

WETHERBY TOWN COUNCIL



Neighbourhood Development Plan
2017 - 2028



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FOREWORD

Wetherby Town Council began the process of creating a Neighbourhood Plan for Wetherby and have been very clear from the outset that this should be a plan that is driven by local people for local people. The Town Council therefore decided that the neighbourhood planning process should be undertaken at arm's length from the council and while a number of Councillors, myself included, have sat on the steering group, the overwhelming majority of the members are not Councillors.

The plan has been developed and shaped by an incredibly hard working and talented group of volunteers with a variety of skills and backgrounds from across the Wetherby Community. The one thing we all have in common is that we care passionately about our town and its future. Throughout the process, we have been supported very ably by planning officers from Leeds City Council and have sought expert advice whenever we have needed to from a variety of agencies, we are very grateful for their support.

Any proposal that has made it this far has had to be underpinned by 2 key principles; firstly, they must be based on hard fact and evidence, not on uninformed and pre-judged opinions. Secondly, they must have been borne out of the clear views of local people in our many consultation events. We have held a number of public consultations and meetings and delivered a survey to every house in the area to which we received over 1000 responses. We have held focus groups and made particular efforts to seek out the views of businesses and young people to aid our deliberations.

It has not always been easy to balance the wide range of views we have received but we believe that the vision of protecting and enhancing Wetherby as an attractive and prosperous market town is one that an overwhelming majority of people will support. The Neighbourhood Plan is designed for the next 10 years and is intended to deal with needs and pressures that exist now or that evidence suggests will exist in the future and to ensure that we have the appropriate infrastructure to meet this. It is also intended to protect those things that we value the most.

This plan has been revised following the major consultation work undertaken at Pre-Submission Stage. It has also been examined by an independent examiner who has concluded that the plan, subject to a number of modifications, meets the relevant statutory and regulatory requirements and can therefore proceed to a local community referendum. If the Neighbourhood Plan is approved by our community at referendum it will become a part of the statutory development plan for Leeds. It will have to be recognised by Leeds City Council and will have significant weight in the planning process.

Cllr Alan Lamb
Chairman of Wetherby Neighbourhood Plan Steering Group

1.0 INTRODUCTION

1.1 Background to Neighbourhood Development Planning

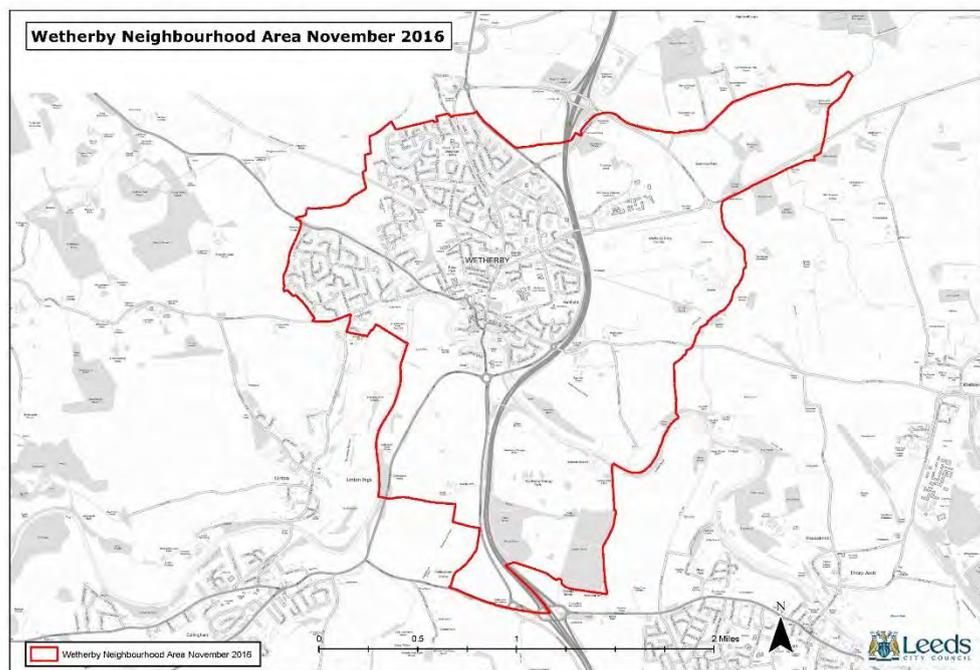
The Localism Act, which received Royal Assent on 5th November 2011, introduced new rights and powers to allow local communities to shape new development by coming together to prepare Neighbourhood Development Plans. Town and Parish Councils such as Wetherby can use these new neighbourhood planning powers to establish general planning policies for the development and use of land in a neighbourhood – the Neighbourhood Development Plan.

Local Planning Authorities, such as Leeds City Council, will continue to produce Development Plans that will set the strategic context within which Neighbourhood Development Plans will sit. Neighbourhood Development Plans do not take effect unless there is a majority of support in a referendum of the community. They also have to meet a number of conditions before they can be put to a community referendum and legally come into force. These conditions are to ensure plans are legally compliant and take account of wider policy considerations. These conditions are:

1. They must have regard to national planning policy.
2. They must be in general conformity with strategic policies in the development plan for the local area (i.e. such as in the Leeds Core Strategy).
3. They must contribute to the achievement of sustainable development.
4. They must be compatible with European Union obligations and human rights requirements.
5. They must not breach the requirements of the Conservation of Habitats and Species Regulations 2017.

An independent qualified examiner then checks that the Plan satisfies statutory and regulatory requirements before it can be voted on in the local referendum. This is to make sure that referendums only take place when proposals are workable and meet the Basic Conditions. The Plan needs to gain the approval of a majority of voters to come into force. If proposals pass the referendum, the local planning authority is under a legal duty to bring them into force.

The first stage in any Neighbourhood Planning process is to define the geographic area that the Plan will apply to, known as the Neighbourhood Area. For most parished areas, this is normally the whole of the parish, although there are exceptions to this rule. In the case of Wetherby, the Town Council applied for the whole of the Wetherby parish to become the Neighbourhood Area on 3rd May 2012. This application was consulted on by Leeds City Council and in due course was approved on 17th September 2012. Following a review of parish boundaries by Leeds City Council the Neighbourhood Area boundary was subsequently revised and re-designated on 15th November 2016 to ensure that the boundary coincides with the revised parish boundary.



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1.2 ABOUT THE TOWN

1.2.1 Location and setting

Wetherby is situated 12 miles north-east of Leeds, in the undulating limestone upland between Leeds and York, at a key crossing point of the River Wharfe. It is a rural market town with strong links to its surrounding agricultural landscape. The River Wharfe undergoes a dramatic change of direction in Wetherby as a result of meeting the limestone ridge upon which the town is built, forcing the river back south towards Boston Spa.

1.2.2 Character and form

Wetherby's long history as a market town has given rise to its plan form, focused on the large market place which lies just north of Wetherby Bridge. It received its market charter in 1240. The plan form is typical of a market town, with numerous minor roads meeting at the market place, while the Great North Road gave the town an additional strong north-south axis. The majority of 19th and 20th century development has been to the north of the town, leaving the historic core of Wetherby with a strong historic character. The town is now by-passed by the A1 (M).

At the heart of the town is the river and its historic road bridge, one of two Scheduled Monuments in the town alongside the remains of Wetherby Castle. In addition to these, there are almost 30 Grade II listed buildings in the town and its immediate environs, with most clustered within the central Conservation Area.

1.2.3 Historic development

The "Great Fire" of Wetherby

In 1723 a fire which started in a chandler's shop swept through the town and destroyed 40 houses, around half the town's building stock at the time. High winds had fanned the flames and the affected buildings were said to be entirely destroyed, along with their contents.

Great North Road

The western branch of the Great North Road through Wetherby was improved between 1753 and 1804. The increased traffic passing along the road led to a growth in the number of inns, with 15 recorded in 1776. The town was also a focus for the droving trade between Scotland and London. Inns on the outskirts of the town catered for the drovers and provided pasture for their cattle.

6th Duke of Devonshire & the Great Sale

The 6th Duke of Devonshire inherited the Wetherby estate in 1811. A map of the town was made in the same year and plans drawn up for improvements. The Market Place was re-ordered and a new street built between High Street and Horsefair, which is now known as Victoria Street. However, in 1824, the Duke's entire Wetherby estate was put up for auction, probably to fund the Duke's plans for alterations to Chatsworth House in Derbyshire. The town and much of the surrounding farmland was divided into lots and auctioned over three days. Many of the existing tenants bid for their homes, but the prices reached at the auction were so high that many former tenants found themselves on the brink of destitution as a consequence.

Racecourse

Horse racing was popular in the Wetherby area from at least the late 17th Century. Races held at Clifford Moor were associated with festivities and entertainments in Wetherby during the 18th Century, and by 1750 at least one Wetherby innkeeper was running a racehorse stud. The popularity of steeplechasing grew during the 19th century, and races were held on Linton Ings until 1890. The present racecourse on York Road was used for the first time in 1891. Improvements over the following decades further increased the popularity of the course.

Church and chapel

Wetherby Township did not become an ecclesiastical parish in its own right until 1869. Before, the small chapel which stood in the Market Place was a chapel of ease, subordinate to the parish church at Spofforth. The present church of St. James was built in 1839, with the cost of £4300 raised by public subscription. The town today also has a Catholic church, Baptist church, Methodist church and Salvation Army. Wetherby was in the parish of Spofforth until 1869.

The coming of the railway

The first railway line to reach Wetherby arrived in 1847. It connected to the main York—Leeds line at Church Fenton and ran through Tadcaster and Thorp Arch to Wetherby and then on to Spofforth. The line was intended to connect



to Harrogate, but this section was not completed until 1848. The arrival of the railway had a major effect on the coaching service in the town, which had previously been a source of considerable income. While the coaching inns in the town suffered a decline, only one ceased to trade; the others simply diversified their activities.

A rail line from Wetherby to Leeds had been proposed in 1844 but did not open until 1876. The direct connection to Leeds led to the development of new housing to the north of the town, close to the train station, encouraging a new social group, middle-class commuters, to live in Wetherby.

World War II

The Second World War had a considerable impact on Wetherby and the surrounding area. Most significant for the built fabric of the town was the decision to build two large hostels for munitions workers from the nearby Thorp Arch Royal Ordnance Factory, one on Hallfield Road and the other on York Road. Each was designed to house 1000 workers. Shortly after completion, the York Road site was commandeered by the Admiralty and became a training "ship" called HMS Cabot. German propaganda later reported that HMS Cabot had been sunk, a report which must have had an opposite effect on morale to that intended. By the end of the war the Hallfield Road site had also become a naval training establishment and the two were known as HMS Ceres (York Road) and HMS Ceres (Moorland). The former is now the site of Wetherby Young Offenders Institution, while the latter is occupied by Wetherby High School. Some of the wartime buildings survive next to the playing fields at the school.

1.2.4 Wetherby today

Today, Wetherby is a prosperous market town within the Leeds City Council administrative area. Since 2010 Wetherby has been in the Elmet and Rothwell parliamentary constituency and Wetherby is a ward within Leeds City Council. It has a Town Council.

There is a manufacturing presence in the town and on the nearby Thorp Arch Estate, outside of the Neighbourhood Area/parish. Many residents work in Leeds, or on the Sandbeck industrial estate, or for major retailers in the town centre or at Thorp Arch. There are four primary schools in Wetherby, and one secondary school, Wetherby High School. There is a further secondary school serving Wetherby situated in Boston Spa.

Wetherby comprises 6,300 households and dwellings. There is a wide variety of housing types including waterside penthouses, council flats and maisonettes, large detached houses, small terraces and semi-detached homes. The majority of households are homeowners, and levels of both social and private rented housing are relatively low compared to city and national levels. Private renting has increased in the past decade while levels of owner occupation and social renting have seen a slight reduction. Property values are significantly higher than the city average. The demographic profile of Wetherby (based on the 2011 Census and work carried out to refine this by the Leeds Observatory) includes 10,772 residents, of which 5,251 are male and 5,521 are female. The majority of the residents of Wetherby (10,494) live in households, the remaining 278 living in communal establishments, including approximately 200 who are resident at Wetherby Young Offenders Institute. 5286 residents are economically active. Of those 53.3% are employed, 38.5% full-time and 14.8% part-time. 8.7% are self-employed, 2.3% are unemployed and 3% are full-time students. 32.7% are economically inactive. Of those, 21.8% are retired, 2.6% look after home/family, 3.2% are students (including full-time students), 2.2% are long-term sick/disabled and 2.9% are other. The area has a relatively higher proportion of older people than either the city or national levels. At the same time, it has relatively lower proportions of younger people, and of people of working age. It also has a lower proportion of Black, Asian and Minority Ethnic (BAME) populations.



2.0 VISION AND OBJECTIVES

2.1 The Vision for the future

Through the process of consultation and engagement undertaken and as a key aspect of this Neighbourhood Development Plan ("the Plan"), the following Vision has been developed, intended to act as a guide for the Plan, its objectives and policies, through to 2028.

“Wetherby will be a fair, inclusive and high quality sustainable place to live and work and will strive to maintain and enhance its character as a genuine market town.”

