pattern to the location of the various buildings in that all sizes and types of dwelling are to be found side by side.

Jeffrey's map of 1775 shows that the village had more or less reached its present form. A lot of the dwellings we see today must be the same ones depicted on his map. There have been some notable additions; in 1786 the Gascoignes donated land for the Catholic Church; the first Methodist Chapel was built in 1814 just to the north of the present Chapel which was built in 1912. Perhaps the most striking change occurred in the 1840s when the almshouses were built. The 1871 census lists a gas house off Lotherton Lane and a Police station on the corner of Main Street and Parlington Lane. Other public buildings included the library and reading room and the village hall.

A major change of a different sort occurred when Bunkers Hill was regraded and the large retaining wall built, no doubt because the stage coach companies found the original gradient too steep. This was probably done when the road was 'privatised' as part of the Ferrybridge & Boroughbridge turnpike, the Bill for which was enacted in 1753. It is worth noting that the bridge over Cock Beck is basically unchanged since it was recorded by John Carr in his 'Book of Bridges in the West Riding of Yorkshire' which he published in 1752, showing that the bridge predates the turnpike.

With few exceptions, new property to the South of Cock Beck has been built on what would today be called 'brown field sites'. That is to say on sites where old houses didn't stand the test of time, for example Tallow Yard and Youngs Court. Windmill Rise is on the site of the old gas house and houses have been built in the farm yards of both Manor Farm and South Lodge Farm.

North of the Cock Beck, the village developed in similar form on the Becca side of Main Street (west) with groups of terraced cottages and farm buildings clustered around Becca Lane end. However just opposite we find a small area of common land with a number of

substantial private properties which suggests that land was more readily available on this side of Main Street. Jeffries map shows that the 18th century village extended more or less to Highfields with just a handful of more scattered buildings to the north. More recently the availability of land has allowed steady development in this part of the village; more so to the East where there are several residential areas than to the West where there are just a handful.

Aberford changed considerably in the middle of the 19th century with the coming of the railways. Its fate was sealed when the decision was made to locate the Leeds to York line South of Aberford through Garforth and Micklefield. As passengers turned from stagecoaches to trains, the coaching business rapidly declined and new businesses favoured towns and villages with easy access to the faster railway links. Aberford found itself disadvantaged with no strong demand for development. The arrival of the motorcar did bring people and goods back onto the roads and Aberford, being on the Great North Road, saw a vast increase in traffic.

At the end of the 19th century Aberford was still a village of contrasts: fronting onto Main Street were the alms houses, town houses, workers cottages, coaching inns, ale houses, working farms, churches, chapels, and a wide variety of shops necessary to provide the daily requirements of the villagers. Today, the contrasts are much less. Whilst the principal buildings still exist, the workers cottages have either been demolished or improved into desirable properties. The farm yards are no longer used and have either been or are in the process of being developed for housing. The ale houses have closed leaving three public houses. There is one shop.

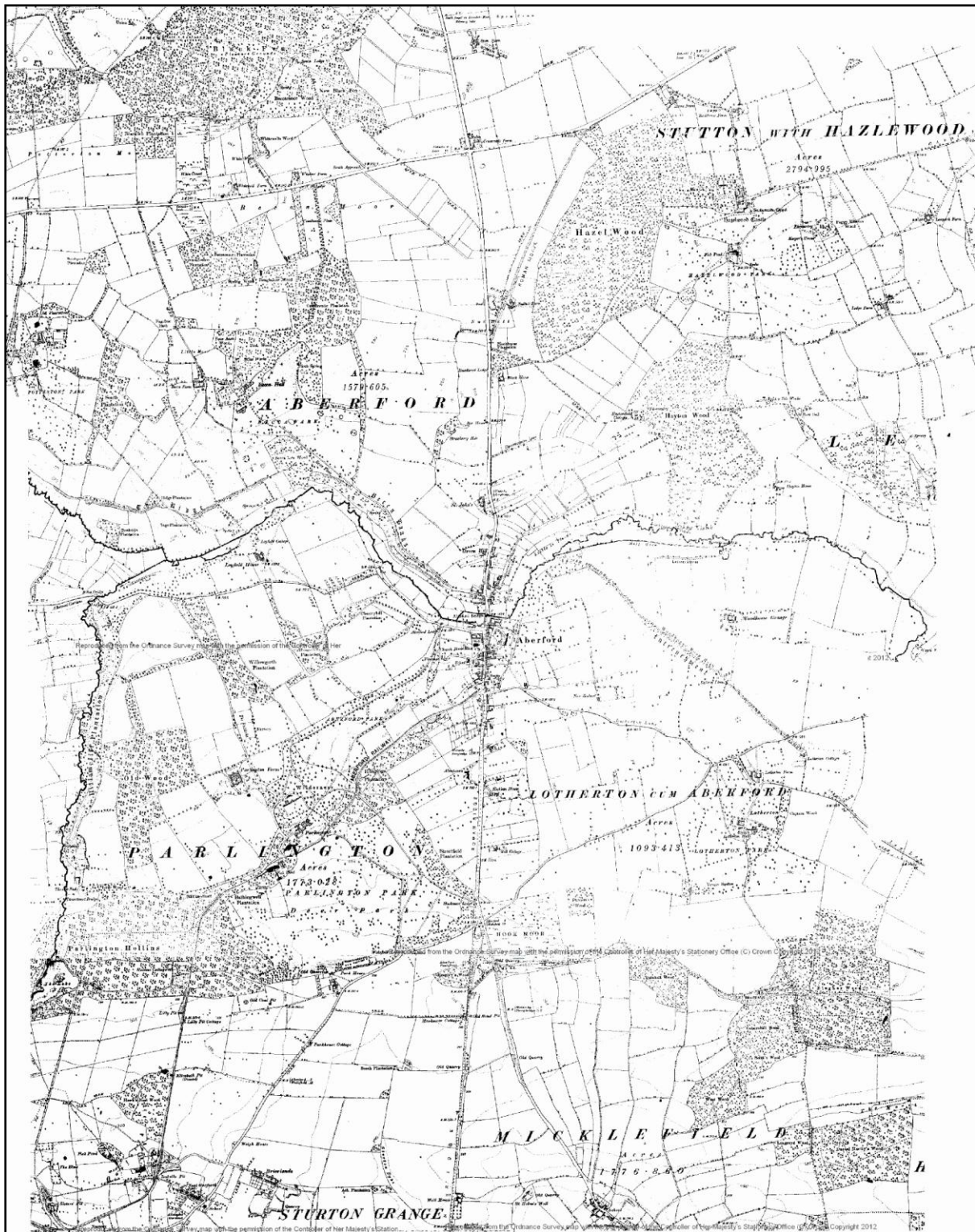
Sturton Grange developed a different way and for a completely different reason. Until 1974 all three of the Parish Councils as they were then came under Tadcaster Rural District Council. Sturton Grange abutted Garforth Urban District Council and as such prevented Garforth from developing to the north and was able to retain its rural character. In 1974 local government was completely reformed in the area when Leeds Borough Council was enlarged to form Leeds City Council as we know it today. The new unitary authority extended eastwards and took in both Garforth Urban District and the three Parishes. This act opened the door to the extension of Garforth to the north with the resulting development that we see now.

Prior to 2002, the present Parish comprised three autonomous Parish Councils each of which included a part of Aberford village. To the North was Aberford Parish which included the Parish Church, the Methodist Church and the Village School. To the South East was Lotherton Cum Aberford Parish which included the Post Office, the Village Hall and the Catholic Church and to the South West was Parlington and Sturton Grange Parish, which included the Alms Houses and, in the past, the Village Library and the Village Police Station.



In 2001, following various representations and as part of the mutually agreed process of developing a first Parish Plan, the three Parish Councils made a formal application to Leeds City Council, to allow them to merge to form one new unified Parish Council. The application was approved in February 2002 and the new Aberford and District Parish Council held its first meeting on Tuesday the 21st of May 2002. The original Parishes are still recognised in that for election purposes they form the wards which constitute the new Council.

### Map 2: Aberford village 1892 (Ordnance Survey)



**Map 3: Aberford and District parish (Aberford, Lotherton cum Aberford, Parlington and Sturton Grange), 1892 (Ordance Survey)**

## CHAPTER 3      CONSULTATION & ENGAGEMENT

The lead up to the Village Design Statement has been a lengthy one, effectively commencing in 2002 with the preparations for Aberford's first Parish Plan, published in January 2003, leading through the review of that document in 2009 and onwards to the production of the Parish's new MasterPlan in 2011.

In summary, the activities that have taken place in consultation terms are as follows:

- **Consultation towards the Parish Plan 2003** – consultations were led by Yorkshire Planning Aid and incorporated household questionnaires, a Youth event which attracted over 20 young people all of whom also filled in separate youth-oriented surveys, and at the heart of the consultation was a 2-day Planning for Real event held over a weekend at the Village Hall. This event attracted over 300 people who were encouraged to interact with the large scale model of the village constructed by pupils at the Primary School. Consultations with the Parish Council were held separately to produce a comprehensive 'Healthcheck' of the parish and to establish their own priorities for future policy and interventions.
- **Consultation towards the Review of the Parish Plan 2009** – the review of the Parish Plan was undertaken by a small team led by the Parish Council but incorporating members of the community outside of the council. The core of the consultation here was to assess the success of projects brought forward from the 2003 plan via consultation with the various stakeholders and project leads involved (Leeds City Council, the Parish Council, CoE Primary School, Village Hall). In additions, the wider public were consulted on the review/evaluation at a summer gala event held at the School where LCC officers and Parish Councillors invited members of the public to make comments on where they considered progress had been made, and where new work was required.
- **Consultation towards the Aberford and District MasterPlan 2011** – work on the updated Parish Plan – now known as the MasterPlan – was led by consultants from Bluefish Regeneration and community engagement specialists Communitask. Consultations with the public were kicked off with a launch at the School attended by 150 people and followed up rapidly by a household questionnaire. Once again a strong proportion of the community responded to the questionnaire with over 30% responding. The business community were also consulted widely on this occasion, with a separate questionnaire and event held to gauge their views on the opportunity for doing business in the parish. Furthermore, landowners were consulted - specifically Leeds City Council in regard to the Lotherton estate and Strutt and Parker in respect of the Parlington estate.
- **Consultation towards the Aberford Conservation Area Appraisal and Management Plan 2011** – led by Leeds City Council, consultation was focused on the Parish Council



who publicised the review widely through newsletters and website. A consultation event at the Village Hall at the draft stage was attended by 30 members of the community who provided a range of responses, leading to final amendments prior to final approval by Council.

- **Consultation towards the Aberford and District Village Design Statement** – work on the VDS began initially as a sub group of the MasterPlan in 2011. The sub group comprised 6 members of the community, supported by consultant Tony Ray. Consultation has been undertaken with the community through household questionnaires, public meetings and displays at the village hall, school and extensive communications via Parish Council newsletters and website. The presentation of the first findings of the group was held at the village hall on 3<sup>rd</sup> March 2012. The VDS group met throughout 2011/2012 in developing the draft VDS which was presented to the Parish Council on Tuesday 18<sup>th</sup> September 2012. Subsequent consultations culminated in a public event at the village hall on January 19<sup>th</sup> 2013. It was finally approved by the Parish Council at their February 2013 meeting.

The outcome of this extensive consultation process is to have effectively engaged with all members of the community, businesses and local authority representatives, on numerous occasions over the past 9 years. The consultation as it has developed has been well supported by an excellent Parish Council website – [www.aberfordonline.com](http://www.aberfordonline.com) – and regular quarterly newsletters providing a wealth of information about council business and wider affairs of concern to the community.