2.2 Key objectives

In order to see this Vision realised, the Plan has the following key objectives:

To further develop a vibrant and prosperous market town by encouraging development that supports a range of good quality jobs, businesses, shops and services that meet identified needs and protects and enhances the quality of the local environment.

To support the provision of a range of housing that meets identified needs, including the needs of local people, both in the short and longer term.

To encourage inclusive access to the range of facilities and services that are needed.

To promote the use of sustainable forms of energy and transport.

To provide new and diverse education, leisure and recreational activities for all ages.

The following section sets out the policies that will see this Vision and Objectives delivered for the period up to 2028.

3.0 KEY THEMES AND POLICIES

3.1 Introduction

The National Planning Policy Framework (NPPF) refers to NDPs and states that plans must be in “general conformity” with the strategic policies of the Local Plan. Wetherby's Plan will work within these national guidelines and will refer to policies stated in the NPPF and in the Leeds City Council's Core Strategy (Local Plan).

The following sections set out the policies in the following way:

- Themes: policies are ordered into six themes:

a.	Provision of new housing (H)
b.	Work and the economy (WE)
c.	Health, well-being and leisure (HWL)
d.	Education (E)
e.	Environment and sustainability (ES)
f.	Townscape design (D)
- Summary of policies – a list of policies within each theme.
- Objectives - the objectives addressed by the policies.
- Issues – a description of the issues the policy is designed to address.
- Evidence – a description of the evidence that supports the policy.
- Policy - a policy.

3.2 Conforming with national and local policy

Neighbourhood Plans must meet the basic conditions and other matters set out in paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended).

The basic conditions are:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State;
- The making of the neighbourhood plan contributes to the achievement of sustainable development;
- The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area;
- The making of the neighbourhood plan does not breach, and is otherwise compatible with, European Union (EU) obligations; and
- The making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

According to legislation, although the Plan reflects local issues, concerns and priorities, it must also be in general conformity with national and local planning policy. The following key strategic documents have been taken into account when writing the policies for the Plan.

3.2.1 National Planning Policy Framework (NPPF)

The Wetherby Neighbourhood Plan must have appropriate regard to national policy and guidance issued by the Secretary of State, contained within the National Planning Policy Framework and National Planning Practice Guidance.

The NPPF sets out the Government's definition of sustainable development and how it should be achieved. It states:

The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future **needs and support communities' health, social and cultural well-being**; and
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

In July 2018 the Government published the Revised National Planning Policy Framework. Transitional arrangements are set out in 'Annex 1: Implementation' at para 214 and state that policies in the Revised NPPF will apply for the purposes of examining plans submitted after 24th January 2019. The Wetherby Neighbourhood Plan will be submitted after the 24 January 2019 and therefore the Neighbourhood Plan has been prepared with regard to the 2018 NPPF.

In February 2019, the Government published a further revised National Planning Policy Framework. The revisions included minor clarifications that do not affect the content of the neighbourhood plan. Further detail on how the Wetherby Neighbourhood Plan has regard to the National Planning Policy Framework is set out in the Wetherby Neighbourhood Plan Basic Conditions Statement.

3.2.2 Leeds City Council's Development Plan

Leeds City Council's Local Plan sets out how land should be used in the future to achieve economic, environmental and social goals. Policies within the development plan are used to determine planning applications. The Local Plan consists of a suite of documents which together make up the statutory planning framework for the city.

Leeds City Council's Core Strategy was adopted in November 2014 and the Core Strategy Selective Review adopted in September 2019. The original Leeds Unitary Development Plan (UDP) was drawn up in the 1990s and approved in 2001; it was reviewed in 2006 and the Leeds UDP Review (2006) forms the Development Plan for Leeds. Rather than a single plan, the Local Plan takes the form of a portfolio of documents including the following:

- Adopted Core Strategy (including as amended) – sets out strategic policies to 2033.
- Site Allocations Development Plan Document – identifies sites for housing, employment, retail and greenspace to meet targets set out in the Core Strategy.
- Adopted Natural Resources and Waste Local Plan – sets out management of minerals, energy, waste and water.
- Policies Map for Leeds – formerly known as the Proposals Map this details the extent of relevant development plan policies.
- Community Infrastructure Levy – sets out levels of charging to be applied to different types of development in order to fund a variety of infrastructure provision.
- Neighbourhood Plans – in preparation and provide community level frameworks.

There are also a range of Supplementary Planning Documents and Supplementary Planning Guidance which do not form part of the statutory development plan but are material considerations for the purposes of determining planning applications.

3.3 Provision of new housing (H)

The intention in setting out housing policies is to ensure Wetherby benefits from the right mix of good quality housing in the future and that new developments are sensitive to the high quality environment within which they are set.

POLICIES	
Provision of new housing	H1: Provide an appropriate mix of housing
	H2: Quality and layout of housing developments
OBJECTIVES ADDRESSED	
<ul style="list-style-type: none"> To support the provision of a range of housing that meets identified needs, including the needs of local people, both in the short and longer term. 	

Supporting evidence base
Wetherby Housing Market Assessment, Renew, 2016
Community survey, Wetherby NDP, 2013
Conservation Area Appraisal and Management Plan, LCC, 2010

3.3.1 Provide an appropriate mix of housing

Issues

Leeds City Council's Core Strategy has designated Wetherby as a Major Settlement. The Core Strategy states that, "development of Major Settlements will help to reinforce their role as a provider of services to residents and those immediately surrounding the settlement. These settlements will offer the ability to phase growth, providing new development opportunities and services to complement existing. Development in and extensions of these settlements will contribute to approximately a fifth of all housing development but must occur so as to continue to preserve the distinctiveness of the settlements. Local employment and services will be developed and located alongside housing. The development of Major Settlements is also key to the strategy, offering a variety of housing opportunities spread across the District in the most sustainable locations".

This plan does not propose any housing allocations as decisions on the scale and distribution of future development are being left to higher tier plans produced by Leeds City Council. Whilst Wetherby has been identified as capable of accommodating continued sustainable growth, future planning decisions will take Rural Land and other planning policy considerations into account, as well as the potential impact of development on the landscape setting of the time.

Across the whole Leeds district, approximately 54,000 (gross) new homes are required to meet the forecasted housing need 2017 to 2033 (as detailed in Leeds Core Strategy 2019). The number needed in the Outer North East Housing Market Characteristic Area (HMCA), which includes the Wetherby ward is 8% of the total. 1711 units have already been identified as sites with planning consent but have not yet been built or are UDP allocations carried forward through the Site Allocations Plan. The SAP has allocated land for a further 1644 dwellings in Outer North East up to 2028. In Wetherby, the following sites have been identified (HG1) or allocated through the SAP (HG2) processes:

- | | |
|--|--|
| <ul style="list-style-type: none"> • HG1-28 Spofforth Hill, Wetherby – 325 units (under construction) • HG1-31 Former George & Dragon, High Street, Wetherby – 2 units • HG1-32 Site of Benfield Motors, Deighton Road, Wetherby – 56 units (complete) • HG1-33 Hallfield Lane, Wetherby – 9 units (complete) • HG1-34 Site of Forensic Science Services, | <ul style="list-style-type: none"> Sandbeck Way, Wetherby – 57 (complete) • HG2-19 Land at Sandbeck Lane Wetherby – 165 units (under construction) • HG2-20 Mercure Hotel, Wetherby Road, Wetherby – 86 units • HG2-226 Land to the East of Wetherby – 1,100 units |
|--|--|

Decisions on whether there will be further land release (including Green Belt) will be determined by the SAP review or a future Local Plan review.

Evidence

Consultation with the community indicated that there was a strong feeling about housing. Whilst many people were nervous about new development, the majority of respondents recognised that there was a need for new housing in order to secure the town's future prosperity. The key themes that emerged were:

- Housing suitable for young people and first time buyers
- Concern over the provision of housing for an ageing population
- New homes should be of a high quality and fit in with the character of the town
- New homes should be energy efficient and minimise any impact on the environment
- The provision of parking and garden space is important

The Wetherby Housing Market Assessment conducted by Renew in 2016 provides an indication of potential housing demand, including demand for differing types and sizes of housing. However, it does not take precedence over projected housing needs identified through the Leeds Core Strategy and the Site Allocations Plan. The additional information provided by the HMA (Appendix 3) is to be used for indicative purposes only given that it only shows a demand-based projection. It is expected that major development proposals will contribute an appropriate mix of housing to support identified housing needs at a strategic and local level, taking into account up-to-date housing needs surveys

The results of the survey indicated that 18% of respondents strongly agreed and 48% strongly disagreed that Wetherby needs more housing. 69% of respondents strongly agreed that they would prefer to see a series of smaller developments around the town, rather than a single large development. When asked which type of housing residents would like to see more of, the survey results indicated that the top three preferences were for starter homes for first time buyers, smaller housing for older people and affordable housing for people on below average income to buy.

H1: Provide an appropriate mix of housing

Developments of 10 or more, i.e. major residential developments, should:

- a) Contribute an appropriate mix of housing in terms of size, type, tenure and affordability which will help to support identified housing needs including the specific needs of Wetherby's residents taking into account an up to date housing needs survey.

This policy received the following support in the pre-submission consultation:

H1: Do you agree with our policy to provide an appropriate mix of housing?

Yes = 85% No = 11% Don't Know = 4%

3.3.2 Quality and layout of housing developments

Issues

Proposals for new housing in Wetherby should ensure that the new homes are well integrated with the existing town. This integration could be achieved by a number of means including:

- Good connections – short and direct routes for pedestrians and cyclists connecting to the rest of the town, and the town centre in particular.
- Good quality design that responds to the character of Wetherby.
- Provide new facilities that can be shared with adjacent areas – e.g. open space – so connecting new and old together.
- Provide a good mix of housing types.

The aim is to ensure that the town continues to feel 'compact'. This will ensure that residents in the new homes feel integrated with the existing community.

Evidence

This Plan places a strong emphasis on design interpreting the community's desire to ensure that new development responds to the local character of the town's built and natural environment.

The Design Council has produced an industry code called Building for Life (current standard is BfL12 third edition), which sets out standards for items such as character, street layout, car parking and public/private spaces. This Plan recommends that new developments closely adhere to the desired standards of BfL throughout the planning process.

Leeds City Council's Core Strategy Policy T2 states that parking provision will be required for cars, motorcycles and cycles in accordance with current guidelines. These are set out in the Street Design SPD 2009. The Leeds parking SPD provides flexibility to allow the level of car parking provision to reflect local circumstances. Wetherby experiences issues common to many market towns of generally narrow back streets that are quickly clogged with traffic and not enough on street parking to remove all on street congestion. In surrounding residential areas, off street car parking is regarded as generally inadequate to provide for households that require more car ownership than was anticipated at the time of construction. Wetherby has limited public transport provision – no rail services and limited bus services beyond local villages and city centre (Harrogate and Leeds) - and so many people naturally rely on private car ownership to access employment, leisure and recreational facilities outside the town. In addition, the town enjoys excellent access both north and southbound onto the A1(M) which further encourages cars accessing the town and, arguably, car ownership amongst residents.

Consultation with the community indicated that there was a strong feeling about housing. People felt that the plan should have things to say not only about where new housing is situated, but also about the type of housing as well as being clear about the levels of quality and design. Consultation also revealed a strong feeling that car parking was an issue across the town, with too much traffic and congestion.

H2: Quality and layout of housing developments

Proposals for new housing developments should demonstrate high quality design and layout which reflect Wetherby's character and that respond to its current needs. For the Conservation Area this means:

- a) Character area 1 - Historic core
 - Magnesian limestone should be the dominant building material
 - Buildings should be mainly two-storey in height, with three-storey buildings in areas of highest activity
- b) Character area 2 - Late 19th century expansion
 - Buildings should be mainly constructed of coursed magnesian limestone with Welsh slate roofs and timber windows
 - Two storey in height.
 - Small front gardens generally enclosed by low walls.
- c) Character area 3 – Riverside
 - Reflect the open spaces and views of the river and surrounding countryside.

For all housing developments, this means:

- d) Reflecting the character, setting and context of the site in relation to landscape, townscape, building types, grain of plots and streets.
- e) A layout that demonstrates a coherent and legible structure or hierarchy of routes and spaces.
- f) The massing and built form to ensure that a sense of place has been created and that there is sensitivity in terms of townscape design in respect of edge treatment, entrances, enclosures, frontages, heights and rooflines.
- g) Landscape design that contributes to a sustainable sense of place, such as play areas, shelters, biodiversity and wildlife corridors, verges, street trees and water.
- h) Materials and details relating to the design and context for walls, roofs, openings, paved surfaces and signage - incorporating locally sourced, distinctive and manufactured materials wherever practical.
- i) Sustainable principles such as the curtilage storage of waste and recyclable material, home-working and the durability, energy efficiency and adaptability of buildings over time.
- j) Ensuring new development is close to and effectively integrated with the existing built up area.

This policy received the following support in the pre-submission consultation:

H2: Do you agree with our policy for quality and layout of housing developments?

Yes = 84% No = 9% Don't Know = 7%

3.4 Work and the economy (WE)

The intention in setting out policies for working and the economy is to help the town thrive and prosper and provide new employment opportunities for residents.

POLICIES	
Working and the economy	WE1: Town centre development
	WE2: Sustainable tourism enhancement
OBJECTIVES ADDRESSED	
<ul style="list-style-type: none"> To further develop a vibrant and prosperous market town by encouraging development that supports a range of good quality jobs, businesses, shops and services that meet identified needs and protects and enhances the quality of the local environment. 	

Supporting evidence base
Community survey, Wetherby NDP, 2013
MarketTownBenchmarkingreport, AMTi, 2013
Conservation Area Appraisal and Management Plan, LCC, 2010

3.4.1 Town centre development

Issues

Wetherby is a vibrant market town with many thriving town centre businesses. It is the principal settlement in the Outer North East of Leeds and serves a wide hinterland, albeit with smaller competitors such as Boston Spa, Tadcaster and, slightly further afield, Knaresborough and Garforth, all competing for aspects of the services Wetherby provides. However, all towns face challenges and it is important to continue to see investment in the town centre so that it continues to attract shoppers and visitors.

Evidence

Business, work and shopping were key elements of the community survey and raised many comments. The comments were grouped into the following two main classifications:

1) Issues of particular importance to the residents and/or businesses:

- Wetherby is a bustling district centre, with over 200 businesses in the town centre alone. The ongoing support of these wide ranging businesses is important to the well-being of the town.
- Access to these businesses is an important factor in their success.
- Car parking is of major concern, more or less across the board.
- The appearance of the town (to be kept clean and tidy), it must be a pleasant place to be in.
- The town centre should be safe for pedestrians.
- There is too much traffic passing through the town - greater utilisation of bypasses to reduce traffic just passing through is required.
- An availability of a good range of independent shops.
- The greenspaces, both within the town plus those spaces separating Wetherby from its neighbouring villages.

2) Issues where a requirement exists for enhancement/improvement:

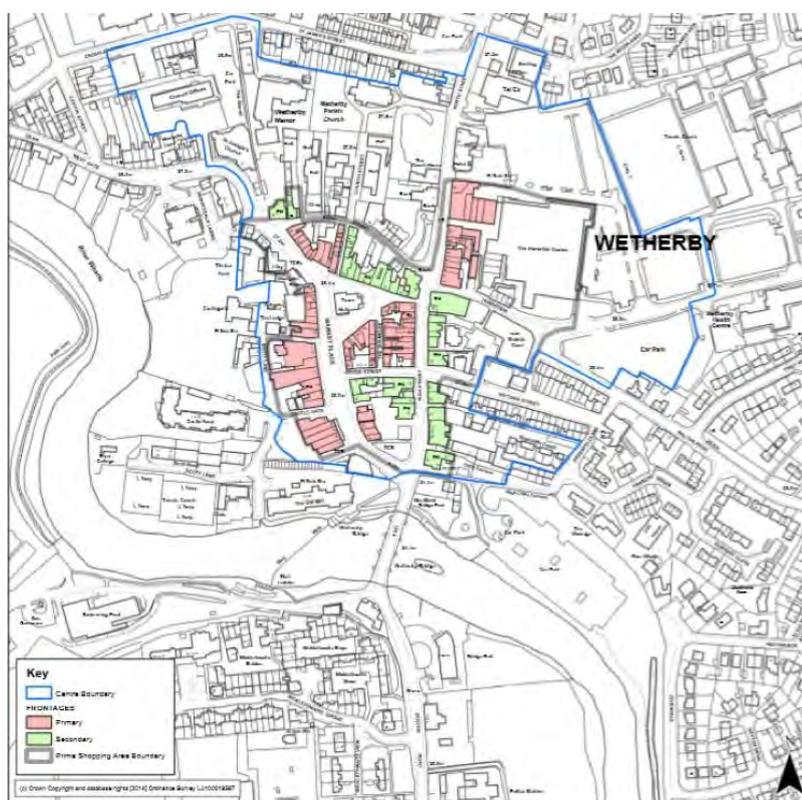
- Ongoing improvement of roads/pavements/accessibility.
- An increase in the number of pedestrian crossings throughout the town.
- A very limited increase in pedestrian areas within the centre.
- Enhanced street lighting.
- There should be a good range of activities and events.
- The availability of appropriate venues in which to socialise.
- Thursday and Farmer's markets.

- An attractive destination for tourists (and shoppers).
- An attractive destination to retain local shoppers and attract visitors generally.

The questions around supermarkets brought about an interesting response. To summarise:

- A high ratio of respondents may be in favour of an additional supermarket within the general area of the town provided the development was achieved in a manner which would be sympathetic towards maintaining the quality of life within the town, plus an outcome which would enhance the associated shopping experience.
- Considerable resistance to any development which would be perceived to have a negative impact, with some respondents feeling very strongly about guarding against this possibility.
- Many residents would prefer a supermarket development away from the town centre, in a location which would allow for adequate car parking for shoppers (with larger bays) whilst avoiding the creation of further traffic congestion within built up areas.
- The majority of independent retailers hold the view that the likelihood of additional footfall/shoppers within the town (whether by freeing up parking spaces for more casual shoppers or by attracting others from further afield by offering a wider choice) could make additional supermarket options a beneficial development.

The boundaries of the town centre, and primary and secondary shopping frontages, as designated in the Leeds Site Allocations Plan are reproduced below.



WE1: Town centre development

- Proposals which would result in the loss of existing Class A1 retail facilities in the town centre through redevelopment will not be supported, unless:
 - They incorporate premises for other acceptable town centre uses consistent with Leeds Core Strategy and Site Allocations Plan policies; or
 - They include proposals for alternative Class A1 retail in the town centre; or
 - There is no reasonable prospect of viable continued use of the existing building or facility in its current or previous use and it has been demonstrated that the premises have been marketed for Class A1 retail use for at least 6 months.
- New office development should be in keeping with its surroundings in terms of scale and design.
- The bringing back into use of redundant space above existing premises in the town centre is encouraged. Any such proposal should carefully consider local amenity issues. Particular support is given to 'living over the shop initiatives' as a means of promoting the vitality of the town centre and meeting the need for small, rented homes for young people.

This policy received the following support in the pre-submission consultation:

[WE1: Do you agree with our policy for town centre development?](#)

Yes = 89% No = 6% Don't Know =5%

3.4.2 Sustainable tourism enhancement

Issues

Wetherby today is an attractive market town that, as part of Yorkshire, welcomes a significant number of visitors each year. Situated on the A1(M) motorway, with a national Racecourse and offering easy access to both the Yorkshire Dales and North York Moors National Parks, the town has opportunities to maximise the potential that tourism can bring over the coming years.

Visitors spend money which will lead to increased prosperity for the area and bring additional employment. It is imperative for the town that the potential to maximise visitor numbers, both staying visitors and day trippers, is developed to the full and the town's availability as a tourism destination is fully realised.

However, the community felt very strongly that Wetherby does not sell itself particularly well as a key town within the area. It was also felt that tourist facilities were limited and could be significantly expanded.

Evidence

People felt that the strengths of the town and its immediate surroundings are many and are principally of an outdoor variety. The racecourse attracts visitors at all times of the year and the many varied attractions offered at Stockeld Park in recent years have proven very successful. Walking in the National Parks and Areas of Outstanding Natural Beauty (Nidderdale in particular) are strong attractions and, together with local walking and cycling offer visitors plenty of opportunity to enjoy the town and countryside.

It was also considered important that visitors should be encouraged to spend their money in a sustainable way with local businesses which have a good fit with the themes of community, landscape and the environment. There is also perhaps an opportunity for businesses to link up to promote low impact tourism together.

There was a very clear view that Wetherby lacked visitor accommodation in general and, in particular, an up-market hotel within walking distance of the town centre. Hotel accommodation in the town is limited to the Mercure hotel on the edge of town and the Swan Guest House on North Street.

Tourism information is available at the library on Westgate and at the Town Hall. A monthly 'What's on guide is widely available and the Town Council website also contains information about events. Current annual events in and around the town include a food and drink festival, an arts festival, the Leeds Festival and Horse Trials (at nearby Bramham Park), and a championship Dog Show.

WE2: Sustainable tourism enhancement:

Proposals designed to enhance the tourism offer of the town will be encouraged where these:

- a) Are in keeping with its surroundings in terms of scale and design.
- b) Demonstrate that the proposals will serve to broaden the town's appeal to tourists.
- c) Provide a travel plan that considers the needs of staff, guests and other visitors and seeks to keep travel disruption to a minimum.

This policy received the following support in the pre-submission consultation:

[WE2: Do you agree with our policy for sustainable tourism enhancement?](#)

Yes = 91% No = 3% Don't Know = 6%

3.5 Health, well-being and leisure

The intention in setting out policies for health, well-being and leisure is to provide residents with every opportunity to live healthy lifestyles and to continue to maintain a vibrant community.

POLICIES	
Health, Wellbeing & Leisure	HWL1: Sport and leisure facilities HWL2: Community facilities HWL3: Health care facilities
OBJECTIVES ADDRESSED	
<ul style="list-style-type: none"> To provide new and diverse education, leisure and recreational activities for all. To encourage inclusive access to the range of facilities and services that are needed. 	

Supporting evidence base
Community survey, Wetherby NDP, 2013 Market Town Benchmarking report, AMTi, 2013

3.5.1 Sport and leisure facilities

Issues

Wetherby has a vibrant community with many sports associations and volunteer groups providing an assortment of clubs and activities in the town. However, families are travelling to Tadcaster, Leeds and even further afield as a result of the poor standard of the swimming pool and associated facilities.

Evidence

Most respondents to early consultations thought that sport and fitness was well catered for in the town, although there was room for improvement to the swimming pool and gym facilities at Wetherby Leisure Centre. In particular, the swimming pool should be updated and the current gym provision be expanded. Existing sport and leisure facilities and clubs in and around the town include:

- Wetherby Leisure Centre and swimming pool
- Wetherby sports association
- Wetherby racecourse
- Wetherby Athletic Junior FC
- Wetherby RUFC
- Wetherby Gymnastics Club
- Wetherby Tennis Club
- Wetherby Golf Club
- Bowling Club
- Grange Park Sports Club

HWL1: Sport and leisure facilities

Proposals to improve the range of accessible sport and leisure facilities are encouraged and should seek to:

- Be in keeping with the character of the location.
- Ensure they do not have an unacceptable adverse impact on local amenity, including the existing amenities of surrounding residents.
- Respect the character of the surrounding local environment.
- Minimise the impact on the local road network.
- Provide adequate off street car parking facilities in accordance with the most up to date standards adopted by Leeds City Council.

This policy received the following support in the pre-submission consultation:

HWL1: Do you agree with our policy for sport and leisure facilities?

Yes = 91% No = 3% Don't Know = 6%

3.5.2 Community facilities

Issues

Scouts, Guides, Brownies and Cubs and Royal Air Force Cadets all run in the town. The Youth Club building is currently owned by Leeds City Council. There is also a church run Youth Club on the High School site. There is one Youth Club at Barleyfields Youth Centre, that runs on a Friday evening, resourced by Leeds City Council youth workers.

According to the responses from the survey, the main issues are that there is no central site for more elderly people to meet and socialise and there is no centralised information vehicle for activities and services taking place in the town. Many residents are unaware of the large number of groups available to them and whilst there are many opportunities, there is strong anecdotal evidence to suggest that these are not well enough promoted.

Evidence

From early consultations, it is apparent that the community believe Members of the Health, Wellbeing and Leisure sub-group studied the relevant responses to the questionnaire and concluded that the facilities for social interaction for young people and elderly people in the town need to be improved.

The following facilities were identified as falling into the category of community facilities:

FACILITY	ADDRESS	PRIMARY PURPOSE
1) Town Hall	Market Place LS22 6NE	Town Hall
2) Cinema	Caxton Street LS22 6RU	Cinema
3) Cemetery	Hallfield Lane LS22	Town Cemetery
4) The Engine Shed	York Road LS22 7SU	Dance Hall
5) St James Church	Church St LS22 6LP	C of E Church
6) St Joseph's Church	20 Westgate LS22 6LL	RC Church
7) Methodist Church	Church St LS22 6LP	Methodist Church
8) Salvation Army	Hallfield Lane LS22 6JS	Salvation Army Church
9) Barleyfields Youth	Barleyfields Road LS22 6PN	Youth Centre
10) Crossley St Primary	Crossley St LS22 7GA	Primary School
11) St Joseph's Primary	Barleyfields Rd LS22 6PR	RC Primary School
12) Deighton Gates	Deighton Rd LS22 7XL	Primary School
13) St James Primary	Hallfield Lane LS22 6JS	CoE Primary School
14) Wetherby High	Hallfield Lane LS22 6JS	High School
15) Scout Huts	Barleyfields Rd / Church St	Meeting space
16) Air Training Corps	Pegasus House, Barleyfields Road	Air Training Rooms
17) Wetherby Library	17 Westgate LS22 6LL	Town Library
18) One Stop Centre	24 Westgate LS22 6NL	Offices/Advice
19) Doctors Surgeries	Crossley St and Hallfield lane	Doctors Surgeries
20) Mason House	Hallfield Lane LS22 6JT	Meeting Rooms

HWL2: Community facilities

- a) Proposals for new and/or improved community facilities will be encouraged and should seek to:
- Be in keeping with the character of the location.
 - Ensure they do not have an unacceptable adverse impact on local amenity, including the existing amenities of surrounding residents.
 - Respect the character of the surrounding local environment.
 - Minimise the impact on the local road network.
 - Provide adequate off street car parking facilities in accordance with the most up to date standards adopted by Leeds City Council.
- b) Proposals for the provision of a replacement community facility as listed above and identified on Policies Map 1 through the redevelopment of its existing site should seek to demonstrate that the replacement facility will be made available before the closure of the existing facility.