**Planning for Real, 2003**



**Launch of the MasterPlan, 2009**



**VDS consultation, 2012**

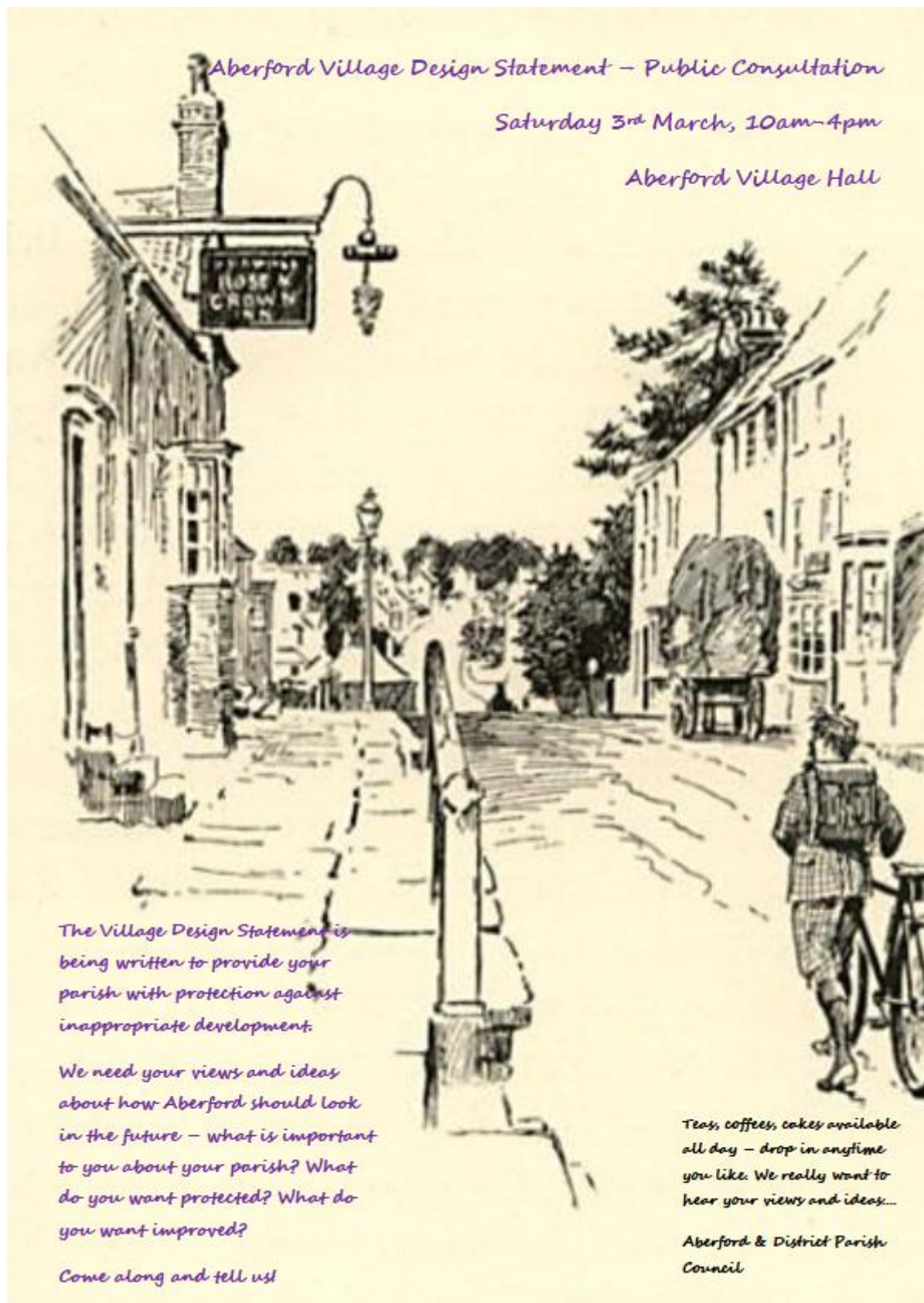


Figure 2: Village Design Statement public consultation event, 2012

## CHAPTER 4 OUR COUNTRYSIDE SETTING

### The Parish landscape in summary

The attractiveness and variety of the landscape within the Parish is confirmed by the numerous references to landscape features which figure prominently in the Leeds Landscape Assessment, produced by Leeds City Council and The Countryside Commission in 1994. For example Becca Banks and The Rein which date back to the Celtic/Roman period; Parlington Hollins, an ancient woodland which is at least four hundred years old and, from a similar era, the estates of Parlington, Lotherton and Becca.

#### i. The South West - Sturton Grange

To the South-West, the expansion of Garforth has encroached into the Parish and, as a consequence, south of the motorway is mainly sub-urban in character. There is a wide variety of buildings, including to the East of the A642 part of the Brierlands residential estate and the Garforth Town football ground; and to the West of the A642 various industrial and commercial premises. To the West there remains one large area of undeveloped land adjacent to the motorway interchange, now zoned for industrial use.

#### ii. The West - Parlington

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

#### iii. The North West - Becca

North of Cock Beck lies the smaller Becca Estate. Again the landscape is typical of the area; the land rises to the north with views of the hall across open arable land interspersed with woods and plantations. The estate also has its parkland and impressive entrance drive. At the south end of the park the northern bank of the Cock Beck steepens dramatically to form the wooded escarpment known locally as Becca Banks which continues up to the village. To the north of Becca Hall, the landscape continues as wooded copses intermingled with arable



farmland until it meets the A64 where the Parish continues briefly northwards as it merges with Bramham Park.

#### **iv. The East and South East - Lotherton**

The East of the Parish is more open with large arable fields and fewer copses. Often there are long distant views to the East, for example towards Hazlewood and, from the highest point just south of Hook Moor, across the Vale of York to the Minster. The Cock beck cuts through the limestone ridge near the centre of the village in a narrow steep sided valley, the North bank of which is known as the Rein. This is the eastern part of the Saxon fortifications. This side of the Parish also has its own estate complete with Hall, gardens and parkland in the form of Lotherton Hall, today owned and managed by Leeds City Council.

### **Landscape Setting**

The Leeds Landscape Assessment (1996) describes two basic landscape types in the Parish area – Wooded Farmland (ELB6/7) and Open Arable Farmland (ELB1). Each landscape type described in the Assessment has associated recommendations for management and improvement and these are noted below.

#### **i. Wooded Farmland**

The first category of Wooded Farmland is to be found to the west and north of the village (ELB6) and around Lotherton Hall (ELB7). It is described as gently rolling areas of large scale arable farmland with large blocks of mixed woodland, many within old and existing estate holdings. In contrast strips of semi-natural woodland from attractive features along the valley becks and along ancient earthworks such as Becca Banks and The Ridge.

The particular quality of this landscape type is reflected in the Unitary Development Plan by the designation of much of the area as a ‘Special Landscape Area’. The Parlington/Becca area (10) and the Lotherton area (11) are both described as having high scenic quality, attractive groups of buildings and semi-natural woods, trees and hedgerows. It is noted that the grounds of Lotherton Hall are Grade II in the English Heritage Register of Parks and Gardens.

#### **Recommendations:**

- *Conserve and enhance the pastoral and wooded continuity of the narrow valleys and enhance their value as landscape, wildlife and recreation corridors.*
- *Conserve and restore existing parkland and where opportunities arise, consider restoring areas of former parkland.*
- *Conserve and restore all primary hedgerows and manage them where positively as landscape features.*
- *Conserve existing tree cover and enhance where tree cover is weaker, through medium scale planting.*

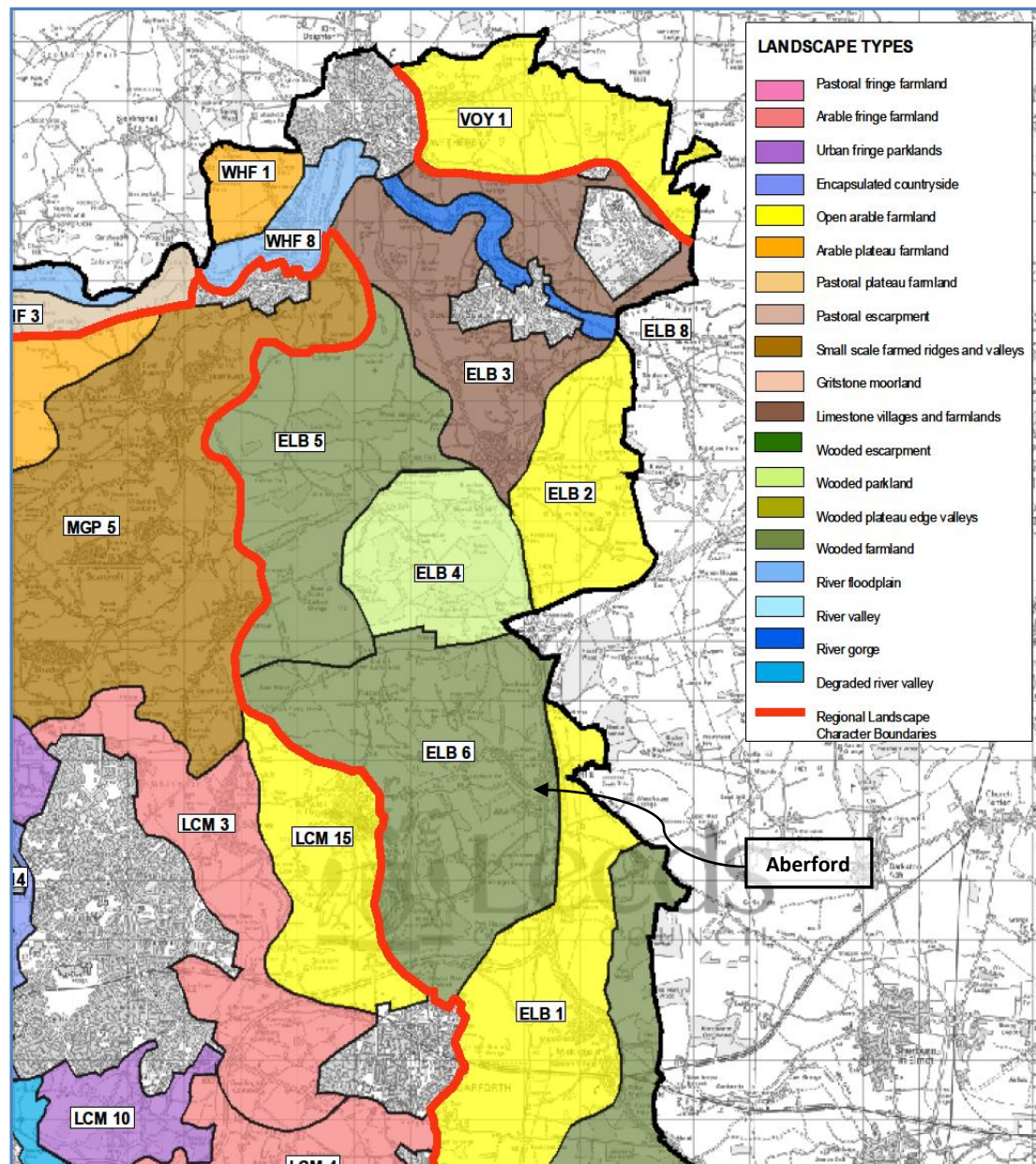
## ii. Open Arable Farmland

The second category of Open Arable Farmland (ELB1) lies in a strip to the East of the A1M and South around Sturton Grange. It is described as medium to large open arable fields on fertile soils with few hedgerows and trees giving long views from areas of higher ground. The exception is the woodland along the ancient earthwork of The Rein. This is not, however, a Special Landscape Area in the UDP.

### *Recommendations:*

- *Control the design and location of new agricultural buildings, particularly where they are highly visible in the open arable landscape.*
- *Conserve and enhance the pastoral and wooded continuity of the small river valleys and enhance their value as landscape, wildlife and recreation corridors.*
- *Encourage the development of wide field margins along streamlines and woodland edges.*
- *New woodland planting may be appropriate as screening for prominent industrial developments, farm buildings or garden centres, although this should be carefully designed to fit in with a wider planting programme for the area.*
- *Strengthen hedgelines by encouraging natural regeneration of hedgerow trees or if necessary, replanting of locally occurring species. Conserve and restore all primary hedgerows and prevent further field amalgamation where at all possible.*

Landscape types are illustrated overleaf in Figure 3, drawn from the Leeds Landscape Assessment.



**Figure 3: Leeds Landscape Assessment, Landscape Types**

## Geology

The parish is underlain by two completely different rock types. About three quarters of the parish is located on magnesian limestone. This is part of the narrow band of magnesian limestone which runs from Northumberland to Nottinghamshire and which in the Aberford area overlays the coal measures of the Yorkshire Coalfield, the latter exposed and formerly worked in the south west of the parish and transported to Aberford from collieries at Garforth along the Fly Line.

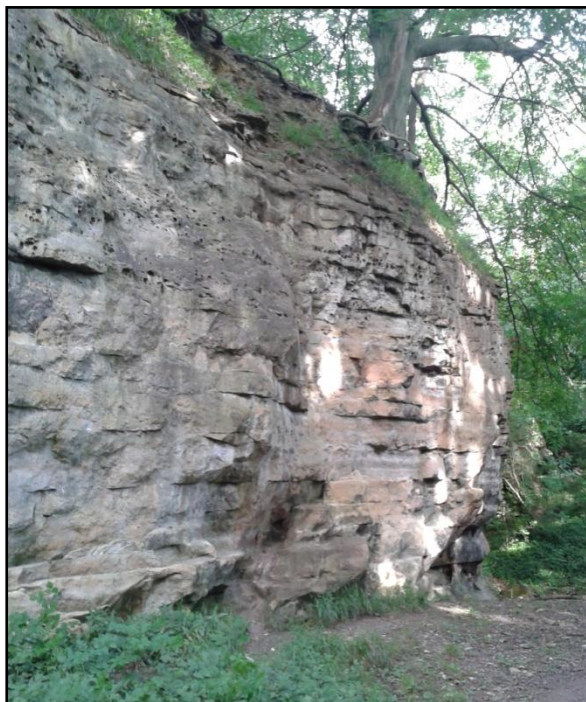
The coal seams rise up from the south and a significant seam outcrops in Parlington Hollins which is thought to have been worked in roman times. It is the most northern outcrop in the



Yorkshire coalfield. Today the boundaries between the strata are not obvious on the surface but the difference between the acid coal measures and the alkaline magnesian limestone can clearly be seen in the flora, for example acid loving rhododendron are notably absent in the east of the District.

In the South West of the District the surface of the coal measures falls away to the northwest and drains into the infant Cock Beck which at this point flows North in a narrow well defined valley. In the North West the land falls to the South draining into the Cock Beck which now flows East in a wider shallower valley until it reaches the limestone ridge which it cuts through in a shallow steep sided valley, the Northern edge of which forms Becca Banks and The Rein. There are two other smaller valleys in the limestone; one another shallow valley just a few hundred yards long is home to the River Crow which flows West/East just North of Parlington Lane to its confluence with a steeper sided dry valley which runs between Bunkers Hill and the A1. At this point the river turns North and runs through a narrow steep sided valley to meet the Cock Beck just to the East of Main Street. Between the two valleys is a prominent narrow crest of land on which it is thought the Romans had a fort.

The magnesian limestone in the area is well known as a building stone having been used in the building of York Minster. Whilst today there are no working limestone quarries in the District there are several small disused quarries which will have provided the local building stone, for example along Becca Banks (shown below).