This policy received the following support in the pre-submission consultation:

HWL2: Do you agree with our policy for community facilities?

Yes = 90% No = 3% Don't Know = 7%

3.5.3 Health care facilities

Issues

Wetherby has two GP run health-centres and a number of dental practitioners in the town. Private practitioners are available in the areas of chiropody, osteopathy, chiropractice, sports physiotherapy, general physiotherapy and opticians.

Residents currently travel to Harrogate or Leeds for hospital appointments, including Accident & Emergency, minor injuries clinics and most out-patients referrals.

Evidence

Consultations have suggested that residents would prefer to attend out-patient clinics and minor injuries clinics locally in Wetherby. For example:

- 68% of respondents would prefer to attend NHS dentistry services in Wetherby
- 89% of respondents would prefer to attend a **GP's** surgery in Wetherby
- 89% of respondents would prefer to attend an optician in Wetherby

Discussions have taken place with NHS trusts and Clinical Commissioning Groups regarding their plans for future development. Funds should be set aside for the development of a minor injuries clinic facility in the town and increase the number of outpatient clinics held at the Hallfield Lane Healthcare centre. Members of the Plan sub-group have met with senior staff at Harrogate Health Trust, and continue to do so on an ongoing basis. These managers are also speaking with the appropriate CCG members in Leeds. There may be suitable accommodation at the Health Centre on Hallfield Lane.

HWL3: Health care facilities

Proposals for new and/or additional healthcare facilities and/or the improvement/enhancement of existing healthcare facilities will be encouraged and should seek to:

- provide new or additional services, which respond to identified needs.
- reduce the need to make additional journeys out of the town.
- provide adequate off street parking facilities in accordance with the most up to date standards adopted by Leeds City Council.

This policy received the following support in the pre-submission consultation:

HWL3: Do you agree with our policy for health care facilities?

Yes = 94% No = 2% Don't Know = 4%

3.6 Education (E)

The intention in setting this education policy is to see the existing Wetherby High School site regenerated to benefit the whole community and, most importantly, develop the school into an outstanding facility for young people.

POLICIES

Education

E1: Wetherby High School site

OBJECTIVES ADDRESSED

- To provide new and diverse education, leisure and recreational activities for all ages.

Supporting evidence base

Community survey, Wetherby NDP, 2013

MarketTownBenchmarkingreport,AMTi, 2013

3.6.1 Wetherby High School site

Issues

There are four primary schools (three with nursery classes) in Wetherby. In addition, there are two day care private nurseries, one play group, and fourteen registered child minders as well as a **children's** centre that serves the town and immediate surrounding area.

Wetherby High School provides education for 11-18 year olds. Whilst the secondary and primary schools have sufficient capacity (or room to expand) to meet current projected demand, educational contributions from residential development will be sought to provide funds to extend existing primary schools if required.

With new housing resulting in an increasing population, the community was keen to ensure that education facilities should keep pace with demand. The community has also voiced concerns about how the secondary school is able to compete with nearby alternative provisions, given the apparent under-investment in the facility over many years. Adult learning opportunities are mixed and certain demographics of the population are under-represented.

The proposed Wetherby High School site could incorporate multiple services on a single site. Any non-educational uses on the site should be ancillary or complementary to the principal educational use. For example, the following services could be relocated:

- Adult care – the existing adult care building is a single storey building that has fallen into disrepair and is now vacant and listed as surplus by the City Council. The **building's** footprint was too large for its current usage and therefore had high utility servicing costs.
- Wetherby library – the existing building was built in 1965 and lies within the main market street of the town. The building has limited parking and relies generally on pedestrian access. The existing building has a stone façade and pantile roof. The windows are generally single glazed and contribute to internal overheating and ventilation issues.
- Sport centre and swimming pool – the existing sports centre is a stone clad flat roofed construction that suffers from regular roof leakage and maintenance issues. The building footprint is large for its usage and has high running costs. Due to poor ventilation, condensation and water damage is a regular issue to the interior of the building.
- Wetherby High School – The existing site is made up of a variety of different scaled buildings ranging from single storey to four storeys. The school lies within a prominent elevated site within the town but has little or no civic presence. The existing buildings are inefficient in layout and as a result playing fields fall under the recommended site area for a school of its size. There is no community use segregation and parking, which restricts the use of these spaces and potential revenue. The existing school entrance is not a welcoming space and has limited legibility to visitors and early year pupils. Internally the building suffers from poor ventilation and overheating due to the substandard servicing infrastructure within the teaching spaces.

Evidence

Wetherby High School is the only secondary school in the town. Over the years there has been investment in its infrastructure on an incremental basis but it has not benefited from any fundamental investment in the whole estate via such initiatives as Building Schools for the Future. Furthermore, it is not currently part of any Leeds City Council school investment programme.

The High School should be a central part of the life of the town but it is held back from achieving this role as a result of outdated buildings and worn out infrastructure. The school also faces strong competition from other similar schools regarding the quality and range of facilities it can provide – with a notable proportion of the town's children being educated outside of Wetherby.

A number of respondents to the survey of Wetherby residents were concerned about the state of the physical assets at the school.

Adult learning opportunities were provided by Leeds City Council until this service ceased in 2013. To date, no alternative provision has been introduced.

A number of respondents to the Residents Survey expressed a desire for there to be a good choice, a convenient location, access across a range of hours, and better publicity to raise awareness of available opportunities. There is an established and thriving University of the Third Age (U3A) in the town which is reflected in the responses to the Residents Survey. However, there is a significant gap in the local provision for young/working adults. Sufficient choice of learning opportunities within Wetherby should cater for the diverse needs of the population.

E1: Wetherby High School site

Proposals to re-develop the existing Wetherby High School site as delineated on Policies Map 1, for continued educational use will be encouraged and should seek to:

- a) Provide new and improved secondary school provision on the existing site.
- b) Respect the character of the surrounding local environment and avoid causing harm to the significance or setting of the adjacent conservation area.
- c) Ensure the provision of an adequate number of playing fields to meet the most up to date standards adopted by Leeds City Council including the retention and/or relocation of existing playing fields within the site.
- d) Provide car parking and secure cycle racks commensurate with the most up to date standards adopted by Leeds City Council.
- e) Maximise non-motorised vehicular and pedestrian access onto and around the site.
- f) Maximise disabled access onto and around the site.
- g) Ensure green infrastructure is well integrated across the site and links externally to nearby green spaces, non-motorised routes and green corridors.

This policy received the following support in the pre-submission consultation:

E1: Do you agree with our policy for the Wetherby High School site?

Yes = 84% No = 5% Don't Know = 11%

3.7 Environment and Sustainability (ENV)

POLICIES	
Environment and Sustainability	ENV1: Protection and enhancement of local heritage assets ENV2: Local green spaces ENV3: Green corridors
OBJECTIVES ADDRESSED	
<ul style="list-style-type: none"> • To develop a vibrant and prosperous market town by encouraging development that supports a range of good quality jobs, businesses, shops and services that meet identified needs and protects and enhances the quality of the local environment. 	

Supporting evidence base
Yorkshire and Humber Green Infrastructure mapping project, Natural England 2010
Community survey, Wetherby NDP, 2013
Appendix 2 - Local Green Spaces assessment, Wetherby NDP, 2016
Appendix 1- Local List assessment, Wetherby NDP, 2016



3.7.1 Protection and enhancement of local heritage assets

Issues

Wetherby contains a number of Listed Buildings and Scheduled Monuments which benefit from statutory protection. In addition, the Conservation Area provides a significant layer of protection for the historic town centre. However, there are a significant number of non-designated heritage assets inside and outside the Conservation Area that have been identified and which would benefit from recognition and conservation.

Evidence

The following Listed structures are protected under current legislation:

- Milestone, opposite junction with Croft Lane, Wetherby Road – Grade II.
- Boundary stone, opposite junction with Croft Lane, Wetherby Road– Grade II.
- Priest Hill and attached outbuildings, Ainsty Road– Grade II.
- Wetherby Wesleyan Methodist Church, Bank Street – Grade II.
- 1, 3 and 5, Boston Road– Grade II.
- Front Range of Farm Buildings at Micklethwaite Farm, Boston Road– Grade II.
- 4 Cross Street–Grade II.
- 6 Cross Street–Grade II.
- 30, High Street, including No 2 Horsefair - Grade II.
- Wetherby Town Hall and Attached Front Wall, Market Place – Grade II.
- 9, Market Place – Grade II.
- The Manor House, 13, North Street - Grade II.
- 66, North Street- Grade II.
- 6 and 8, Scott Lane- Grade II.
- Brunswick Yard, Victoria Street – Grade II.
- 32, Walton Road and The Old Vicarage, Walton Road – Grade II.
- Railway Engine Shed, York Road – Grade II.
- Milepost 20 metres E of drive to Swinnow Hill, York Road – Grade II.
- Milestone 50 metres N of junction with Second Avenue – Grade II.
- Milepost approximately 220 metres north of Wetherby Lodge – Grade II.
- Gate piers, railings, and pair of Lodge Houses at Ribston Lodge – Grade II.
- Milestone opposite junction with Croft Lane, Wetherby Road – Grade II.
- Swan and Talbot, 34, North Street – Grade II.
- Quarry Hill Bridge, Quarry Hill Lane– Grade II.
- Milepost 120 metres to North East of Junction with Audby Lane – Grade II.
- Wetherby bridge – scheduled monument
- (Remains of) Wetherby castle – scheduled monument

The Plan has further identified a set of currently unprotected, (non-designated) heritage assets. This Plan will look to protect these assets from any development which would harm their heritage value, while also encouraging appropriate improvement works. An assessment of each of these assets is included in the Plan at Appendix 1.

ENV1: Protection and enhancement of local heritage assets

a) The following sites, as delineated on Policies Map 3 and the Local Heritage Site Maps, are designated as local heritage assets:

- | | |
|------------------------|---|
| 1) War Memorial | 7) Huguenot archway and Whitaker Memorial Shelter |
| 2) Police Box | 8) Cinema |
| 3) Wetherby Bridge | 9) Georgian bathhouse / Jubilee gardens |
| 4) Weir, River Wharfe | 10) Horse sculpture on A58/A168 roundabout |
| 5) Bandstand | |
| 6) The Wheel sculpture | |

b) All local heritage assets within the parish will be conserved and enhanced for their historic significance and/or their importance to local distinctiveness, character and sense of place.

c) Proposals for development that affect such assets will be considered taking account of the scale and impact of any harm or loss and the significance of each asset.

3.7.2 Local green spaces

Issues

The Government's National Planning Policy Framework (NPPF) provides local communities, including those preparing Neighbourhood Plans, with the new power of Local Green Space (LGS) designation, enabling them to identify for special protection green areas of particular value to them, subject to certain criteria⁴. As a result of this protection, such areas will enjoy a high level of protection against development, consistent with that afforded by Green Belt designation.

Evidence

Wetherby Town Council has assessed a candidate list of Local Green Space sites against the relevant National Planning Policy Framework criteria. The full assessment is found at Appendix 2 and designated Local Green Spaces are shown on the Policies Map.

When consulted, 45% of respondents felt there were enough green spaces for local use in Wetherby and 23% thought that more were needed.

A significant number of green spaces in Wetherby (and originally proposed for designation in this Plan) have already been designated as green space in Leeds City Council's Site Allocations Plan and are protected through Core Strategy Policy G6 (Protection and Redevelopment of Existing Green Space), and the areas of Local Green Space identified in the Neighbourhood Plan are additional designations.

ENV2: Local Green Spaces

The following sites, as delineated on Policies Map 1, are designated as Local Green Space:

1. Garden of Rest, Bank Street
2. Bridgefoot Gardens at the junction of High Street and Market Place
3. Shaw Barn Croft, off Linton Road
4. Walton Road Verge, adjacent to Lacey Grove
5. Caxton Street/Westgate, Peace Garden

Development on these areas will not be permitted other than in very special circumstances.

⁴ The Local Green Space designation should only be used where the green space is:

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

This policy received the following support in the pre-submission consultation:

ENV2: Do you agree with our policy for Local Green Spaces?

Yes = 91% No = 3% Don't Know = 6%

3.7.3 Green corridors

Issues

The town is surrounded on all sides by high quality countryside, mostly farmed for arable but with some land used for leisure such as the racecourse and nearby golf course. The town also has several near neighbours in the form of Boston Spa and Kirk Deighton and the green spaces between these communities is important in maintaining the integrity and character of each individual community.

Green corridors play a potentially important role in enabling access to and from the surrounding rural areas as well as enabling the movement of wildlife.

Evidence

The Leeds Core Strategy recognises the importance of these countryside buffer areas and designates a green infrastructure corridor that covers the southern half of the town and rural areas beyond (The Wharfe valley) as 'Strategic Green Infrastructure'. This designation is based on the 2010 study by Natural England which looked at green infrastructure corridors for Yorkshire and the Humber. Spatial Policy 13 states that these corridors will be maintained and enhanced. This Plan cannot strengthen the protection afforded by this policy.

The regionally significant Wharfe corridor (R17) starts in the heart of the Yorkshire Dales National Park and runs to the north of Leeds joining the Ouse corridor to the south of York. The upper part of the corridor is at the heart of the Yorkshire Dales National Park. The whole of the corridor is rich in terms of cultural heritage, wildlife and recreational assets. It includes a number of settlements that are the focus for tourist activity, including Wetherby. The corridor demonstrates much agricultural use – developing from low intensity grazing in the north of the corridor to more intensive arable to the south. It continues eastwards through Wetherby to Cawood where it meets the Ouse. The valley provides a landscape setting for the towns and villages along its length.

Within and adjacent to the Wharfe strategic green corridor are a series of defined local green corridors to which this policy applies. They comprise a series of former railway lines which are now part of the Sustrans national cycle network, route 67 and route 665, as well as the River Wharfe, its banks and ings which provide valuable wildlife habitats and serve to store water in the event of flooding.

The disused railway lines once served to connect Leeds with Harrogate and Tadcaster, as well as Harrogate with Tadcaster. The lines, now disused, form local green corridors through the town, although a section of the Harrogate-Tadcaster line has been lost through building over it, east of Deighton Road to the by-pass.

ENV3: Green corridors

a) The following Green Corridors, as delineated on Policies Map 2, should be protected from development which would sever, block or prejudice their operation as multifunctional resources for wildlife, amenity, recreational and water management purposes:

1. Leeds-Harrogate-Tadcaster former railway lines
2. River Wharfe, banks and ings

b) Development that seeks to enhance the multifunctional resources of these Green Corridors will be encouraged, particularly in relation to :

- Enhancing biodiversity and habitats
- Enhancing opportunities for recreation and leisure
- Improving quality of place for local communities
- Improving health and well-being
- Increasing opportunities for flood alleviation and water management

This policy received the following support in the pre-submission consultation:

ENV3: Do you agree with our policy for Green Corridors?

Yes = 92% No = 3% Don't Know = 5%

3.8. Townscape design (D)

POLICIES	
Design	D1: The character of the Conservation Area D2: Connectivity of new developments

OBJECTIVES ADDRESSED
<ul style="list-style-type: none">• To further develop a vibrant and prosperous market town by encouraging development that supports a range of good quality jobs, businesses, shops and services that meet identified needs and protects and enhances the quality of the local environment.• To support the provision of a range of housing that meets identified needs, including the needs of local people, both in the short and longer term.• To support the use of sustainable forms of energy and transport.• To encourage inclusive access to the range of facilities and services that are needed.

Supporting evidence base
Community survey, Wetherby NDP, 2013 Conservation Area Appraisal and Management Plan, LCC, 2010

3.8.1 The character of the Conservation Area

Issues

Wetherby town centre is protected by a Conservation Area. This was first designated in 1971 and was subsequently modified in 1981 and 2010. The original conservation area covered the historic core of the town from Boston Road at the south, to St James' Church at the north, High Street to the east and river bank to the west.

The subsequent modifications included the following:

- exclusion of an area of fields by the river to the south west of the original boundary,
- inclusion of an area around the river to the south east of the boundary,
- inclusion of Victoria Street, Gashouse Lane and Horsefair to the east and St James' Street to the north,
- inclusion of Raby Park, a further length of West Gate and the former Wharfe Grange Hospital to the north west,
- inclusion of an area of late 19th century housing to the north,
- extension to the east on Walton Road, area of exclusion to the west to remove development on the grounds of the former Wharfe Grange Hospital.

Evidence

In 2010 Leeds City Council wrote a Conservation Area appraisal and management plan. The plan identified three character areas with the following key characteristics⁶:

Character area 1 - Historic core

This area encompasses the historic core of Wetherby. Its boundary approximates to the town around 1850 and follows roads and lanes which can be traced on early maps.

Key characteristics:

- Fine-grained built form
- Magnesian limestone the dominant building material
- Mainly two-storey in height, with three-storey buildings in areas of highest activity

⁶Information extracted from Wetherby Conservation Area appraisal and management plan – Leeds City Council 1 March 2010

- High level of activity around High Street and Market Place
- Good group of traditional shopfronts

Character area 2 – Late 19th century expansion

This area encompasses the late 19th century expansion of the town to the north. It is associated with the arrival of the railway, which led to an expansion of middle-class housing, led by the entrepreneurial activities of Henry Crossley. The former workhouse is also included.

Key characteristics:

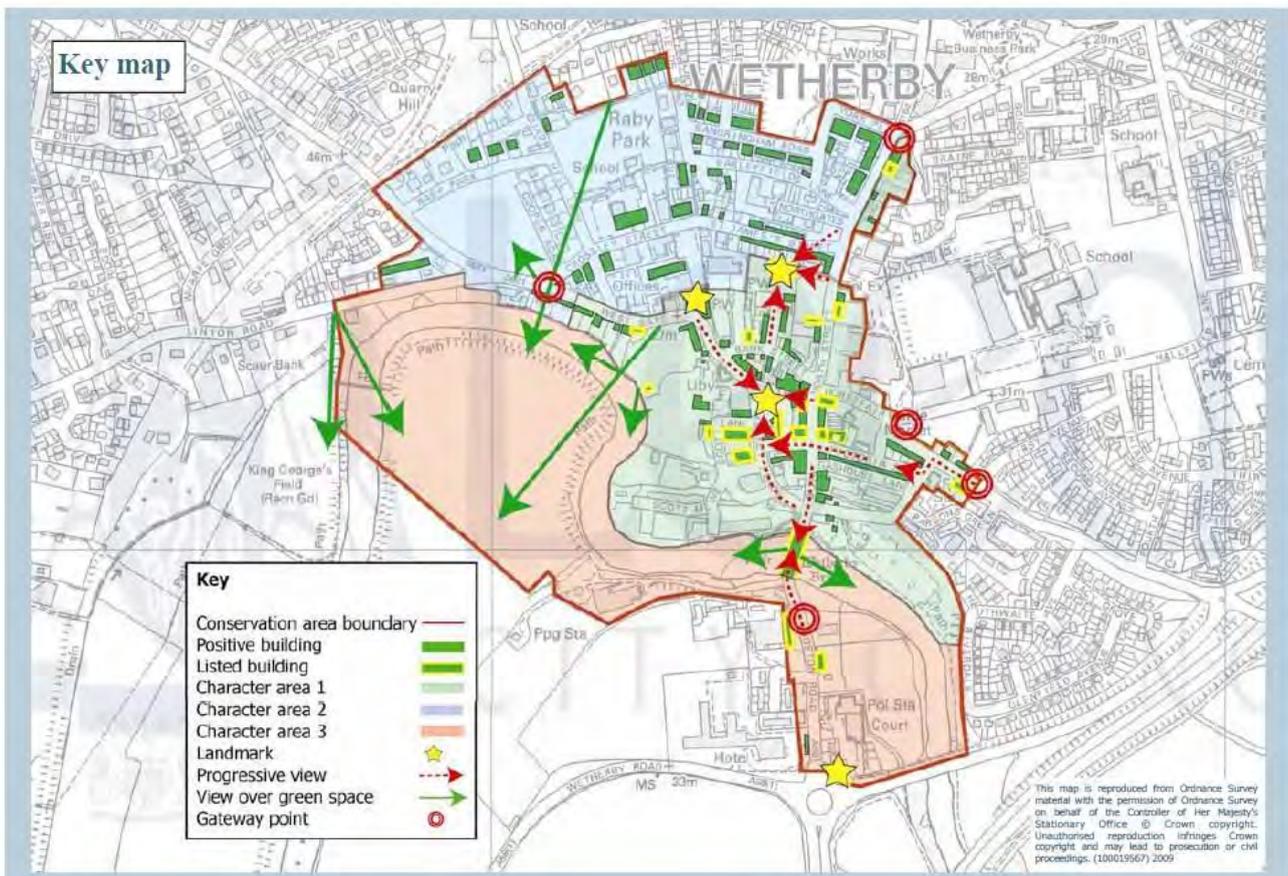
- Buildings mainly constructed of coursed magnesian limestone with Welsh slate roofs and timber windows
- Two storey in height.
- Small front gardens generally enclosed by low walls.

Character area 3 – Riverside area

This area lies to the south of the town and includes the river banks, ings and the area around the police station. The open character of the landscape and river views, flanked by mature trees, make a considerable contribution to the character of the town. The gateway associated with the former West Lodge of Wetherby Grange is a key landmark on the southern edge of the conservation area.

Key characteristics:

- Open space framed by mature trees.
- Progressive river views.
- Long views across low-lying land to the south.
- Narrow views down Boston Road emphasise entrance to town.



Conservation Area Map

D1: The character of the Conservation Area

In the Wetherby Conservation Area:

- a) Proposals for development should contribute positively to the conservation and enhancement of the Conservation Area and its key characteristics including:
- Simple building forms and domestic scale.
 - Traditional building materials including magnesian limestone and Welsh slate and pantiles.
 - Fenestration including sash and oriel windows.
 - Traditional shop fronts and hanging signs should be retained. New shop fronts should preserve or enhance existing character.
 - Maintenance of historic street-name signs, including stone street-name signs.
 - Focal points and positive buildings and structures.
 - Surviving historic features and detailing retained.
 - Boundary walls and use of traditional materials in the public realm.
 - Visually important trees.
- b) Infill development including the sub-division of plots, should respond to the scale, massing, layout and distribution of positive structures, within the Conservation Area.

This policy received the following support in the pre-submission consultation:

D1: Do you agree with our policy for the character of the Conservation Area?

Yes = 94% No = 2% Don't Know = 4%

3.8.2 Connectivity of new developments

Issues

As with many market towns, Wetherby supports many people from the surrounding villages. In turn, these people make a significant contribution to the town's economy. New developments in Wetherby need to provide appropriate transport links to ensure that people can access the town easily – this means sufficient parking, good public transport and safer streets, as well as easy walking and cycling options.

Evidence

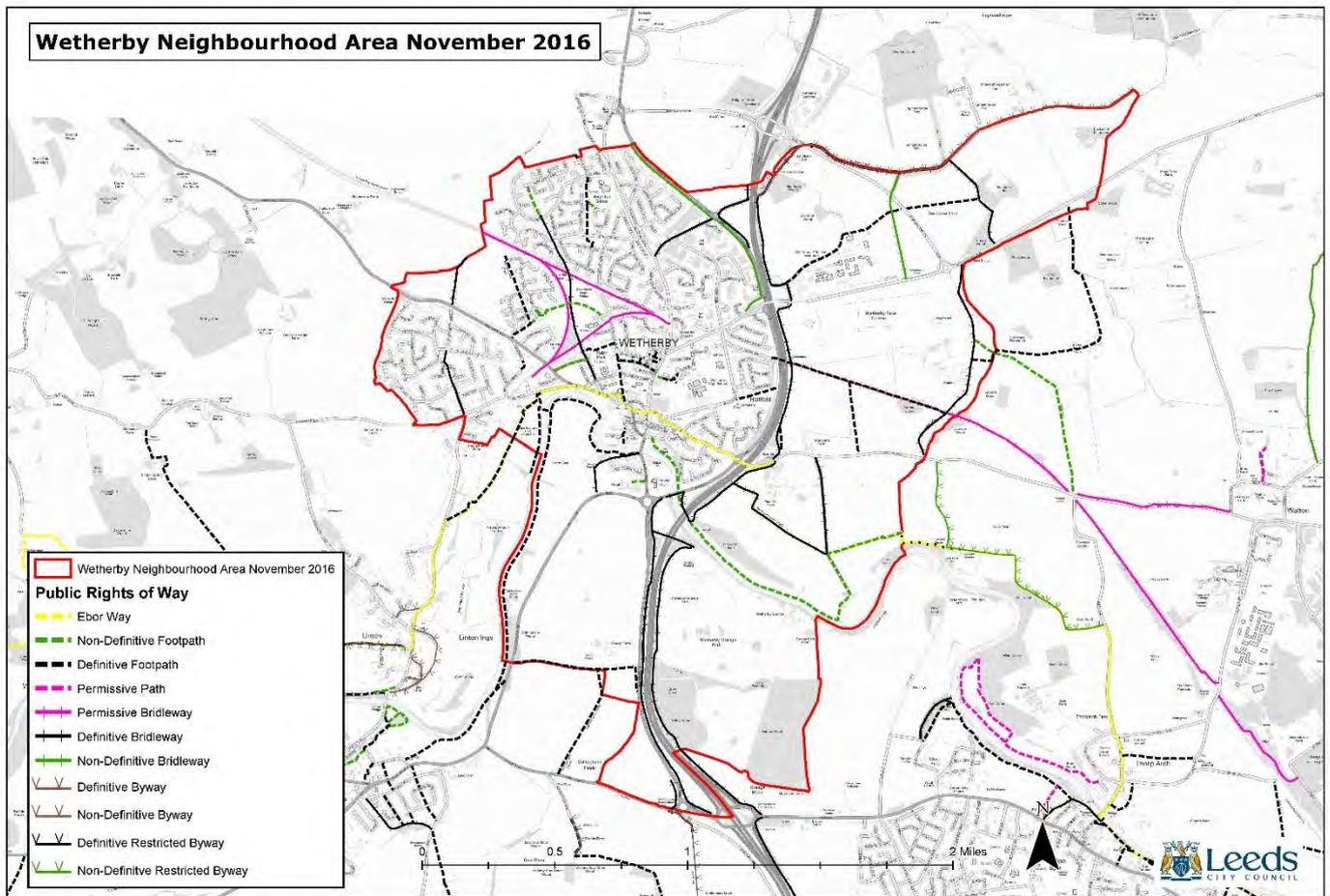
Wetherby benefited from the construction of the new A1M in recent years, with the old A1 creating a bypass around the town centre in the form of Privas Way. The ongoing development of the A1M as an important national arterial route serving the east of England and Scotland, has meant that the town retains its key position as a transport staging post between London and Edinburgh.