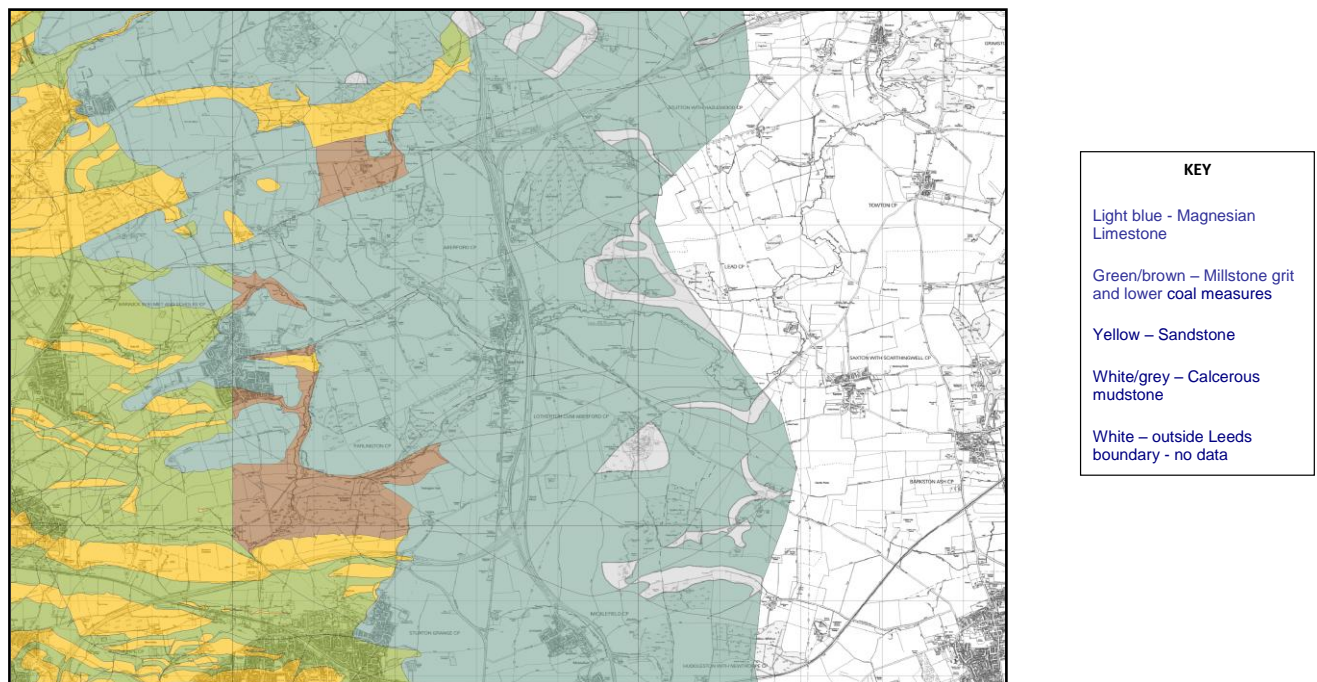


**Magnesian limestone quarry at Becca Banks**



**View along the Fly Line from Light Arch**

There is also evidence that historically limestone was fired to produce lime which would be used as a local building material. To the South by Brierlands is the Northern limit of a thick seam of basal permian sand which runs Southwards underlying the limestone.



**Figure 4: Solid geology of Aberford**

## Watercourses and Flood Risk

*“The land is by nature well watered and well drained. There are abundant springs that, scientifically utilized, would afford a water supply for a far larger population, than we possess. several small streams drain our lands, the principal is the Cock Beck, which rising in the north of Winnmoor and forming a well defined boundary on the south and east of the township, flows east and north past Towton Field to join the Wharfe near Tadcaster.”<sup>1</sup>*

Aberford features two watercourses, the main one being the infamous Cock Beck, remembered during the rout of the Lancastrian troops in the battle of Towton, 1461. Second is the Crow River, a small stream whose source is up the valley, tracking most of the route of Parlington Lane in the Bathingwell Plantation.

Dealing with the larger river first, the Cock Beck, which starts in Whinmoor, East Leeds, and is joined by Potterton Beck down stream from Ass Bridge on the Barwick in Elmet Road, is prone to flooding, and in particular is most problematic around the centre of Aberford as it passes beneath the old road bridge, where once was a ford on the East bank below the bridge. The flooding at this point may in part be due to the loss of the flood plain by

<sup>1</sup> Thoresby Society in 1908, written by the rector of Barwick the Rev F. S. Colman

successive modifications to the A1 which by-passes Aberford on the East and to some extent has through the formation of the embankments, provided a barrier, not present before the road, despite the channels introduced at the base of the embankments.



**The Cock Beck in flood**

Additionally, in earlier times mitigation of the rate of flow was facilitated by a number of man made features, notably:

- i. The lake built for the Gascoignes in the nineteenth century by damming the Cock Beck at a natural high point about a quarter of a mile East of Laverack Cottages on the Barwick to Garforth Road. The lake fell into disrepair during the twentieth century and was known to be out of use by the 1960s.
- ii. The mill and associated water damming at Hillam, near Leyfield Farm downstream of Ass bridge.
- iii. The mill and associated water damming on Cattle Lane, Aberford.

The use of water storage for the two mills and the extent of the manmade lake all provided an ability to balance the flow of water through the system, particularly the lake as there remains evidence of sluice gates and other water control devices.

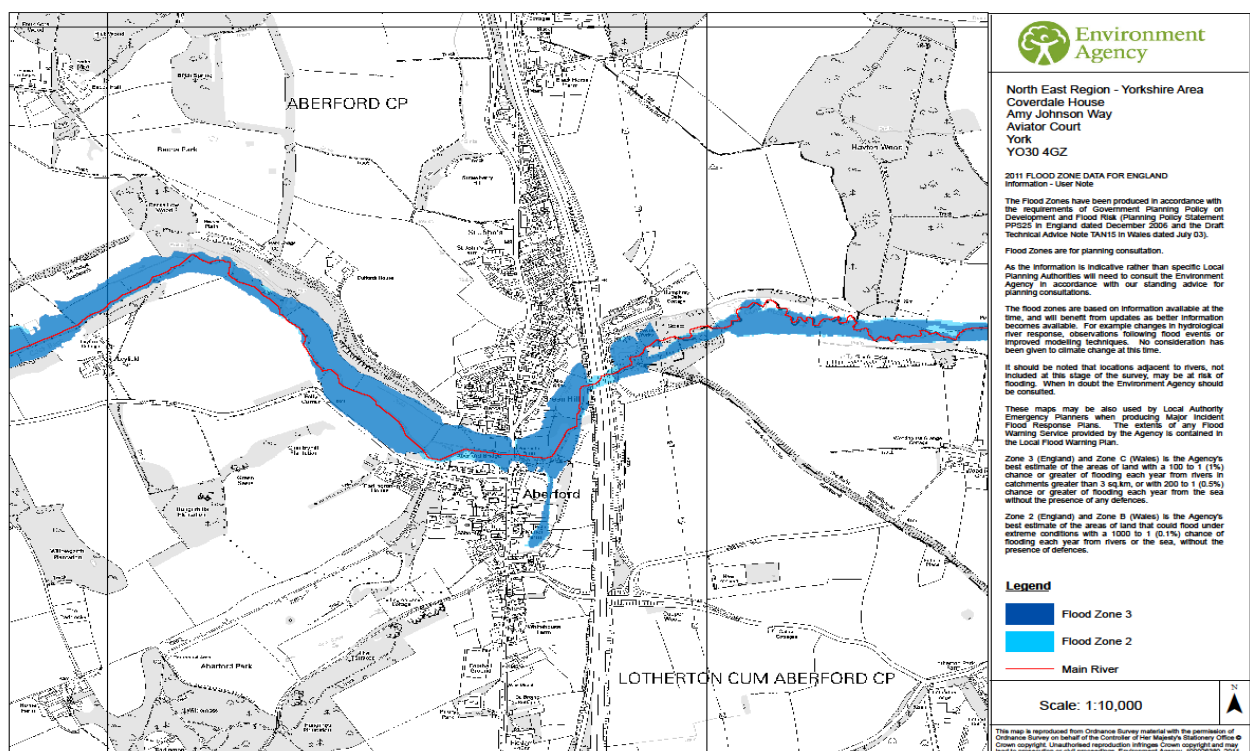
The smaller river, the Crow, may on occasions become a very considerable flow, such that it floods as it enters the culvert under Main Street in Aberford, beneath the property formerly known as Riverside Cottage. The stream feeds two ponds a short distance from where it rises in the Bathingwell Plantation, these are situated on either side of Parlington Lane one pond is adjacent to the old Gamekeepers Cottage, the other is behind the estate wall on the opposite side of the lane, and was formerly a feature of the gardens to Parlington Hall. Various land drains provide additional volume to the stream, all connecting downstream of the second pond. Most of the drains are in the form of box culverts, being constructed either from brick or stone. Indeed the entire length of the stream is largely underground in a man made culvert until it surfaces on the edge of the village. The condition of the culverts,



and feed in drains range from workable to collapsed, and local flooding occurs regularly along the route of the watercourse during periods of heavy rainfall.

### Recommendations:

- Investigate the potential to redevelop the former lake in Parlington as a means of controlling flood waters flowing down the Cock Beck.
- Investigate the potential for reintroducing controls on the two ponds on the upper reaches of the River Crow.
- Investigate silting up in the culvert beneath the A1 motorway with a view to putting in place measures to avoid future problems for the Cock Beck.



**Map 4: Flood zones, Aberford and District**



## CHAPTER 5 ROADS AND RIGHTS OF WAY

### i. Public Rights of Way

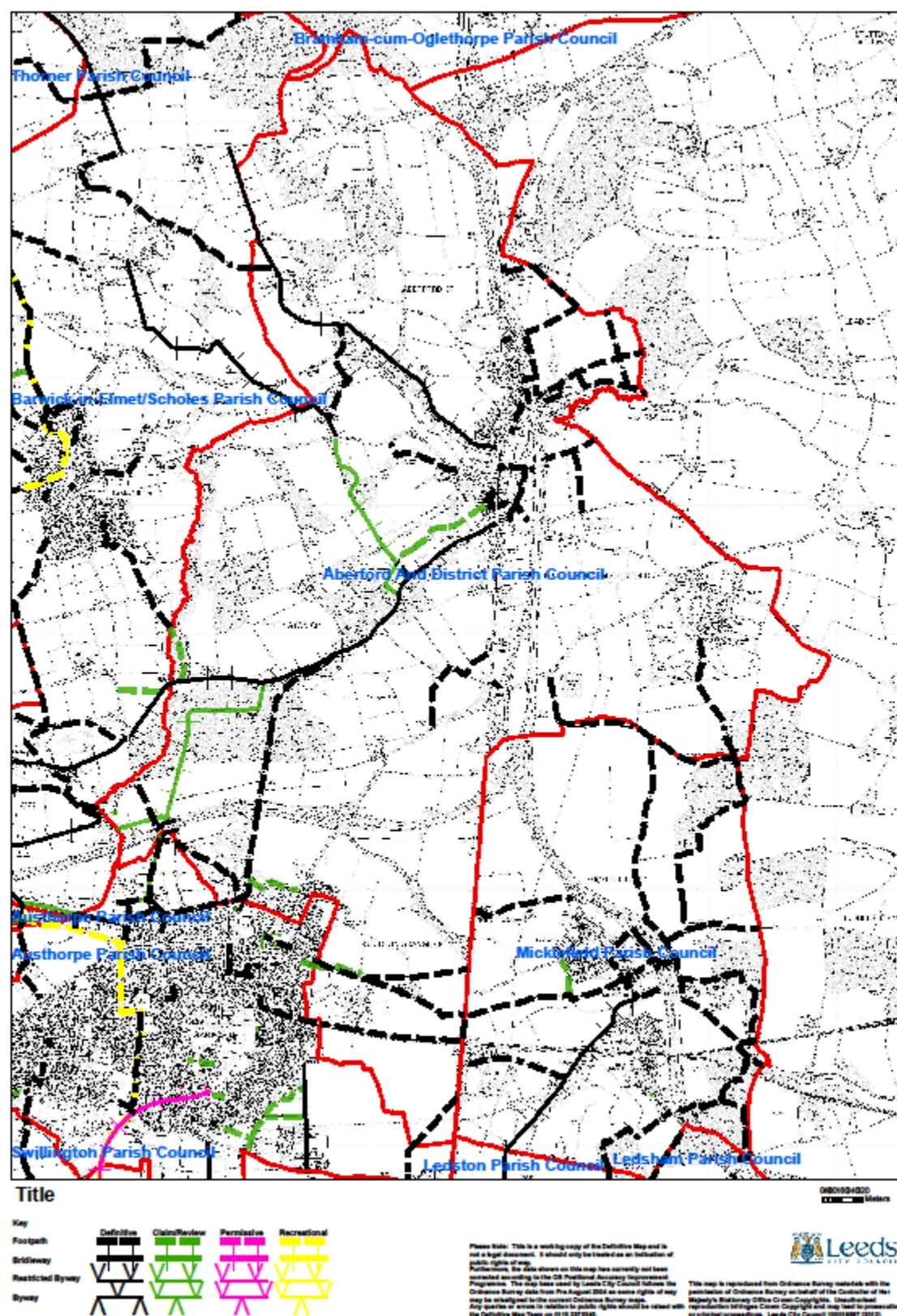
The parish is well served by a comprehensive network of footpaths, supplemented by limited permissive paths in the Becca and Parlington areas. Bridleways are limited in their extent and provide fewer opportunities for horse and cyclist to move about the parish off-road.