Busservices link the town nationally via National Express routes and locally between Leeds, Harrogate and York.

Despite these changes there is a general perception that through traffic has increased, particularly on routes to Harrogate. The town also experiences HGV's, using satellite navigation, diverting from their A1M principal route onto the minor roads through the town.

Traffic noise, pollution, and disruption to local traffic were among the issues raised during the preparation of the Plan, as well as the identification of a number of problem areas that require attention. These can be termed 'hotspots' and they concern junctions, regular breaking of speed limits in residential areas near schools, lack of crossings, poor footway links and insufficient safe cycling paths (both on-street and off-street) from home to school and to community facilities.

Within the Neighbourhood Area, there are already a number of definitive and non-definitive public footpaths / bridleways and approved cycle routes (see definitive public rights of way map overleaf). To ensure the ongoing safety of residents and visitors to Wetherby, the intention of the Plan is to ensure new developments provide safe routes for pedestrians and cyclists to the town centre which where possible link up to the wider public rights of way and cycleway networks.



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D2: Connectivity of new developments

Proposals for new development should seek to demonstrate how good connections with the rest of the town and surrounding countryside will be achieved through the provision of, where appropriate:

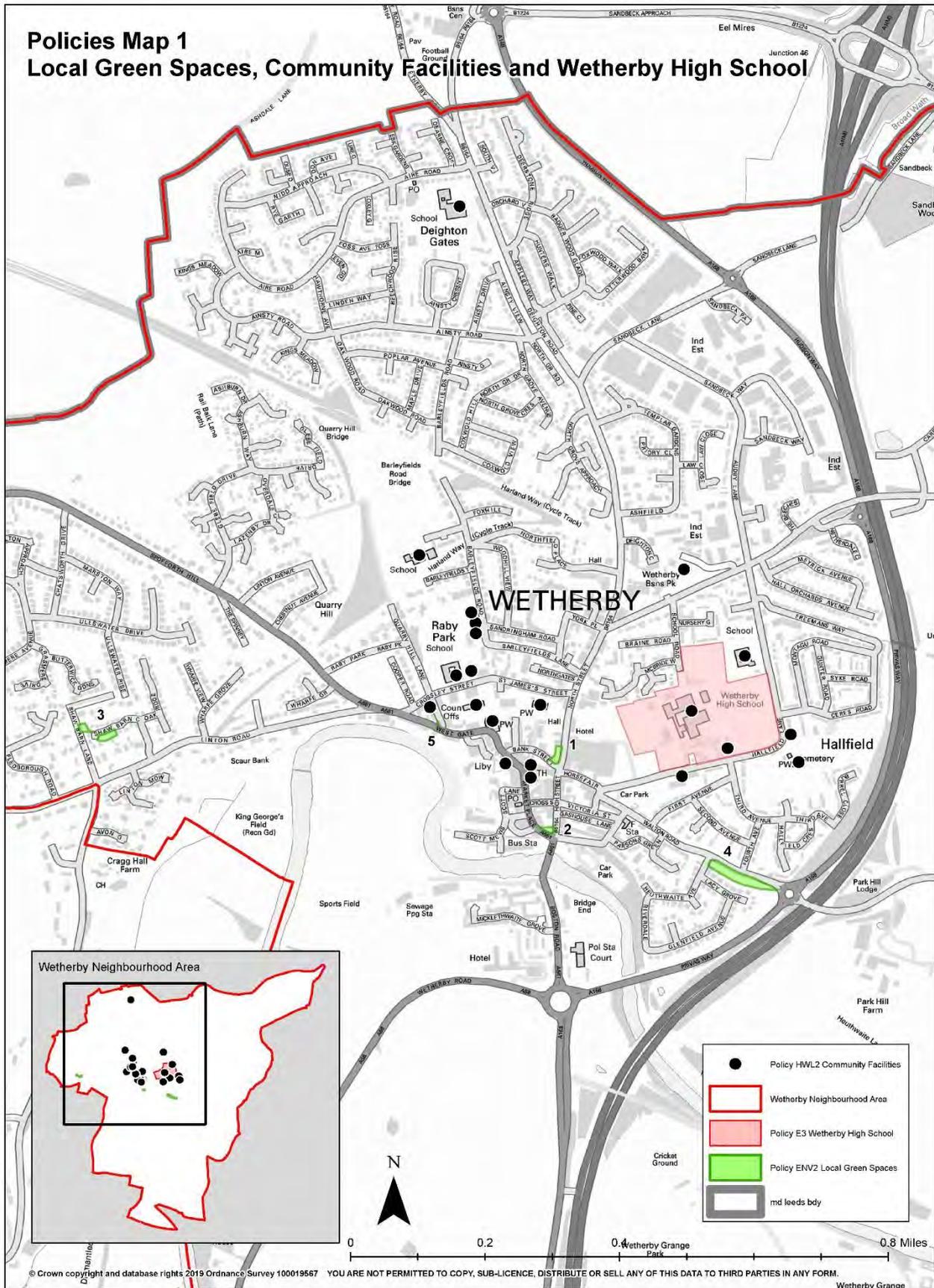
- Short, direct routes for pedestrians and cyclists connecting the new development to the rest of the town. This may include upgrading existing routes that connect to the development to make them attractive and safe for pedestrians and cyclists
- Links to existing rights of way and cycle routes for walkers, cyclists and horse riders
- Good access to public transport, by locating development as close as possible to existing bus routes and providing good pedestrian access to bus stops
- Good connections within the development area itself, so a choice of connections to the wider town is provided

This policy received the following support in the pre-submission consultation:

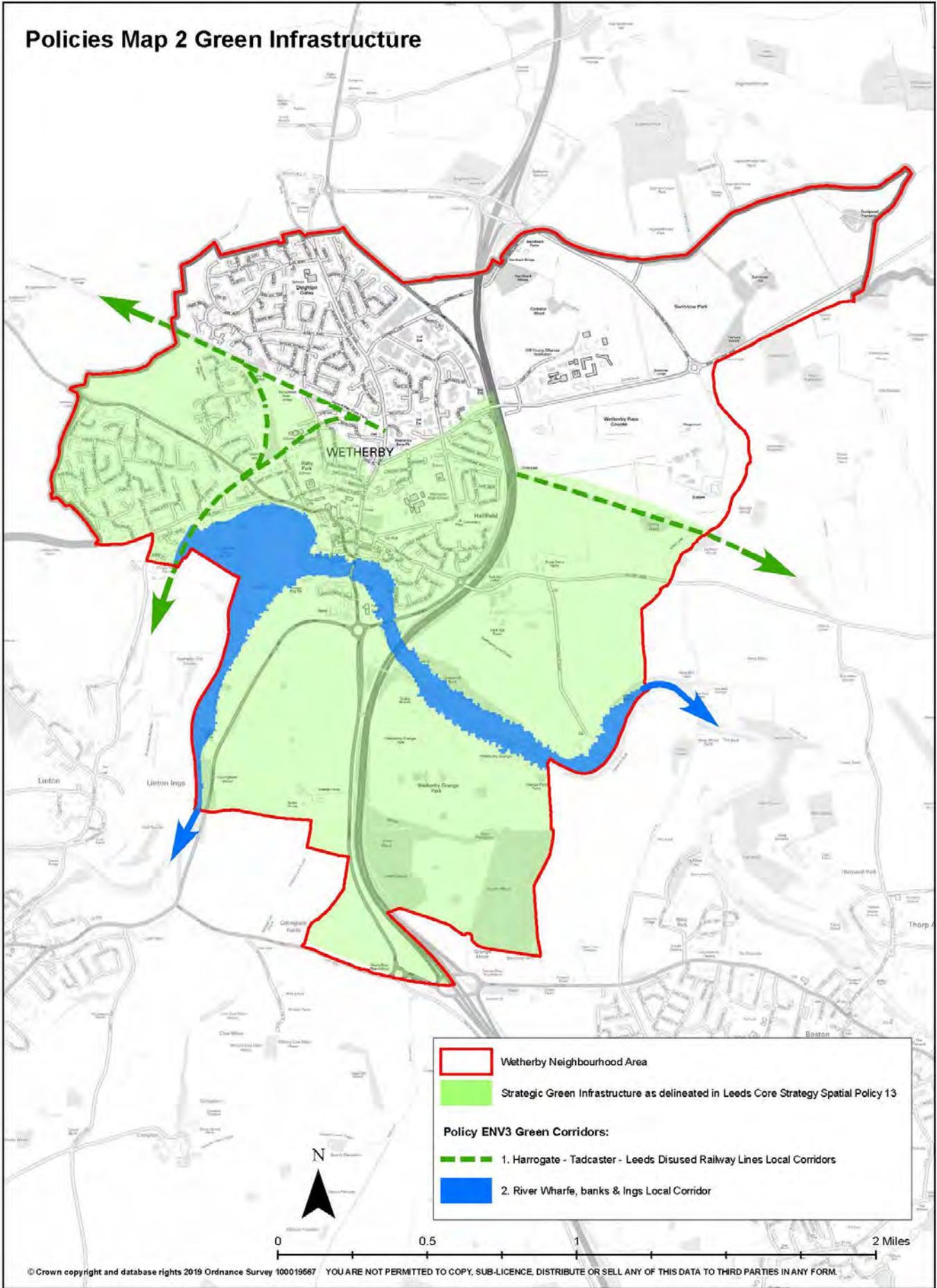
D2: Do you agree with our policy for connectivity of new developments?

Yes = 86% No = 7% Don't Know = 7%

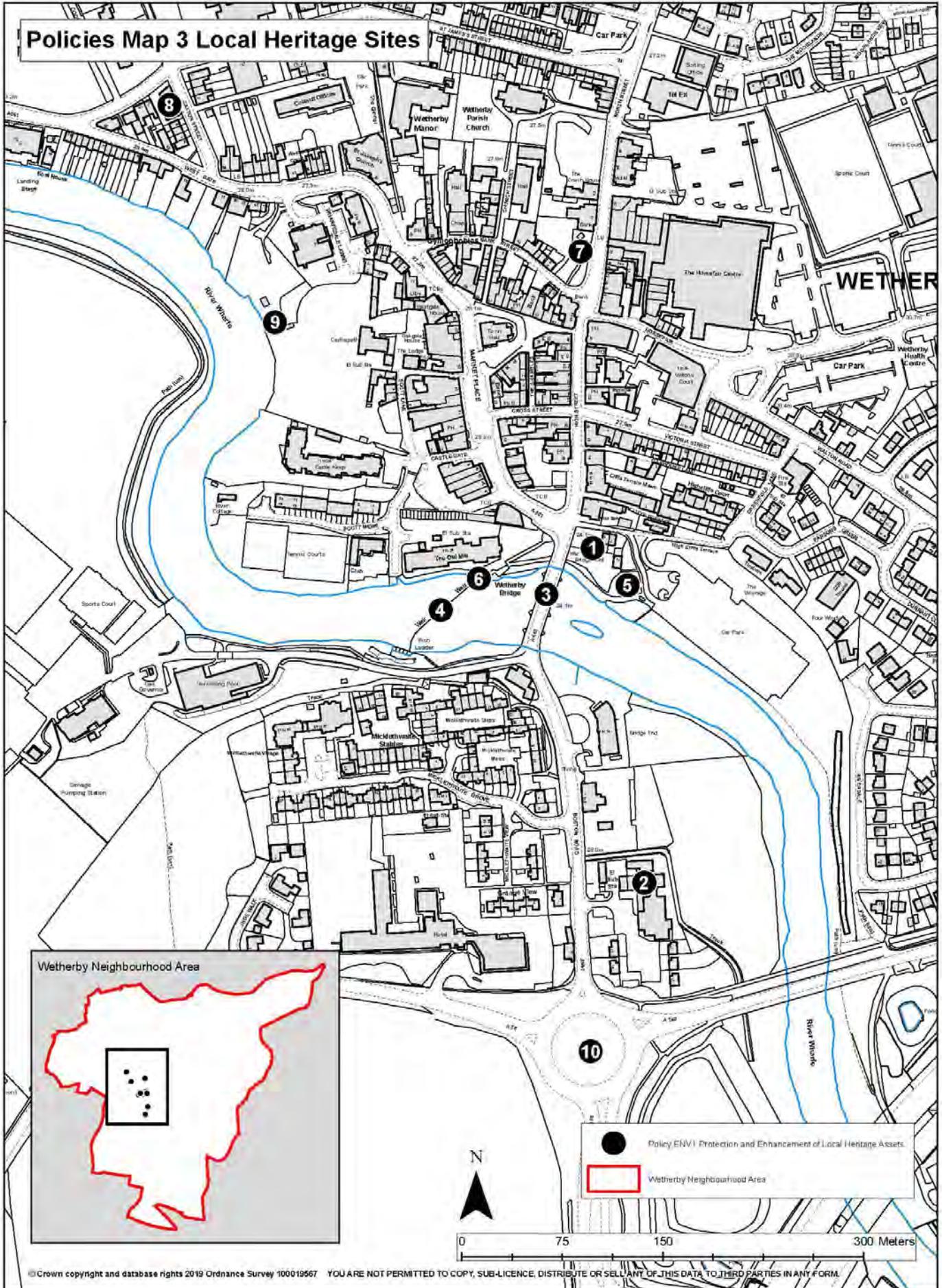
3.9 Policies maps



Policies Map 2 Green Infrastructure



Policies Map 3 Local Heritage Sites



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4.0 PROJECTS AND ASPIRATIONS: NON-PLANNING MATTERS

4.1 Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a levy that local authorities can use to raise funds from developers which undertake building projects in their area. The funds raised will go into improving local infrastructure. A Town or Parish Council receives 15% of the Levy raised from new development in their parished area, rising to 25% if that area has a completed Plan.