Parish	Footpaths			Bridleways			Byways			Totals		
ABERFORD & DISTRICT	Miles	Km	%	Miles	Km	%	Miles	Km	%	Miles	Km	%
	11.29	18.17	72.6	4.26	6.86	27.4	0	0	0	15.55	25.03	100

Key issues in relation to the rights of way network are illustrated below, which draws its issues and recommendations from the Leeds Rights of Way Improvement Plan 2009-2017, alongside comments made during the consultation process:

Right of Way	Issue	Recommendations
<b>Anomalies in the Definitive Map</b>		
<b>Footpath no.17: Parlington Lane to Highfield Farm (Parlington)</b>	The bridleway along Parlington Lane does not connect with Footpath 17 from Highfield Farm to Barwick. Instead it extends onto Long lane with no direct offroad route north to Barwick.	LCC to consider whether an alternative footpath can be established on the Barwick side of the beck to join Parlington Lane.
<b>Cross Boundary Issues</b>		
<b>Possible new route between The Rein and Lotherton Hall</b>	Currently there is no direct connection between Lotherton Hall and Aberford other than by road.	LCC to investigate with landowners and Parish Council.
<b>Road Severance Issues</b>		
<b>Bridleway no.28</b>	Continuation of the Becca Banks bridleway from Aberford exits onto the A64 with no continuation or safe crossing.	Potential to extend a wide verge or field edge route eastwards from Potterton Lane.
<b>Concerns raised in consultation</b>		
<b>Parlington Paths Improvement</b>	An historic commitment from LCC to improve and expand the network across the Parlington estate for all users.	LCC to bring forward proposals for addressing access across Parlington, in discussion with the landowner.
<b>Alleys around Cedar Ridge /Brierlands</b>	Persistent complaints about overgrown hedgerows blocking access.	To be monitored by Parish Council and addressed as and when problems.
<b>All Public Rights of Way(1)</b>	The potential for new proposed development of housing to disrupt/affect the rights of way network around Aberford village in particular.	The Neighbourhood Development Planning group to actively consider which rights of way may be affected and measures to be taken.
<b>All Public Rights of Way(2)</b>	Inconsistencies in waymarking and signage; maintenance of footpaths; gates and stiles to be made more consistently accessible/friendly to all users.	A Parish Paths Partnership is in place with Leeds City Council and is actively managing these issues on an ongoing basis.

Figure 5: Aberford and District Rights of Way – key issues



Map 5: Rights of Way network, Aberford and District

## **ii. Roads and Gateways**

### **The M1/A1**

It is impossible to ignore the visual and noise effect the motorway has on parts of the parish. It is particularly prominent in three areas; on the stretch just north of Garforth where it is at or just above ground level and at each end of Aberford where it climbs to Hook Moor in the south and to Bramham Moor in the north. In these areas the motorway is visible over long distances. For example the motorway at Hook Moor is visible from the approach to the village from the north and vice versa the motorway at Bramham Moor is visible from the southern approach to the village.

The visual impact in these three areas is not helped by the fact that there are overhead sign gantries at frequent intervals which along with the lighting columns emphasise the presence of the road. The extensive tree planting which was done as part of the road scheme will eventually help to soften the impact in these areas but the trees will never totally screen the motorway from view. However, away from these areas the motorway is in cuttings of various depths which along with the undulating landscape and the many woods and copses successfully reduce its impact to the extent that for the majority of the village of Aberford it is completely obscured.



**Looking across the A1(M) to Aberford**



**The A1(M) rising towards Bramham moor**

Noise modelling of the impact of the motorways on the parish was undertaken by AECOM consultants, employed by the Parish Council during the preparation of their MasterPlan 2011. The results of this are illustrated overleaf and demonstrate the fact that for much of the parish, motorway noise is an ever present fact of life.

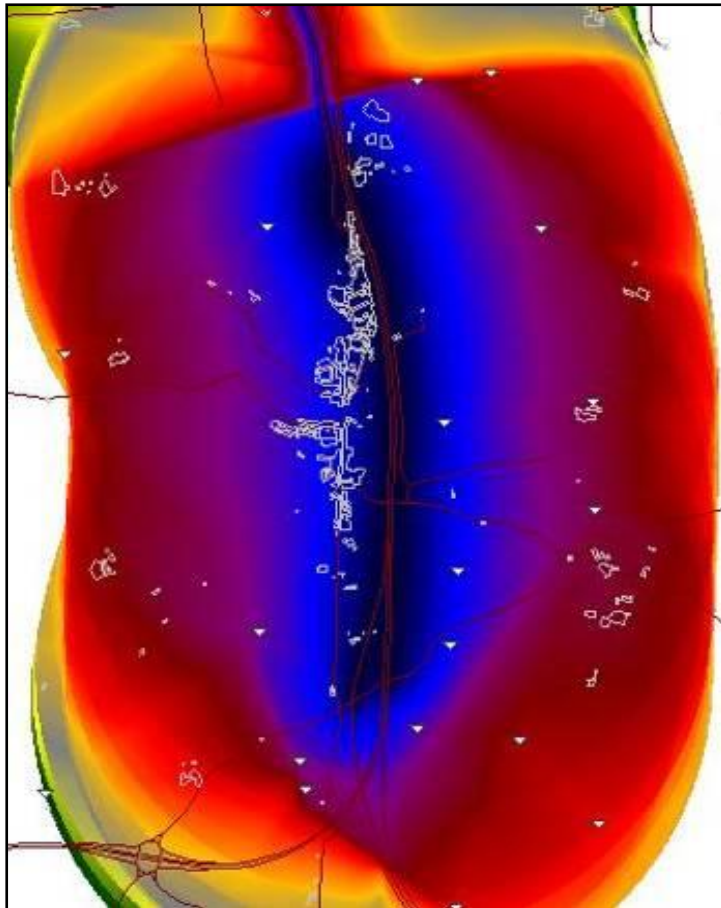
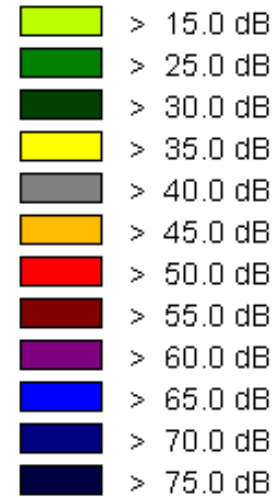


Figure 6: A1/M1 Noise Modelling



#### Recommendations:

- Undertake detailed noise assessments emanating from the Motorway from different positions throughout the parish and over time to account for the impact of seasonality/weather conditions.
- Undertake modelling with respect to the impact of different solutions to noise reduction, for example improved bunding, low noise surfacing, improved fencing.

#### The Great North Road

Dominant as the Motorways are upon the tranquillity of the parish, the main transit route for local people on a day to day basis is of course the Great North Road, upon which Aberford village is centred. The Road and its environs also retain many features relating back to its historical importance as previously. Key features of the road and streetscape as it passes through the village, from Hook Moor through to its terminus at Roman Ridge where it merges with the A1(M) include those described below:



- Drovers verges from Hook Moor to Bunkers Hill and North from The Dale.
- Two milestones.
- Extensive views across the countryside of Parlington and Becca.
- The War Memorial.
- Remnants of stone setts at the Market Cross, Swan Hotel and Arabian Horse.
- The numerous archways reflecting the heritage of the village as a coaching route.
- Bunkers Hill retaining wall.
- Railings outside the Church and Church Terrace.
- Pump Hill greenspace.
- The remaining public houses at The Swan, Arabian Horse and the Royal Oak.
- The Almshouses (now Priory Park).
- Stone paving slabs on the west side of the road in particular, from the Swan Hotel Southward.

The generally straight and wide nature of the Great North Road does encourage speeding traffic and there is a need for attention to be paid to both reducing speed through improved signage and providing safe refuges for pedestrians as previously identified in the MasterPlan 2011. In addition, the MasterPlan identified a need to address safety concerns at the Hook Moor crossroads where excessive speeds along the B1217 Garforth-Towton road causes problems for traffic exiting the village.

Aberford and specifically the Great North Road lies on part of the national Cycle Network (Route 66) which runs across Yorkshire from Calderdale through the centre of Leeds and onto York and East Riding. It passes though the Parlington estate to join the Great North Road from Parlington Lane. However, currently there is little signage or information available for cyclists passing through the village.



**Signage at Bramham Crossroads, pointing towards Aberford.**



**Drovers verges, Great North Road**

### **Recommendations:**

- *Maintain and improve the streetscape through a review of signage, street furniture and restoration of heritage features, such as stone setts at the Market Cross.*
- *Ensure boundary treatments are maintained and avoid wooden fencing and hedgerows that are out of character with the prevailing stone walls.*
- *Maintain and where possible extend stone paving.*
- *Maintain heritage features, e.g. the Market Cross, War Memorial and Milestones.*
- *Investigate the potential for interpretation in relation to the road and its heritage.*
- *Identify key crossing points and install pedestrian refuges, such as that recently provided at the Main Street/Cattle lane junction.*
- *Address safety issues at the Great North Road – B1217 junction through a well designed scheme which reduces speeds, overtaking and enables safe crossing for vehicle and pedestrian traffic alike.*
- *Ensure the A642 from junction 47 to Isabella Road is properly designed to accommodate the development at North Newhold.*
- *Develop the continuity of the National Cycle Route 66 through the village.*

### **Key Gateways**

The key Gateways in the parish are those that delineate entrance to the built up area of the village. They are important features informing visitors that they have entered the village and that speed should be reduced and extra care taken. They are described below:

- a. **Lotherton Lane:** the entrance to the village from Lotherton Hall brings in commuting traffic for the most part. The junction with Main Street is a long standing issue because of poor sight lines. However, prior to this, traffic encounters ‘dragon’s teeth’ road markings and 30mph signs in advance of meeting the motorway bridge, followed by the commencement of street lighting and further “Slow” painted road markings but no further 30mph signage. The stone “Aberford” sign is set before a right hand bend in the road and is often obscured by overgrown verges.
- b. **Cattle Lane:** the approach to the village from Barwick in Elmet provides for an obvious gateway feature as woodland on either side of short steep hill up to the start of the built up area naturally encourages traffic to slow down. In fact, the sharp bend in the road at Folly Corner already considerably slows down approaching traffic. However, the signage for the gateway is located at the brow of the hill where 30 mph road side signs and red tarmac are met, prior to a further section of red surfacing and a painted 30mph sign at Pikes Head Lodge, before the junction with Parlington Drive, where a stone Aberford sign is also located.

- c. **Main Street South:** the long, straight and wide section of road approaching Aberford from the south encourages traffic to drive at speed. A hatched central reservation and stone roadside Aberford sign are met before the built up area begins at Priory Park (where roadside parking is also common place and a hazard to drivers). This is followed finally by a 30mph sign and dragon's teeth road markings and a Vehicle Activated Sign at the start of Bunker's Hill.
- d. **Main Street North:** approaching from Bramham crossroads, traffic encounters a series of rumble strips prior to 30mph road signs and on road markings before a left hand turn towards Black Horse farm. Further rumble strips are encountered before the built up area is finally reached where a stone Aberford sign marks the entrance to the village, followed shortly by a Vehicle Activated Sign and further 30mph road signs. Once again the wide verges and straight road, downhill, encourage drivers to speed up, despite the obvious signage.

**Recommendations:**

- *A review of all gateways has been recently undertaken by the Parish Council working with Leeds City Council highways officers. Formative plans for improving gateways should be developed into formal plans for consultation, with the focus being on:*
  - *Integrating the gateway features on the Northern approach to the village to provide a more coherent gateway feature;*
  - *Investigating the potential for redesigning the road on the entry from the South to provide for a safer approach to the village.*
  - *Creating a more definite gateway feature on the approach from Barwick in Elmet, potentially bringing signage and zoning further back from the village to the foot of the hill.*

### iii. Streetscene

#### Pavements

With the exception of the considerable extent of stone flags described previously, running from The Swan through to Priory Park, paving is generally either tarmac or concrete slabs through the village and wider parish. Drop curbs have been installed at all crossing points. Outside of the village, rural pavements, where they exist, have been identified as a priority for attention due to overgrowing and poor condition. This is particularly true of the path running along the length of Lotherton Lane and that running from Hook Moor to the M1 junction.

Also notable are the remnants of the stone setts that once were clearly prevalent as road surfacing. Today they remain only at the entrance to The Swan but are also exposed at the entrance to School Lane and outside the Arabian Horse public house.

***Recommendations:***

- *Prioritise improvements to rural pavements to improve access for walkers.*
- *Consider strategic reinstatement of setts in key locations to delineate crossing points and add historic value to the Conservation Area e.g. at the foot of School Lane.*



**Stone setts, The Swan Hotel**



**Stone paving slabs, Church Terrace**

**Street lighting**

New 'white light' street lamps have been installed in 2011 throughout the parish with 'heritage style' lamp-posts installed in the central area of the village, adding character to the heritage of the conservation area. Columns also play host in the summer to hanging baskets that provide a welcome splash of colour through the length of the village and complement the work of the 'in bloom' group in their improvements to public spaces.

**Signage**

Whilst there is an admirable absence of clutter throughout the parish in relation to street signs, there are a wide variety of styles of sign dating back over the years, particularly in relation to rights of way. Some of these are most unsympathetic to the surrounding heritage of the village in particular. A review of signage and systematic replacement with a uniform and sympathetic style would add to the overall impression of a well conserved parish.

***Recommendations:***

- *Undertake an audit of signage with a view to removing unnecessary signs and instating uniformity particularly with regard to footpath signage.*



### **Verges and Street trees**

The wide drovers verges to the North and South of the village on the Great North Road are a significant heritage asset for the village. In fact, throughout the parish, verges are generally in abundance and well maintained, particularly since the establishment of Aberford in Bloom who have undertaken a programme of improvements to verges previously uncared for.

The parish is notable for its extensive woodlands and this feature is extended into the village with an abundance of street trees even in the built up area. The impression of a village in a woodland setting is further enhanced by greenspaces within the village, for example the green corridor running through the centre of the village along the Cock Beck, at Pump Hill, the Dale and the roadside gardens running up Main Street from Markham Cottages Northwards.

### ***Recommendations:***

- *Maintain greenspaces, verges and the green aspect of the parish and develop further opportunities for integrating new planting and improvements, particularly in relation to softening the visual impact of the motorways where these are evident.*



**A view down Main Street illustrating the green setting of the village**

## CHAPTER 6 BUSINESS AND TOURISM

Whilst Aberford has a strong rural character and many valuable heritage aspects to it, the parish is also one where the business community is very active, with a growing importance attached to tourism and leisure, alongside economic activity that enhances the locality.

### Business

The Parlington Estate is the former ancestral home of the Gascoigne Family, whose tenure lasted from the Sixteenth Century until its sale in 1964. The area is to the South and West of Aberford Village and amounts to approximately 2,500 acres. The estate is a working entity providing a limited number of jobs, through mixed agricultural and livestock farming, game sports, fishing and forestry and horse riding.

Various properties are occupied on the estate, but one in particular, Home Farm is under utilised and parts of it may be considered a prospect for future small business use. Additionally, the remains of Parlington Hall has business usage in planning terms.

Several properties lying on both sides of the Great North Road south of the village such as the Almshouses and the old Parlington Estate Manager's property, Hicklam House, are each in commercial use. Hicklam House operates as Aberford Interiors as well as providing living accommodation to the owners. The Almshouses, renamed Priory Park following development in the early part of this Century, is now a head office complex for a high technology business; Masternaut.

The wider parish is home to many small and some large business operations, from architects practices such as Pearce Bottomley who are located at the well-named Roman Ridge office complex at the Northern gateway to the village, through to Ginetta Cars, located on the industrial estate on the edge of Garforth. This particular area is set to see considerable further business use as the large site abutting the M1, known as North Newhold, is developed as a mixed use industrial zone.



**Roman Ridge business centre**



**Hicklam House, Main Street South**

## Tourism and leisure

The area of the Parlington Estate was developed by the Gascoigne family as private pleasure grounds in the latter part of the nineteenth century. On the site were a mixture of features built for their entertainment, mostly now in ruins, or overgrown, and unrecognizable. Alongside this the estate contains a number of historic monuments and former structures built to facilitate the industrial usage (Coal production) of the early nineteenth century. During the Second World War Parlington was occupied by the army and various brick and concrete platforms were built to equip the site for military transport distribution and service. Some of these structures remain as a curiosity to visitors who may walk by them.

The area is recognised and much appreciated by local walkers, who can pass along certain parts of the estate without hinderance - the former route of the old colliery railway (the Flyline) to Garforth and Parlington Lane being rights of way. The main driveway into the estate, Parlington Drive has a permissive right of access to the Triumphal Arch monument.

The general nature of tourism is based around walking, followed by a visit to one of Aberford's pubs. People arrive in small numbers by bus or car, more usually, and enjoy strolling along the footpaths, taking in both the natural elements and the well weathered old structures; Light Arch, Dark Arch, Triumphal Arch and the Round Building just off the main drive.

On the opposite side of the parish, Lotherton Hall, now owned and operated by Leeds City Council, is a popular visitor destination for people across West Yorkshire and beyond. It provides not just the historic house itself but also extensive gardens, play areas and a popular bird garden. The estate is currently being reconfigured to provide better facilities for visitors. The linkage between the Hall and the wider parish are not, however, very well explained or exploited with many visitors coming and going without having any contact with Aberford village itself.

### **Recommendations:**

- *Investigate the potential to extend the Rights of Way network across Parlington to enable more visitors to enjoy its heritage.*
- *Develop the plans for a new off road link between Aberford village and Lotherton Hall and improve the roadside footpath along Lotherton lane to allow for improved pedestrian access to / from the Hall.*
- *Develop tourist information for visitors – in conjunction with key service providers – detailing items of interest such as rights of way, historical monuments, services.*
- *Continue to investigate the potential for development of properties on the Parlington estate for appropriate and sustainable business use, focused on*

*Home Farm and Park House Farm as previously identified in the MasterPlan 2011.*

- *Support the proposed redevelopment of the Village Hall to provide serviced business accommodation for microenterprise and homeworkers.*



**Signage on Parlinton estate – opportunities for improved access?**



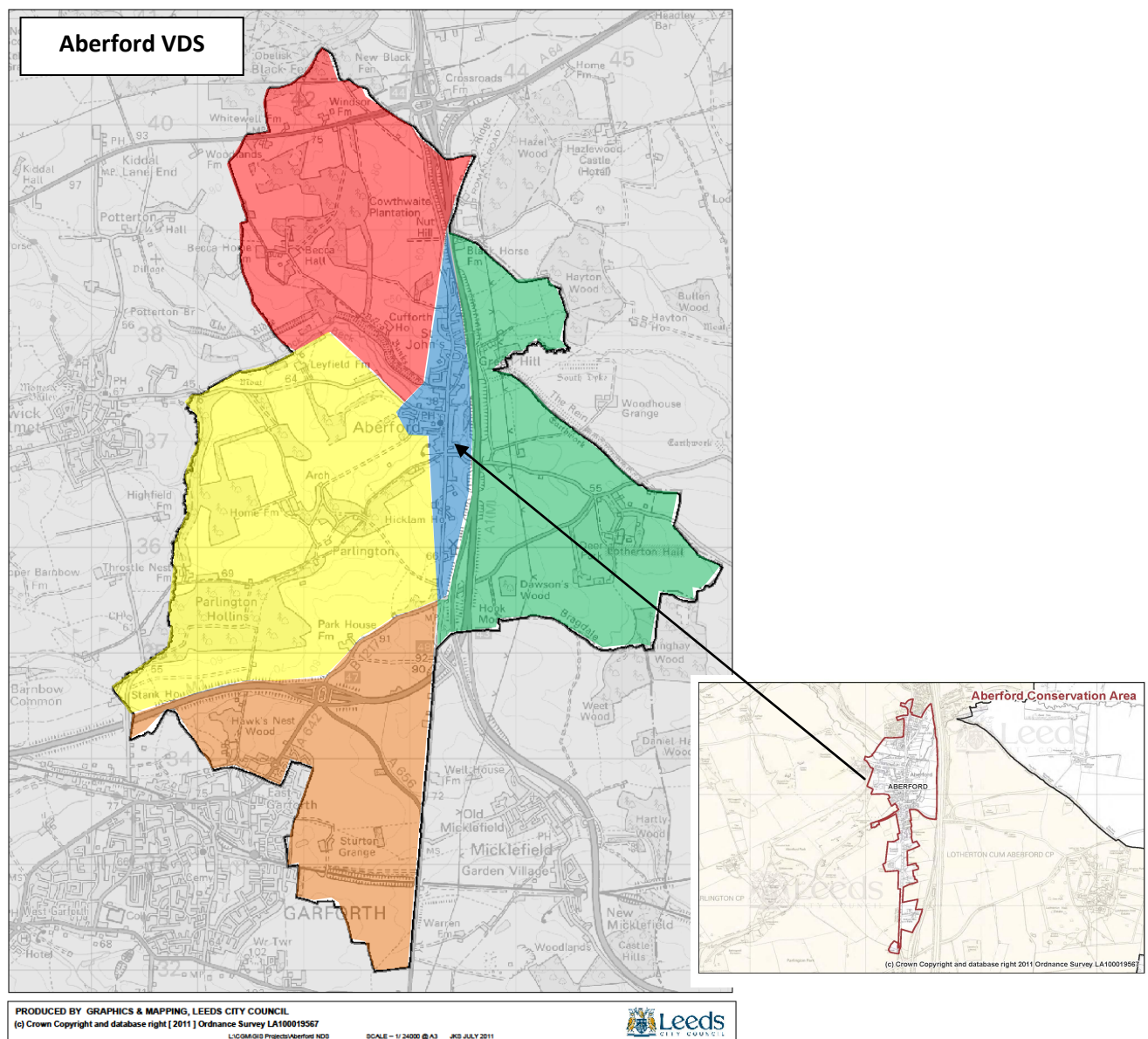
**Aberford Village Hall – opportunities for new business and services?**



## CHAPTER 7 CHARACTER AREAS

This chapter deals with the key characteristics of the parish, subdivided into a series of character areas, reflecting the historic separation of the parish and its development over time. The areas identified through consultation are:

- Aberford village – itself sub divided north and south of the Cock beck.
- Sturton Grange
- Lotherton
- Becca
- Parlington



Map 6: Aberford and District Character Areas

#### **a. Aberford Village Character Area: South of Cock Beck**

On the 18th April 2011 Leeds City Council approved the Aberford Conservation Area Appraisal and Management Plan. This was the second review of the Conservation Area which was established by the West Riding County Council in 1969 and extended the Conservation Area to include the approach from the south along with Hook Moor cottages and Hicklam Mill. This is an important addition since the straight wide road with its historic wide verges leading to the large beech trees which frame the entrance to the village is unique on the old A1.

On the east the beech trees frame Hicklam House. It is grade two listed, from the mid nineteenth century and stands in extensive grounds. The wide verge continues in front of the property which is bounded by a low brick wall. These boundary walls of varying height are found all along the approach to the village, everywhere else built of the local magnesian limestone, and are another feature of the village.

Opposite are the Almshouses, an elaborate gothic style building set back from the road in extensive grounds and bounded to the rear with mature trees. It was extended to the rear early this century. The original Almshouses, the lodge, the ancient water pump to the rear of the Almshouses and the roadside front wall to the grounds are all grade two listed.

Back on the east side of the road set back from the road on the wide grass verge with panoramic views in the background is the war memorial which commemorates the men from the village killed in the two World Wars. Just to the north is another grade two listed property, the former Roman Catholic church of St Wilfred with attached presbytery, now a private house and business premises.

From this point the composition of the buildings in the village changes. After the recently developed football field on the west side of the road, across which there are good views of the Parlington Estate, are a series of workers cottages built at the back of what was at that time the pavement to the road and which extend almost to the bottom of Bunkers Hill. They vary in style, building material and age and some have been extended.

Back at the top of Bunkers Hill on the east side are a pair of semi-detached workers cottages. As with most of the cottages in the village these were built by the Gascoignes for rent. It is not known whether the style of building, which from the outside is quite picturesque, was adopted for aesthetic reasons or because having the bedrooms in the roof with small dormer windows used a minimum of building materials. Either way they set a style for this end of the village and all are built of coursed limestone with gables, blue slate roofs and brick chimneys.

Bunkers Hill itself features a retaining wall constructed when the road was regraded. This retaining wall on the western side is a substantial masonry structure and another landmark on this approach to the village.

North from Bunkers Hill is the Lotherton Lane/Parlington Lane crossroads. Immediately to the north of Parlington Lane is the old library. The neighbouring property, built in the middle of the last century, is unusually built of brick in a Georgian style unlike anything else in the vicinity. In front of it is the access to a house which was associated with the Gascoigne's mining interests and the newly built houses on what was South Lodge farm yard.

North of Windmill Rise, the village quickly gives the impression of being built-up. On the west are a series of terraces, detached and semi-detached houses which extend almost continuously to the church. They are all built from the local magnesian limestone and date from at least the 19th century. In contrast to the approach to the village these are more substantial houses rather than cottages. The only break is provided by the Methodist Church which is set back from the road in an elevated position. To the east there is more variety in the buildings but the effect is the same. The only relief is at the side of the village hall where there are views across to the steep eastern side of the River Crow valley. Just to the north of the village hall are new properties built on what was the Manor farm complex. These substantial properties abut the original farm house which is another grade 2 listed building. Dating from the 18th century it is three stories high and projects, unlike other properties, right up to the back of the kerb. It is rather striking in appearance in that the waggon entrance to the farm yard passes through the centre of the house. This feature was successfully repeated when the new adjacent property was built.

Almost opposite is the church. It is set back from the road and surrounded by the graveyard. The church is grade 2 listed. The graveyard which fronts Main Street is raised above the road and supported by a stone retaining wall. By the gateway to the churchyard is the former market cross. Made of magnesian limestone, the cross is mounted on two steps. It is grade 2 listed. The graveyard with its substantial trees provide a break in this part of the village. Immediately to the north is a further terrace of 18th century houses which link to the Swan Hotel. This old coaching inn is a substantial building located on the corner of Main Street and Cattle Lane. It is made more conspicuous by its white-painted stucco facade, and its coach archway through the building leading to the stables at the rear, which is flanked by double storey bay windows.

Opposite the Swan is Aberford House an imposing grade 2 listed house in the classical style dating from the 18<sup>th</sup> Century. It is set back from the road and slightly elevated with a full width front wall and broad steps leading to the property. Immediately to the north are a variety of properties which once fronted the road to the ford across the beck. These include the old stables used by the royal mail in the days of the stage coaches, a terrace of workers

cottages, Bridge Cottages, which date from the early nineteenth century and show the changing styles with the use of brick, two storey high walls giving full sized rooms upstairs, and the provision of small front gardens, and finally the old beckside farm complex which includes a further listed building.

### **Recommendations**

- *Preserve the streetscape by ensuring that any infill/development is of an appropriate size and is located and architecturally detailed to reflect its position in the village.*
- *Continue with the stone and blue slate policies as detailed in the Conservation Area Management Plan 2011.*
- *Resist any intensification of development, including development adjacent to the conservation area, which disrupts the essential character of the conservation area including views into the conservation area.*
- *Preserve the linearity of the historical core of the village by supporting the existing tightly drawn green belt.*
- *Preserve as many mature trees as possible particularly the beech trees which frame the entrance to the village from the south.*



**St Ricarius church**



**Cottages with dormers, Bunkers Hill**



**The Swan Hotel**



**Archways, Main Street South**



## **b. Aberford Village Character Area: North of the Cock Beck**

Continuing northwards from the bridge and old ford at the Cock Beck, the character of the village once more changes – subtly at first, with more profound differences emerging the further north one progresses. The first significant feature met on the journey north along the Great North Road from becksides may be regarded as the hub of the village – the junction of Main Street with Becca Lane and Field Lane. Here are located a number of important features and services for the village:

- The Arabian Horse public house.
- Village Shop.
- Pump Hill greenspace.
- Jessamine Cottage surgery.

Surrounding Pump Hill are the now familiar mix of terraced workers cottages, some of which have been amalgamated to form larger properties, alongside the more imposing structure of the 18<sup>th</sup> century farmhouse of Becca Farm, double fronted and white rendered and its associated outhouses, which has planning permission for conversion of the main house into two units and for two further units in the yard to the rear.