For Wetherby, the following key areas have been identified as potentially benefiting from CIL and other resources:

4.2 Improve the town's pedestrian and cycle network

To establish a programme of works to provide a pedestrian and cycling conducive network to improve walking and cycling connectivity throughout the town.

Road junctions should be improved to provide suitable crossing points in order to assist street safety.

Where it is not possible to provide off road cycling on key routes to the Town Centre and schools, then roads wherever possible shall provide advisory 1.4/1.5m cycle lanes alongside street design speed measures.

Wherever possible, improved pedestrian and cycle access is sought for the business areas including possible development in the Sandbeck Industrial Estate.

4.3 Improve the provision and coordination of bus services

To create a strategy to provide more public transport buses in order to service the projected visitor numbers and residents' needs.

The strategy shall explore how the provision can be achieved and the possible contributions from development that may be needed to implement any proposals and create longer term viability. It will also explore the types of vehicles that might be best suited to a circuit of the town's residential areas and is compatible with the town centre requirements.

A Transport hub at the existing bus station could be the focal point for most town services and it is proposed to provide integrated information at this point.

4.4 Making the streets safer

Where new development will increase traffic frequency on existing residential roads and in the vicinity of schools, and/or where traffic speed and its nature is already identified as an issue affecting safe pedestrian movement or where this will be compounded, such as to deter or impair people movement, then work will be undertaken to provide street design measures to sufficiently slow the traffic speed in the interests of street safety.

Problem areas or points (hot spots) are already identified as targets, including those with impairment of or poor crossing issues and excessive traffic speed or traffic.

Wherever possible, travel from home to school shall be safety prioritised, it shall also support sustainable school transport by improvements which will include calming and slowing vehicle traffic speed measures as well as shared space techniques to encourage streets to be conducive to walking and cycling. This should include the further provision of bus services where viable.

4.5 Promote sustainable tourism

To develop and support sustainable tourism development proposals and/or extensions to or expansion of existing tourism uses.

Sustainable tourism development proposals that seek to increase the provision of hotel and other similar overnight accommodation will be supported within the town centre in principal. Support will be given if the new



accommodation results in a mix of good quality accommodation which responds to visitors' demands and supports a sustainable visitor economy.

An expanded tourist hub would serve to promote the town better to new visitors.

4.6 Town centre parking

Improve parking signage and designation/delineation and increase parking control zones In order to provide greater clarity to car parking within the town and in response to comments and concerns of misunderstanding, clear signage and better delineation of bays is required together with consistent operation. Car parking control zone signs are to be located to be seen at key entrances to the town (Spofforth Hill; Deighton Road; York Road; Boston Road). Clear, well designed signs will also be required to divert incoming traffic to the car parks acting as interceptors. Further blue badge holder spaces are proposed for the town centre and immediately surrounding areas.

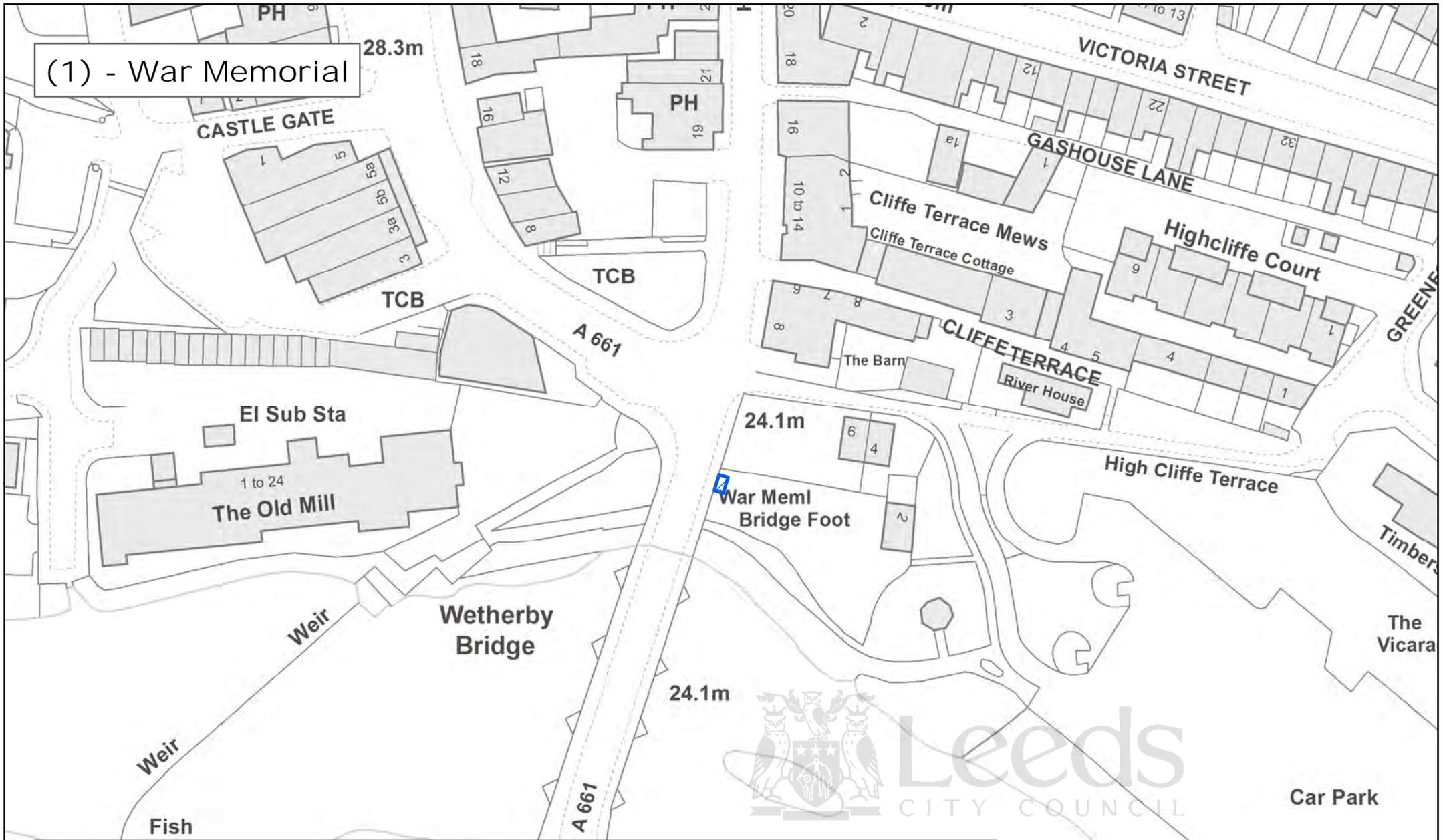
The value to Wetherby of free car parking has been proven to be of great value to the traders in particular as well as to the wider resident community.

Work with others to provide parking management that responds to users' needs - work with local authorities will be undertaken to seek to provide car parking management that aids a more attractive town centre and can provide possible preferential parking rates for town centre workers. The creation of residents parking zones will be encouraged in areas adjacent to the Town Centre. More cycle parking to be provided in the town centre car parks and around the Town Hall. The use of long and short stay car parking and commensurate charging will be explored with the Local Authorities for the interceptor car parks. Any development proposals affecting parking must be coherent with this policy.

Appendix 1 Proposed local heritage assets

Feature Name	Location	Description	Why is the feature of significance and interest? What Evidence exists to support the proposed selection?
1. War Memorial	River bridge	War memorial	Commemorates those who lost their lives in 2 World Wars
2. Police Box	Police Station	"Tardis style" police box	An unusual feature on a gateway to the town, a replica based on the 1929 Gilbert and Mackenzie Trench design.
3. Wetherby Bridge	River Wharfe	Ancient bridge (3 tied together)	Attractive and historic feature dating back a 1000 years.
4. Weir, River Wharfe	River Wharfe	River Weir	Rebuilt by local subscription in the 1980s after falling into disrepair. The weir has a long history dating back to the 12 th Century.
5. Bandstand	Riverside carpark	Bandstand	Used for Sunday brass band concerts. Built by public subscription and managed by the Bandstand Trust.
6. The Wheel Sculpture	Riverside	Mill Wheel	Commemorates the mill – this wheel is taken from it.
7. Huguenot Archway	By the side of the Remembrance Gardens on High Street	Stone Hut	Used by many small groups as a meeting place and as a ticket office for the Wetherby Festival and other events.
8. Cinema	Crossley Street	Cinema House	Historic cinema well-used by residents. Recently celebrated its centenary. Built for Soldiers during the First World War.
9. Georgian Bathhouse and Jubilee Gardens	Jubilee Gardens	Bath House	The baths go back to the Georgian times and are important feature of the town.
10. Horse Sculpture	Roundabout of A58/A168	Stone sculpture	A recent feature welcoming visitors to the town at a major gateway and depicts the town's long association with horse racing and breeding.