Field Lane leading off to the right of Pump Hill is important for providing access to the largest set of allotments for the village (the others being to the rear of Beech View and a smaller set behind Youngs Court, as well as marking the easterly continuation of Becca Banks and footpath access across the A1(M) towards Hazlewood and Towton.

To the right, Becca Lane is a bridleway leading towards Becca Hall and passing the fortifications of Becca Banks. At the start of the lane, a terrace of cottages are thought to be among the oldest in the village.

Main Street continues uphill passing Markham Cottages, a set of 5 small cottages with a shared greenspace fronting the properties and all with entrances to the rear. This green aspect continues with a set of open gardens set to the west of Main Street but belonging to properties on the other side of the road where the cutting into the limestone did not provide enough space for gardens. These have been well conserved over the years.

Continuing Northwards again and still within the Conservation Area, housing continues to be largely in the vernacular of part rendered limestone cottages, some displaying street front dormer windows, until Highfields Road where the first of the village's small former council estates is located and a sheltered housing block. Opposite is a newly built terrace of two houses built on the site of the former Highfield Store and providing a good example of development mirroring local style, using coursed limestone and blue slate roofing.

As Main Street descends towards the Dale, the third and final public house is reached, the Royal Oak, which also marks the end of the extended Conservation Area. Housing on either

side of Main Street now is located in small residential developments, many of which were constructed during the late 1960s. Once again here the linear development of housing along the road is interrupted by the greenspace of the Dale, looking out to the west across the open fields and woodland beyond of Becca. This land remains undeveloped largely because it is highly prone to flooding with a large pond forming on regular occasions.

The conclusion of the old Great North Road is finally reached at the Roman Ridge office development where the old road branches off right and terminates suddenly. Here, the bus turnaround is located opposite the old Toll Bar cafe which was converted in early 2000 into what is currently the final house in the village. Both the conversion of the old cafe and the new office development complement the style of the historic core of the village, despite being located somewhat from the Conservation Area – a lesson for future development.

### *Recommendations:*

- *Maintain the green aspect and open character of Main Street through restricting any new development which lead to loss of green space.*
- *Improve Pump Hill and the area around the Arabian Horse to provide a more definite 'centre' for the village.*
- *Ensure the implementation of the Conservation Area Management Plan to maintain the essential character of the central part of the village.*



**The Arabian Horse**



**Ford and play area at Beckside**



**Pump Hill**



**The Royal Oak, Main Street North**

### c. Sturton Grange Character Area

Sturton Grange, the smallest of the the four wards, is also the most diverse. Farming ranges from arable to intensive polytunnel agriculture and the encroachment of 'Garforth' into the ward has introduced an urban pocket including housing and industrial units which is reinforced by the close proximity to the North of the M1 motorway. It also has a football stadium and an airstrip.

In spite of this, because the motorway is in cutting and the general slope of the land is to the South East, the East of the ward is typical of the open arable farmland with small copses as identified in the Leeds Landscape Unit; East Garforth (ELB1). The area is rural in nature with long uninterrupted views especially to the east. The grass airstrip is to be found to the south of this alongside the Leeds-York railway but does not figure strongly in the landscape.

The large area of land occupied by the polytunnels is located in the quadrant between the A642 and the A656. It has already been extensively screened by bands of trees but it is still clearly visible especially from the North.

Some fifteen years ago, the Brierlands estate was built to the East of the A642 on what was an old military camp. It has matured well. The football ground which was provided as part of the development is situated behind the estate and is reasonably unobtrusive.

Opposite the houses, to the West of the A642 are a number of new large industrial sheds with little screening which form a stark contrast to the houses opposite. Behind these sheds is an older industrial unit. This industrial zone is set to be extended to the north as far as the motorway; an area that was opencast some fifteen years ago, and is now grassland. This will leave The Weigh House, a private residence, totally isolated on this side of the A642.

The area of land proposed for the industrial development is bounded on its Western edge by the well used footpath known as the Fly Line which follows the track of the light railway used to formerly carry coal from Garforth to Aberford. Immediately to the west of the Fly line is Hawk's Nest wood which is listed in the UDP as a Leeds Nature Area (LNA 049). It is bounded by open grassland and scrubland.

#### **Recommendations:**

- *The proposed industrial development at North Newhold should be developed in as sympathetic a manner as possible with regard to minimising its visual intrusion upon the landscape; and maximising integrated green infrastructure to minimise run-off from hard surfacing flowing Eastwards to Aberford.*
- *Careful consideration is required with regard to the impact of increased road traffic, in particular HGVs, upon local residents in the neighbouring estate.*

#### **d. Parlington Character Area**

The Parlington Estate was, for centuries, the source through its owners the Gascoigne family, of much of the working activities in and around Aberford. Coal mining and agriculture being the principal occupations, these in turn allowed the growth of support industries, albeit in a small way. The Gascoigne influence and advantage deteriorated after the sale of the Garforth Mines in the early twentieth century, until by the 1960s with the sale of Parlington and many properties in Aberford, the estate became something of a tranquil backwater, only the farming activities continuing under the new absent landlords.

Parlington has remained largely unchanged over the years, despite a number of ambitious plans. The lack of development has meant that the once industrial roadways serving the transport of coal have become overgrown nature trails, interspersed by the occasional structure from that period, which adds to the enchanted feeling of the place. The landscape is absent of any modern influence, save for some low structural brick and concrete platforms from the Second World War, which are now more of a curiosity than a blot on the landscape. Grazing of the parkland area up to the Triumphal Arch adds a touch of nostalgia as less and less farm animals are left to graze open pasture in the present day.

The Triumphal Arch, built to commemorate the Colonial Victory in America, following the Treaty of Paris in 1783, by the last Baronet Sir Thomas Gascoigne, is a delightful discovery, to anyone venturing along the old driveway, as they reach the head of the road before it descends into the woodland. The inscription, “Liberty in N. America Triumphant MDCCLXXXIII” is a belief held by many at the time, who were of a Whig persuasion.

Following the death in 1905 of Colonel Frederick Charles Trench-Gascoigne, the Hall was dismantled. The Parlington Estate, in contrast to the hall, has remained largely unscathed by modern development, and therefore has to some extent retained some of the features which characterized the estate in its heydays of the late nineteenth century. Some of these key features which deserve conservation are:

**Structure 1: the Dark Arch** - a long curved tunnel around 80 metres or so in length built in three sections and constructed in local stone.

**Structure 2: the Light Arch** - a simple stone bridge, built to carry a roadway from Parlington Hall to the entrance on the south east side of the estate at Hook Moor.

**Structure 3: the Ice House** - this structure of brick demonstrates the craftsmanship of the eighteenth century builders, especially the domed roof. The size of the structure is around 6 metres diameter by approximately 10 metres in height.

**Structure 4: Retaining Wall** - this wall formed part of the arrangements made to stock coal in the location for ongoing transport to Tadcaster, Wetherby etc.



**Structure 5: Stallion Pens** - located to the north and west of the Triumpal Arch, they feature attractive circular attached columns with matching cappings as entrance locations, the stone being not local but millstone grit.

There are a number of additional buildings around the perimeter of the estate - Parlington Lane Lodge, Parlington Drive Lodge, Barwick Lodge, Ass Lodge, Lakeside Cottage, Gamekeepers Cottage, Wakefield Lodge, and Lilly Pit Cottage. There are also some large estate houses, and associated buildings. These include Home Farm and the outbuildings, especially the woodmans yard buildings and Saw Pit.

**Recommendations:**

- *Investigate the potential with the current landowners to undertake improvement and restoration to important built features across the Parlington landscape.*
- *Lobby for improved access across the estate on improved and extended rights of way and permissive paths.*



**The Crow valley looking West**



**Deer shelter, Parlington park**

**e. Becca Character Area**

Becca is the North West quadrant of the Aberford Parish, which also includes areas historically referred to as St Johns and part of Nut Hill. It extends North just beyond the A64 trunk Road to beyond Windsor Park Farm and adjoining the Bramham Hall Estate; West beyond Becca Hall towards Potterton; South along Cock Beck; and links to the Western built up area of the village, and connected to the village opposite Pump Hill, by Becca Lane.

It is a Green Belt area comprising gently undulating open countryside, much of which is farmed, as well as a number of plantations and woodland, and the historic Becca Banks/Aberford Dykes at its Southern end, between Becca Lane and Cock Beck. The latter is a historic escarpment and woodland, made up of linear earthworks, which are believed to have been territorial boundaries and possibly defensive barriers as a product of a number of war conflicts. Archaeological research has led to a belief that this section of the Dykes (which

also extends East of the village of Aberford) dated back to the Iron Age 104 BC to 12 AD. There is a right of way over the top of Becca Banks.

There are several farm holdings in Becca, and also a sizeable private residence known as Cufforth House, and a Grade 2 listed country residence – Becca Hall which was in the original Gascoigne Estate, and was occupied from 1783 by a William Markham, to whom there is also reference within the village at Markham Cottages. For many years through the 20<sup>th</sup> century, the Hall was owned by Central Electricity Generating Board, and from 1989 to 1997 as the Leeds Grid Control Centre for the National Grid.

It is now in private ownership, with a number of planning applications in recent years for its development as a Training Centre, Nursing Home, Hotel and as part of a residential cluster of buildings, all of which were refused on the grounds of over-development. It is now planned to restore the hall as a private residence.

The Becca area provides a number of houses in Aberford village that adjoin its Western boundary with a picturesque country aspect, and it also contributes an attractive and valuable buffer zone of natural green belt to prevent development sprawl to the West. This peaceful aspect also contrasts strongly with the imposition of the A1 Motorway to the East of the village.

#### **Recommendations:**

- *Continue to develop the rights of way network across the area, with particular emphasis being paid to linkage into Bramham Park and through to Potterton.*



**Becca Hall**



**Cottages at Becca Lane end**

#### **f. Lotherton Character Area**

Lotherton lies to the east and south east of the village of Aberford. It is defined by its geology, formed upon Magnesian Limestone which has been used locally for building material and sets the character of many of the historical buildings in the area. The Magnesian Limestone also formed the base of the open nature of the land around the

village. Cock Beck lies to the north of Lotherton and the Great North Road (and now, the A1) to the west. The Great North Road has formed a barrier with the village to the North West and leaving Lotherton mostly as open arable farmland. The Lotherton Hall Estate is within the Lotherton Boundary. Wooded farmland lies in this area.

Lotherton has been in continuous occupation since the 7th century and it takes its name from an Anglo-Saxon settler called Hluttor whose farm or 'tun' occupied the site in early times. This area became known Hluttortun and over the years this evolved to Lotherton. By 1086 records suggest that a hall or manor house had been built here and, during the Middle Ages, a number of tenants are recorded as having lived on the site. In the 1540s the farmlands surrounding the hall were purchased by John Gascoigne of Lasincroft to form part of his newly acquired Parlington Estate. The Hall itself did not become the property of the family until 1825 when both house and park were purchased by Richard Oliver Gascoigne. Some attempts were made to re-fashion the existing building at this time but it was not until Richard's grandson, Colonel Frederick Gascoigne, inherited the property in 1893 that the house took on its present form. After his death in 1937 the estates passed to his son and daughter-in-law, Sir Alvary and Lady Gascoigne, who retired there. In 1968 they presented the Hall to the City of Leeds, together with its park, garden and art collections.

Major planning applications include one by Banks Renewables for a Wind Farm at Hook Moor (initially rejected, passed on appeal January 2012) and one by Lotherton Hall for major development to improve facilities across their site (passed). The Lotherton Hall development will change footpath & vehicular access to the estate and parking within the estate. This is to be completed with the intention of increasing visitor numbers and this may cause an increase in traffic in the surrounding area.

#### ***Recommendations:***

- ***Work with the City Council to improve non motorised access to the Hall through new and improved footpaths linking the village to the estate.***
- ***Monitor traffic levels associated with the estate and its redevelopment in order to ensure that problems are not generated for either the village or local residents.***



**Lotherton Hall entrance**



**Substandard footpath – Lotherton Lane**

## CHAPTER 8      MANAGEMENT PLAN

The following actions are local community aspirations and, while they have been the subject of consultation with Leeds City Council, the Council has made no specific commitments to their implementation. However, they should be taken into account, where appropriate, by developers and will assist in justifying future bids for funding by other agencies and organisations.

They must also be read in conjunction with specific recommendations in the previous individual character area appraisals and with the Conservation Area Management Plan.

### **Landscape and Open Spaces:**

- Prepare/Update Landscape Management Plans to restore the existing parklands, notably Parlington, to reflect original design intentions.
- Conserve and enhance the pastoral and wooded continuity of the narrow valleys as wildlife and recreation corridors.
- Conserve and manage the wooded linear ancient earthworks.
- Conserve and restore primary hedgerows and trees along roadsides, footpaths and boundaries.
- Enhance tree cover in the open arable areas with small scale woodland planting.
- Undertake new woodland planting, where appropriate, to screen business developments, motorways, prominent farm buildings and to soften the edge of built up areas such as Garforth.
- Provide a 'Community Park' to be known as Jubilee Field, to comprise an all year round Multi-Use Games Area and tennis court, outside "green gym", open green space for games, landscaping and seating, as well as potentially adventure play and activity for all age groups, children and adults. This is to be for the community as a whole, as well as for regular use by the school.
- Further soft and hard landscaping enhancements to be made to the Pump Hill 'village green'.
- Consideration of flood risk mitigation, for example through the reconstruction of ponds and lakes, notably in Parlington Park.



### **Roads and Footpaths:**

- Further screen planting and noise attenuation barriers to be erected adjoining the M1/A1 to reduce the visual and sound impact on Aberford village and wider parish.
- Review definitive footpaths, bridleways and cycleways to create a better connected network within the parish, notably to Lotherton Hall and Parlington Park.
- Traffic management measures on Main Street with pedestrian crossing facilities, such as has been provided at the junctions of Main Street with Cattle Lane. However, it is clear that speed bumps are generally considered inappropriate for the village.
- 'Gateway' features to be provided on the main road entrances to the village.
- Relocate the start of the 30mph limit to coincide with the gateway feature on the northern approach to the village. Extend the 30mph zone Westward to the foot of the hill on Cattle Lane.
- Develop measures to reduce on street parking on the approach to the village outside Priory Park and the football ground.
- Provide a central reservation at the Hook Moor crossroads to facilitate pedestrians crossing and traffic calming.
- Produce a streetscape design guide to ensure a consistent and quality palette of materials for signs, street furniture, hard surfaces and boundary treatments, particularly within the Conservation Area.

### **Built Environment and Community Facilities:**

- Identify opportunities to provide suitable housing to meet the needs and aspirations of residents, which will be ascertained more fully within the Neighbourhood Plan, which is being developed in 2012/2013.
- Investigate provision of start-up/small business units where practicable e.g. Parlington Home Farm, Park House Farm and Lotherton Hall.
- Make best use of community buildings such as the Village hall, Methodist Chapel, Church and Primary School to integrate these fully with community needs for space and activities. Refurbish and extend the Village Hall to create a multifunctional facility to enable business and community activities to flourish.

## CHAPTER 9      DESIGN POLICIES AND GUIDANCE

This final chapter sets out the key design guidance and principles recommended to inform all future development in the parish. The guidance set out here reflects the particular features and issues highlighted in previous chapters, as well as drawing upon guidance from key Leeds City Council publications as detailed in Appendix One. It is particularly important when considering development in the Conservation Area to pay proper attention to the policy set out in the Management Plan for that Area (Leeds City Council, 2011).

It is worth stating that all advice, guidance and policy set out here is as much intended to inform improvements and alterations undertaken under permitted development rights as it is with regard to those more significant development requiring planning permission.

### **Design Policy**

- Understanding context is vitally important in all good design proposals, recognising the streetscape and landscape setting and reflecting the built form, proportions, features and materials of the original or surrounding buildings.
- The design and siting of new buildings should complement and, where possible, enhance existing vistas, skylines and landmarks.
- Local distinctiveness and character should be recognised and enhanced, notably those features described in the character area analysis.
- All alterations, additions and extensions should reflect all those aspects and any planning application demonstrate that they have been taken into account in arriving at the proposed design. In the Green Belt they should represent limited development (should not normally exceed a thirty percent increase over the original house volume) and should not harm the character, appearance and openness of the Green Belt.
- Any new development, alteration or extension should respect and reflect all those aspects and any planning application demonstrate that they have been taken into account in arriving at the proposed design.

### **Detailed Design Guidance**

- Particular attention should be paid to existing or potential landmark sites such as corner sites, focal points opposite junctions etc., where there is an opportunity to design notable features in any new building that reflects its key position.

- Elsewhere, development should reflect the density, house type and rhythm of the adjoining streetscape, including the roofscape, and where part of a group of buildings, their key features.
- All development proposals should protect the amenity of neighbours and proposals which harm their amenity through excessive overshadowing, overdominance or overlooking will be strongly resisted.
- All alterations and extensions should reflect the scale, form, proportions, and character of the original building and those which harm the appearance of the original building or the locality will be resisted. In the Green Belt extensions should not normally exceed a thirty percent increase over the original house volume.
- Support new dwellings that respect the style and character of the villages, strongly discouraging 3 story 'townhouse' style development and strongly supporting 2 storey housing in keeping with the rest of the built form.
- Seek to bring forward new development that provides a range of housing types and size to offer opportunity for all to live in our villages, particularly young people and young families.
- Smaller sites are more likely to be welcomed and assimilated into existing communities and reduce stress on village services and transport infrastructure.
- Extensions, including garages, should not dominate the original building and side extensions should normally be set back from the original principle frontage.
- New developments should incorporate strong aspects of green infrastructure in order to minimise impact upon the existing community and to provide opportunities for habitat corridors, sustainable drainage and linkage to the surrounding countryside.
- Provision and maintenance of opportunities for off street parking and highway measures to encourage off street/on property car parking. New developments should make provision for two vehicles to be parked off road to avoid further cluttering on the highway.

### **Building Materials**

- Any infill development, or alterations and extensions to existing houses, including boundary walls and garages, should be designed to match the existing or

neighbouring houses in colour and materials including types of courses, bonding and pointing. This is particularly the case in terraced blocks.

- While there is some variety in building materials across the parish, particularly (although not exclusively) with regard to more modern developments, the predominant vernacular is for magnesian limestone as the primary building stone with blue slate as the primary roofing material. This policy should be matched wherever possible in all new development, alterations and extensions, except in those exceptional cases where use of such materials would be in conflict with that used in the locality.
- Original details and other distinctive features in house design (brick work details, doors and architraves, window casements and glazing bars, etc.) which add interest and local identity should be retained.



**Bridge Cottages**



**Restored water mill, Cattle Lane**

### **Designated Areas, Landscapes and Structures**

- The parish is entirely located within the Green Belt, with only the built up areas not covered by this designation. It should be a primary aim of this VDS to maintain the extent of the Green Belt and wholly support policies outlined in the UDP and National Planning Policy Framework for doing this.
- Special Landscape Areas – these areas have been designated locally by Leeds City Council for their special landscape and environmental qualities. This land should be protected from any inappropriate development or intrusions in the landscape which would be of detriment to their special qualities.



- The Conservation Area has specific policies and guidelines set out in the Conservation Area Appraisal and Management Plan 2011. This policy document should guide all development, including those scheduled as permitted development, within the area delineated.
- There are numerous buildings and structures within the parish which have heritage designations attached to them. Maintenance of these is of critical importance, whether they are privately owned or within the public realm.



**Market Cross**



**The War Memorial**

### **Greenspaces and Trees**

- Incidental greenspaces, whether public or private, should be retained, enhanced or provided.
- Similarly, trees in streets or gardens should be retained, replaced or newly planted wherever possible.
- Front gardens should be retained with minimal hard surfacing, unless it is permeable.

### **Roofs and Dormers**

- There should be no dormers on main/principle frontages i.e. facing streets or public spaces unless they match those existing on neighbouring properties.

- Rear dormers should only be constructed subordinate to the main roof i.e. should be set back from the eaves, side/party walls, and preferably set down from the ridge line.
- Any dormer or roof extension should match the original roof in pitch, eaves, and materials. Flat roofed extensions will not normally be appropriate.

### **Streetscapes**

- Appropriate boundary treatments should be retained and restored to preserve the character and coherence of the streetscape.
- Similarly, traditional paving materials should be retained and restored wherever possible.
- Street furniture, including lighting, seating, railings and signage needs to be coherently designed.



**Aberford's landmark buildings: St Ricarius, the Triumphal Arch, the old Almshouses.**

## **APPENDICES**

# APPENDIX 1      RELEVANT PLANNING POLICIES

## National Policies

### 1. National Planning Policy Framework (2012)

The new National Planning Policy Framework introduced in 2012 replaces the previous raft of Planning Policy Statements (PPS). The following extracts are of particular relevance to this Village Design Statement and the policies it seeks to embed for our parish:

#### i.      The Rural Economy

Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship (para28).

#### ii.      Design

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people (para56).

Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation (para58).

Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness (para60).



Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions (para64).

Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably (para66).

### **iii. Green Belts**

Local Planning Authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access, to provide opportunities for outdoor sport and recreation, to retain and enhance landscapes, visual amenity and biodiversity or to improve damaged and derelict land (para81).

## **2. Streets for All (Yorkshire and Humberside) (English Heritage 2005)**

The underlying principles are to reduce clutter, co-ordinate design, and reinforce local character while retaining safety for all.

## **3. Manual for Streets (DCLG and DoT – 2007)**

Local identity and distinctiveness are important design considerations and can be strengthened by using grain, patterns and form sympathetic to the predominant vernacular styles and by using local materials (para 5.11).

## **Local Policies**

### **Leeds Core Strategy (Draft 2012)**

**P10** – New development for building and spaces, and alterations to existing, should be based on a thorough contextual analysis.

Proposals will be supported where they accord with the following key principles;

- The size, scale and layout is appropriate to its location and respects the (local) character and quality of the external spaces and wider locality.
- The development protects the visual, residential and general amenity of the area.
- The development protects and enhances the district's historic assets.

**P12** – The character, quality and biodiversity of ..... landscapes, including their historical and cultural significance, will be conserved and enhanced.

#### **Leeds Unitary Development Plan (Review 2006)**

**BD2** – The design and siting of new buildings should complement and, where possible, enhance existing vistas, skylines and landmarks.

**BD5** – All new buildings should be designed with consideration given to both their own amenity and that of their surroundings. This should include useable space, privacy and satisfactory penetration of daylight and sunlight.

**BD6** – All alterations and extensions should respect the scale, form, detailing and materials of the original building.

**BC7** – Development within Conservation Areas will normally be required to be in traditional local materials.

**E4** – Land allocated for employment uses e.g.13 - North Newhold, Garforth (27.8ha).

**LD1** – Any landscape scheme should normally;

- Reflect the scale and form of adjacent development and the character of the area
- Compliment and avoid detracting from views, skylines and landmarks
- Protect existing vegetation.....
- Complement existing beneficial landscape, ecological or architectural features.....

**LT5B** – Provision of leisure and tourism facilities will be supported on the following sites e.g. 3 – Parlington.

**N1 and N1A** – Development of land identified as protected greenspace or allotment gardens will not be permitted for purposes other than outdoor recreation.

**N5** – Seek to improve the quantity and quality of greenspace provision.

**N6** – Development of playing pitches will not be permitted (subject to various caveats).

**N9** – All development should respect and enhance the value of land fulfilling a green corridor function in terms of access, recreation, nature conservation and visual amenity such as streams.

**N10** – Development will not be permitted which adversely affects public rights of way.

**N12** – Proposals for development should respect the (nine) fundamental priorities for urban design.

**N13** – The design of all new buildings should be of high quality and have regard to the character and appearance of their surroundings. Good contemporary design which is sympathetic or complementary to its setting will be welcomed.

**N14** – There will be a presumption in favour of the preservation of Listed Buildings.

**N16** – Extensions to Listed Buildings will be accepted only where they relate sensitively to the original buildings. In all aspects of their design, location, mass, and materials, they should be subservient to the original building.

**N18A/B** – There will be a presumption against the demolition of positive buildings (or parts) within a Conservation Area.

**N19** – All new buildings and extensions within or adjacent to Conservation Areas should preserve or enhance the character or appearance of the area by ensuring:

- The siting and scale of the building is in harmony with the adjoining buildings and the area as a whole.
- Detailed design of the buildings, including the roofscape is such that the proportions of the parts relate to each other and to adjoining buildings.
- The materials used are appropriate to the area and sympathetic to adjoining buildings (where a local materials policy exists this should be complied with).
- Careful attention is given to the design and quality of boundary and landscape treatment.

**N20** – Demolition or removal of other features which contribute to the character of the Conservation Area .....such as trees, boundary walls or railings will be resisted.

**N23** – Incidental open space around new build development should be designed to provide a visually attractive setting for the development itself and, where appropriate, contribute to informal public recreation and nature conservation. Existing features which make a positive visual contribution should be retained where possible.

**N24** – Where development proposals abut the Green Belt, or other open land, their assimilation into the landscape must be achieved as part of the scheme.

**N25** – Boundaries of sites should be designed in a positive manner, using walls, hedges, or railings appropriate to the character of the area. All paving materials should accord with the character of adjacent buildings and surrounding areas.

**N33** – Except in very special circumstances approval will only be given in the Leeds Green Belt for limited extension, alteration or replacement of existing dwellings.

**N37** – In the designated Special Landscape Areas, development will be acceptable provided it would not seriously harm the character and appearance of the landscape, the siting,

design and materials of any development must be sympathetic to its setting and, where necessary, landscaping of the site will be required.

**N38** – Development will not be permitted in the floodplain (including all washlands) unless it is for open recreation and essential transport and utilities infrastructure.

**N50** – Development will not be permitted which would seriously harm, either directly or indirectly, a Site of Special Scientific Interest, Site of Ecological Geological Importance or a Leeds Nature Area.

**T5/7** – Satisfactory access and provision for pedestrians, cyclists, disabled people and other people with mobility problems will be required.

**T18** – Priority will be given to the defined strategic highway network in the allocation of resources for investment in roads.

**T23** – Traffic management and traffic calming measures will be encouraged.

**T24** – Parking provision should reflect the guidelines in Appendix 9.

#### **Householder Design Guide (April 2012)**

**HDG1** – All alterations, additions and extensions should respect the scale, form, proportions, character and appearance of the main dwelling and the locality.

**HDG2** – All development proposals should protect the amenity of neighbours.

**HDG3** – All extensions, additions and alterations to dwellings within the Green Belt should represent limited development and should not harm the character, appearance and openness of the Green Belt.

#### **Aberford Conservation Area Appraisal and Management Plan (May 2011)**

This sets out in more detail the special character and historic interest of Aberford village and identifies opportunities for its protection and enhancement. It is a material consideration in the determination of planning decisions.

*Other national and local policies may be of relevance to residents, businesses or developers seeking to apply for planning permission within the Parish of Aberford and therefore full regard will need to be paid to all the policies set out in the Leeds UDP(2006) and/or any subsequent planning policy documents.*

*Further advice can be sought from City Development via the Development Enquiry Centre, The Leonardo Building, 2 Rossington Street, Leeds LS2.*



## **APPENDIX 2      DESIGNATED FEATURES**

### **Site of Special Scientific Interest**

016 – Hook Moor

### **Sites of Ecological or Geological Importance**

005 – Barwick Bank

006 – Becca Banks

007 – Bramham Park (edge)

023 – Parlington Hollins

### **Leeds Nature Areas**

001 – Aberford Osiers

049 – Hawk’s Nest Wood

### **Special Landscape Area**

10 – Parlington/Becca

11 – Ledsham/Ledston (Lotherton)

### **Ancient Monuments**

Grade 1

3,4,5 – Becca Banks (31516,31519,31520) (Heritage at Risk)

Grade 2

101 – Crop Marks

102 – Market Cross

161 – Becca Mill (Hillam Hill)

162 – Crop Marks

163 – Crop Marks

164 – Hill Burchard Medieval Settlement

### **Listed Buildings/Structures**

- 342218 – Milepost, A64
- 342219 – Becca Hall
- 342220 – Church House, Cattle Lane
- 342221 – Pikes Head Lodge, Cattle Lane
- 342222 – Old water mill, Cattle Lane
- 342223 – Field House, Field Lane
- 342224 – Pump Hill Cottages, Field Lane
- 342225 – St. Ricarius' Church
- 342226 – Market Cross, Main Street
- 342227 – Church Terrace, 1-4 Main Street
- 342228 – Swan Hotel, Main Street
- 342229 – Swan Hotel Stable Block
- 342230 – Aberford Bridge, Main Street
- 342231 – Jessamine Cottage, Main Street
- 342232 – Milepost , Main Street (east side)
- 342233 – Lotherton Chapel, Lotherton Park
- 342234 – Lotherton Hall Old House and Cottage
- 342236 – Coach House and Stable, Beckside Farm
- 342237 – Aberford House, Main Street
- 342238 – Manor Farmhouse, Main Street
- 342239 – Church of St. Wilfrid and Presbytery
- 342240 – Milepost, St. Wilfrid's
- 342241 – Hicklam House, Main Street
- 342242 – Hicklam Mill, Main Street
- 342243 – Park House Farmhouse, Aberford Road

342244 – Milepost, Aberford Road  
342245 – Hookmoor Lodges, Main Street  
342246 – Gascoigne Almshouses and Warden’s Cottage  
342247 – Pump to rear of Gascoigne Almshouses  
342248 – Lodge to Gascoigne Almshouses  
342249 – Front Wall and Gatepiers to Gascoigne Almshouses  
342250 - The Cottage, Parlington Lane  
342251 – Garden House and Walls, Parlington Park - Leeds Civic Trust at Risk  
342252 – Triumphal Arch, Parlington Park (Grade 2\*) – Leeds Civic trust at Risk.  
342253 – Shelter, Parlington Park – Leeds Civic Trust at Risk)

### **Tree Preservation Orders**

15/80 - Stub Wood, Garforth – Mixed hardwood  
46/97 - Newhold, Garforth – Individual and groups of trees and mixed deciduous woodlands  
6/02 - Hawks Nest Wood, Garforth – Mixed deciduous woodland  
23/77 - Hook Moor, Aberford – Mixed hardwoods  
17/96 - Aberford Almshouses – Unspecified individual trees  
25/97 - Aspen House, Cattle Lane – Black Poplar tree  
74/96 - Beckside Farm, Cock Beck – Black Poplar tree  
48/98 - Greystone Park – Individual and groups of trees  
40/90 - Whitewell Quarry, Whitewell Farm – Mixed deciduous trees  
T.1 - South of St.John’s – Ash tree  
G.3 - Windsor Farm – Mixed deciduous group  
G.6 - South-west of Greenhill House – Two Beech trees  
W.1 - Whitewell Wood – Mixed deciduous woodland  
W.6 - Hick Wood, Birch Spring, Adjoining Lodge and Drive – Mixed deciduous and coniferous

W.9 - The Ridge – Mixed deciduous woodland

W.19 - Becca Low Wood and Becca Banks – Mixed deciduous and coniferous woodland

W.11 - Strawberry Hill – Mixed deciduous woodland

P.2 - Becca Park – Mixed deciduous parkland

### **Other Local Notable Features**

- Aberford CoE Primary School
- Aberford Lodge
- Oriel Cottages
- Public Houses (Arabian Horse and Royal Oak)
- Village Hall
- Bridge House and Coach House
- Becca Farm
- Lodges along Becca Lane
- Gate pillars, Becca Lane
- Markham Cottages
- Old Toll Bar House
- Stabling to Aberford House (where Royal Mail horses were kept)
- Archways along Main Street
- Rear stables to some properties which still exist
- Ancient walls – particularly along School Lane
- Ford area
- War Memorial
- Victorian post box at Pump Hill
- Open spaces along Cock Beck on either side of the bridge
- Elevated pavements and iron railings
- Village signs
- The Great North Road



## APPENDIX 3 DESIGN ISSUES SURVEY

### ABERFORD AND DISTRICT VILLAGE DESIGN STATEMENT (VDS)

#### DESIGN ISSUES SURVEY

Thank you for attending the event today. The following set of questions is designed to let you have input on a number of key issues to be reflected in the first drafting of the VDS. Please feel free to provide inputs on all or some of the questions, regardless of whereabouts in the parish you currently reside or however long you have lived here – all views and opinions are valid and will be counted!

#### 1. Character of the village and parish

- a. How would you describe the parish with respect to its buildings, form, positioning in relation to the surrounding countryside, historical growth etc? Try to be as concise as possible but don't feel constrained - no word limit!

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- b. Are there any particular distinct “zones” or areas that can be easily distinguished and could be dealt with differently from a design perspective e.g. estates, open spaces, commercial areas etc. Please be as specific as possible in identifying these.

Distinctive area – name/location	What is distinctive about it?
Area 1	
Area 2	
Area 3	
Area 4	
Area 5	
Area 6	

## 2. Special places, views, monuments

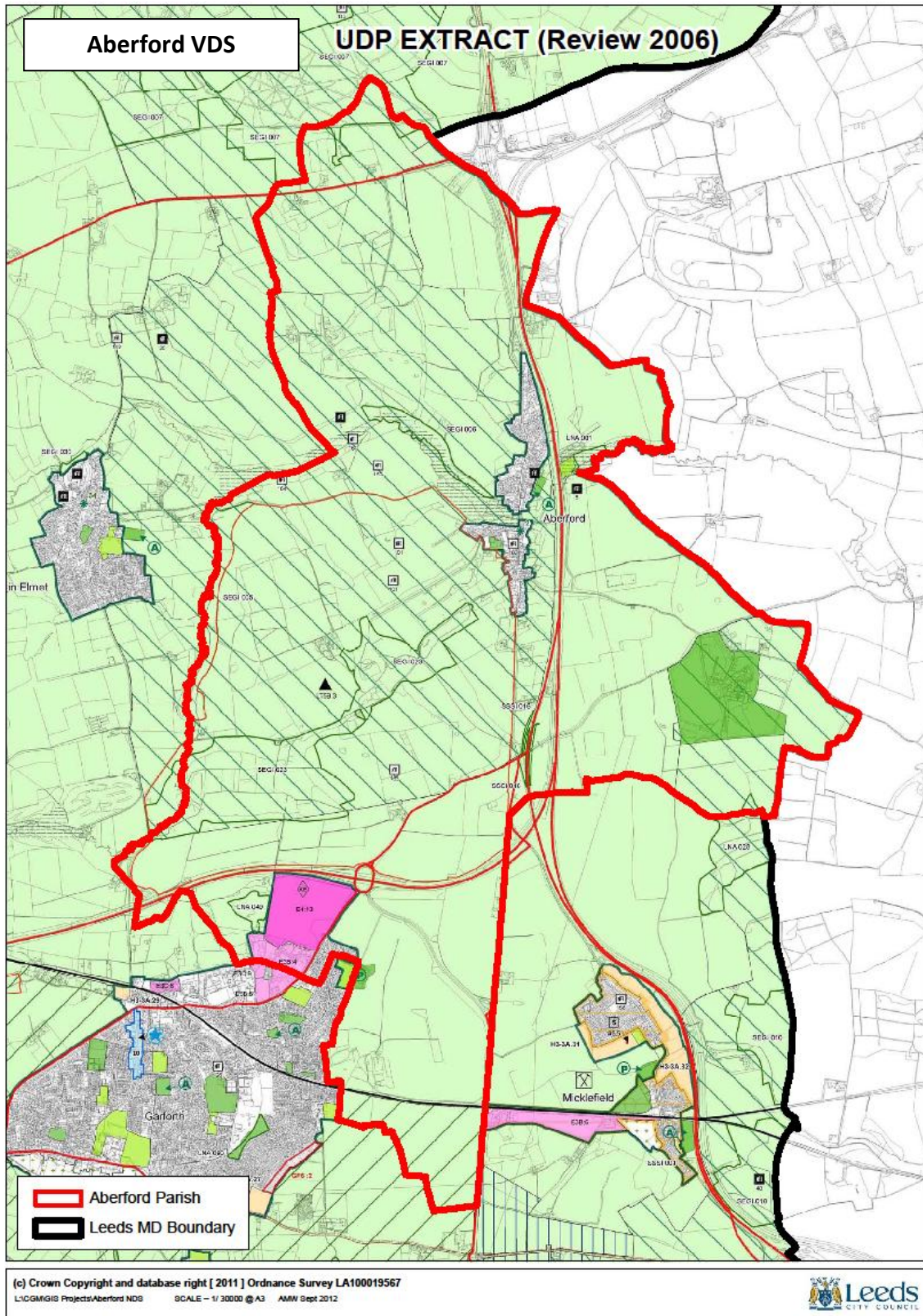
Alongside the listings of designated sites and features that will be listed and described in the VDS, we are keen to also incorporate aspects of the parish that may not have any formal designations as such but nonetheless are valued by you. Thinking then about the parish and places in it (whether or not they are listed/protected by legislation), please list those places, views, anything you like that you value and enjoy for whatever reason!

Place/item/view/monument/feature and its location	What do you value about it? Describe what it is and what makes it special.

Thank you for your time and input – it is very much appreciated!

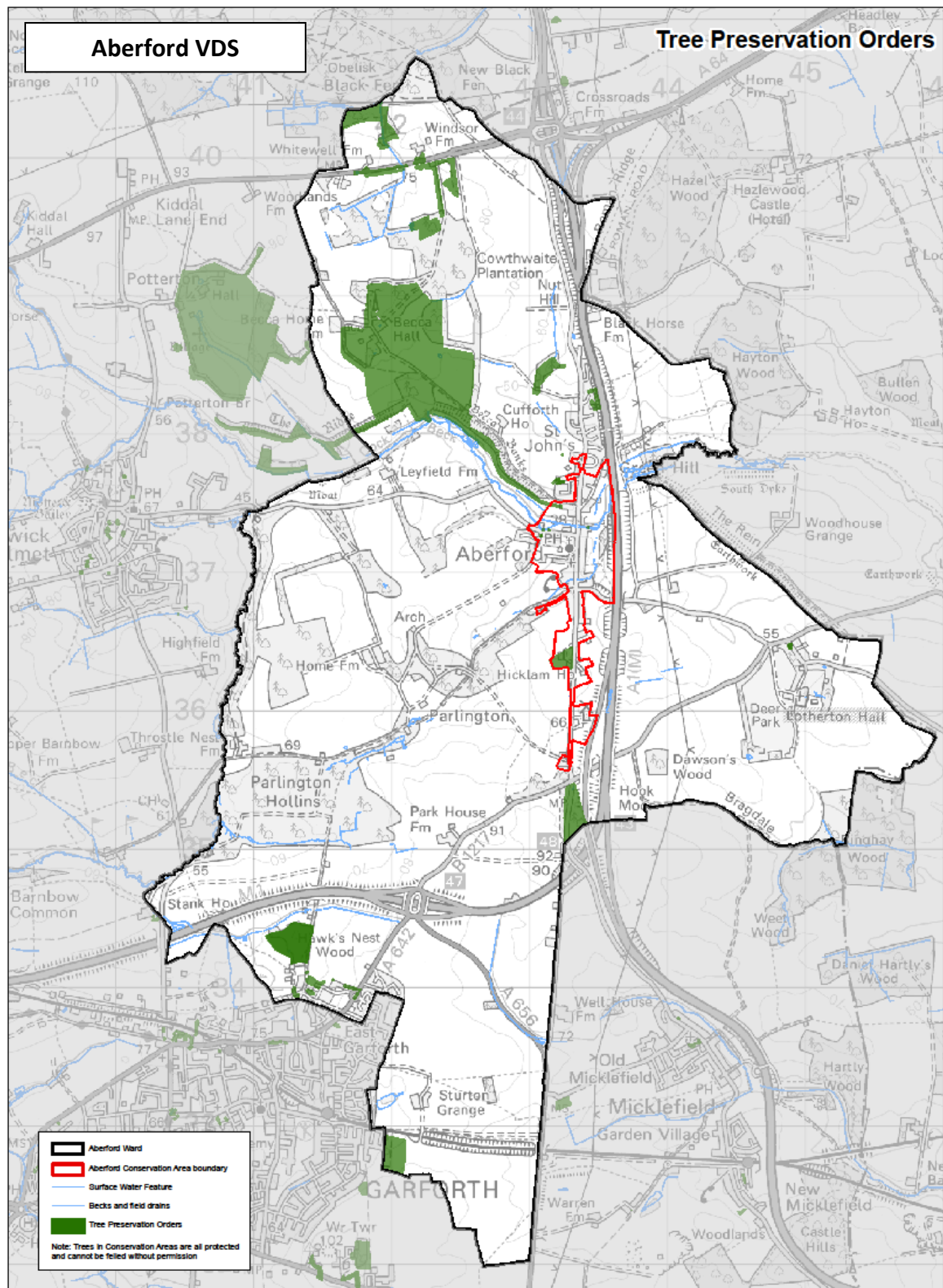
*Aberford & District Parish Council*

# APPENDIX 4 LEEDS UNITARY DEVELOPMENT PLAN REVIEW 2006 MAP





## APPENDIX 5 TREE PRESERVATION ORDERS



PRODUCED BY GRAPHICS & MAPPING, LEEDS CITY COUNCIL

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SCALE - 1/24000 @ A3

JKS JULY 2011





## APPENDIX 6 CONSERVATION AREA