(1) - War Memorial



 Policy ENV1 Protection and Enhancement of Local Heritage Assets

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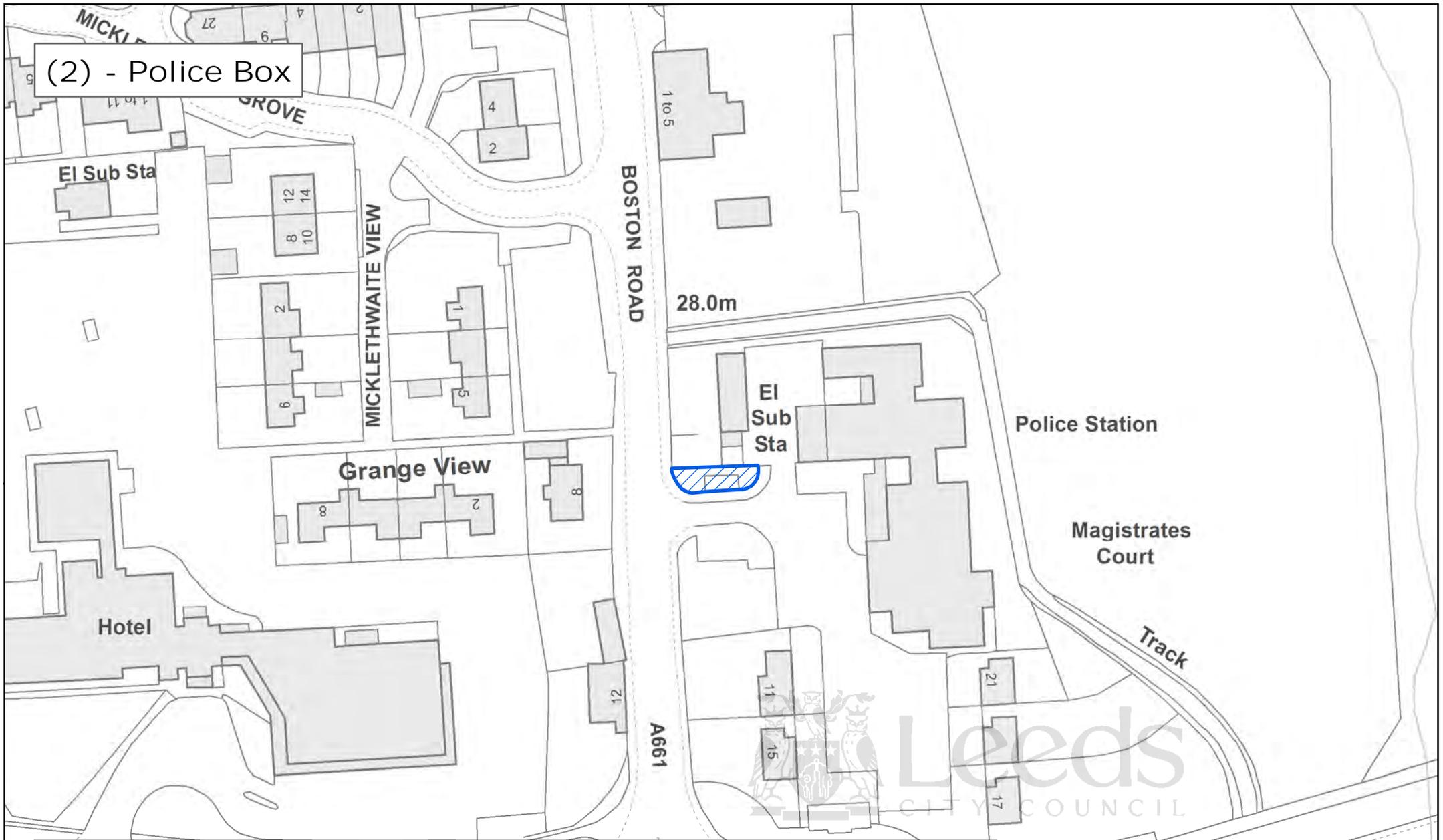
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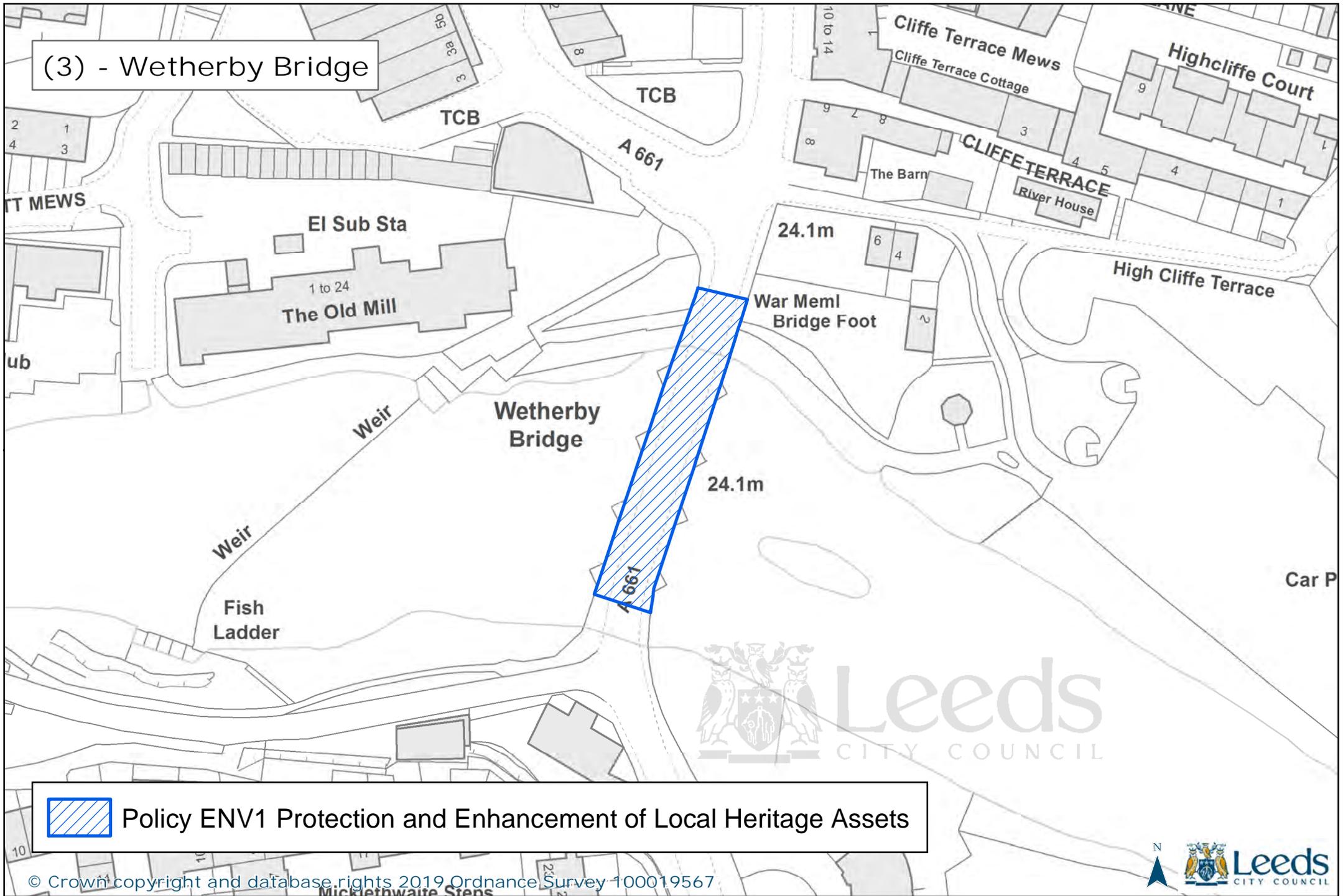


(2) - Police Box



 Policy ENV1 Protection and Enhancement of Local Heritage Assets

(3) - Wetherby Bridge



 Policy ENV1 Protection and Enhancement of Local Heritage Assets

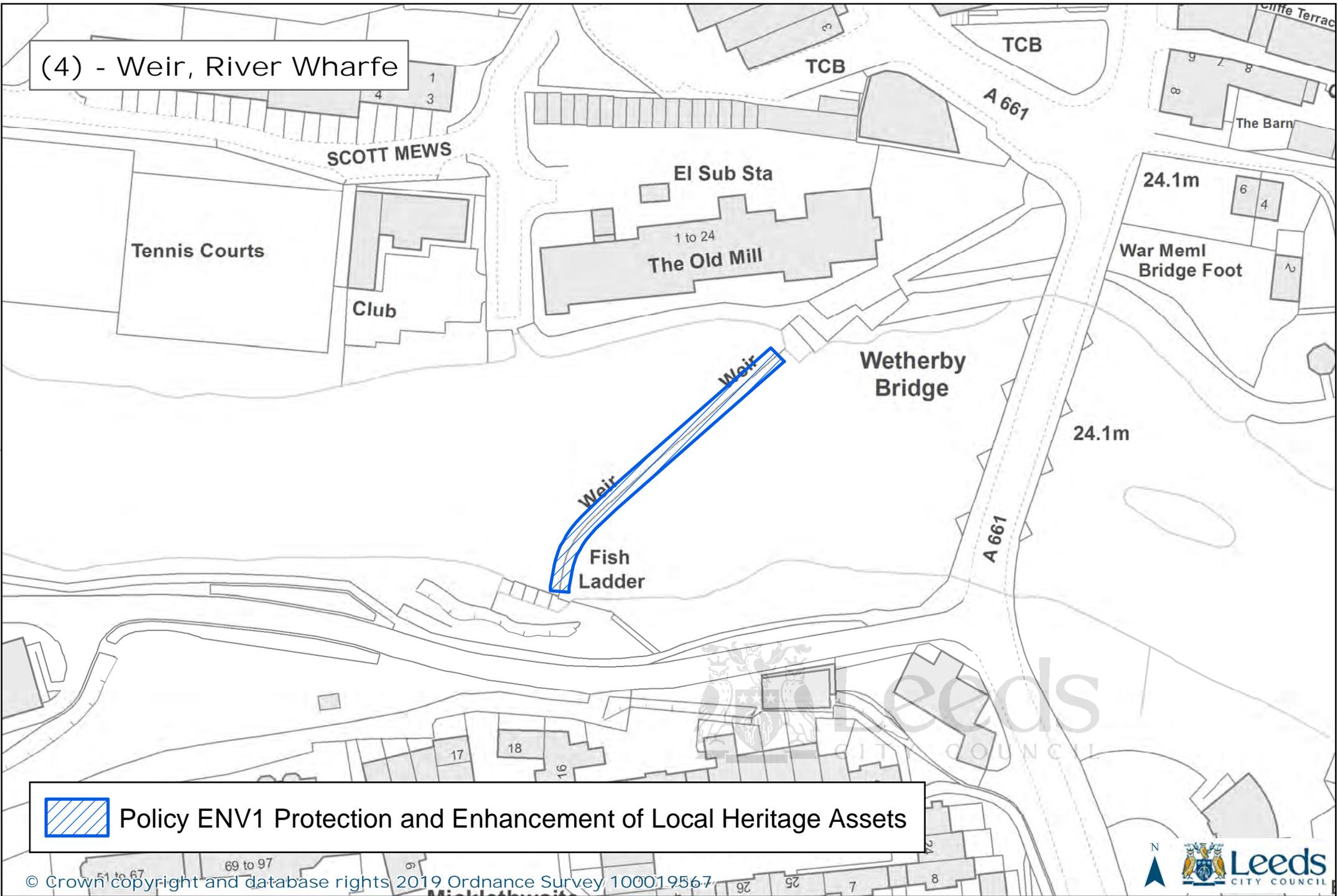
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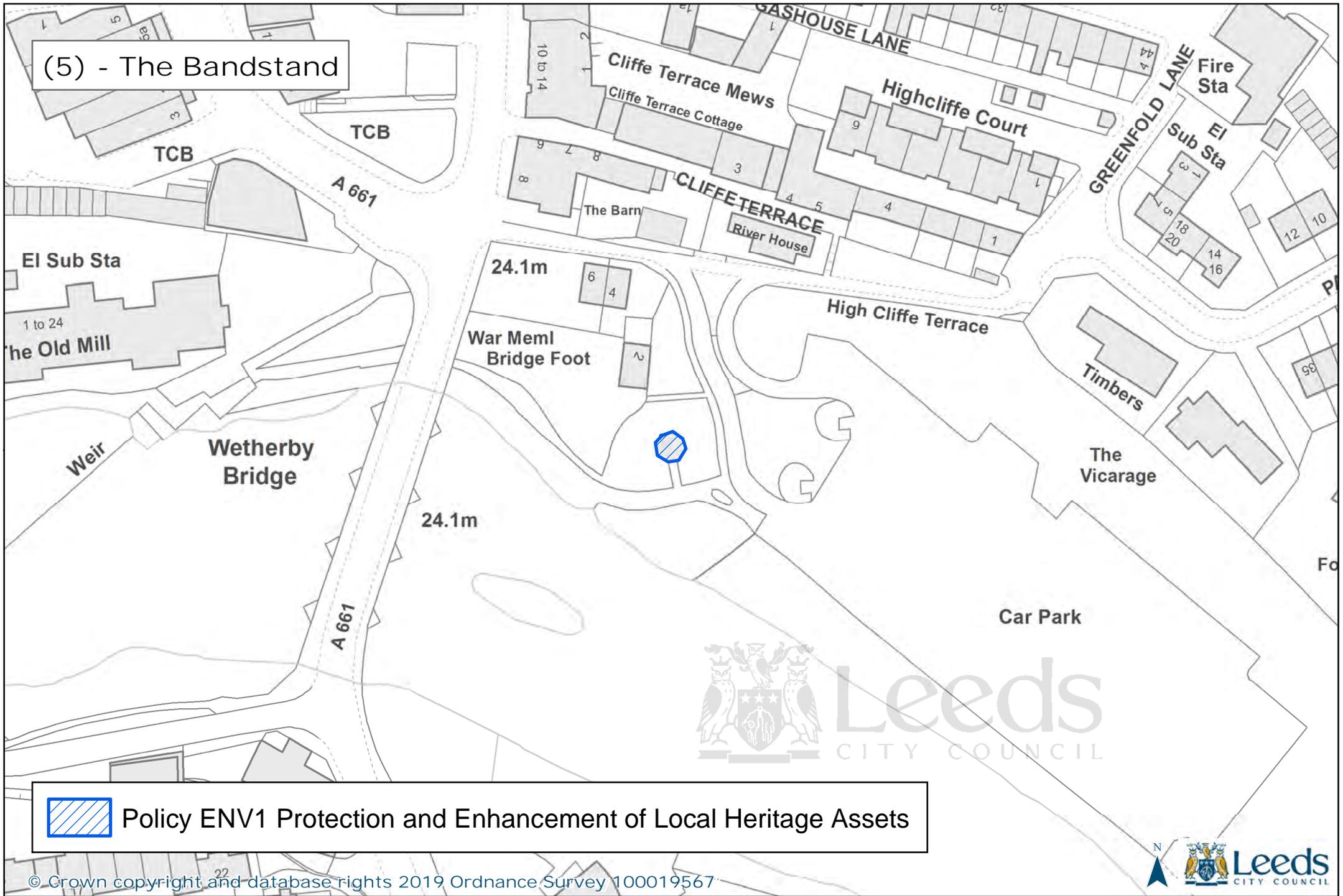
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(4) - Weir, River Wharfe



 Policy ENV1 Protection and Enhancement of Local Heritage Assets

(5) - The Bandstand



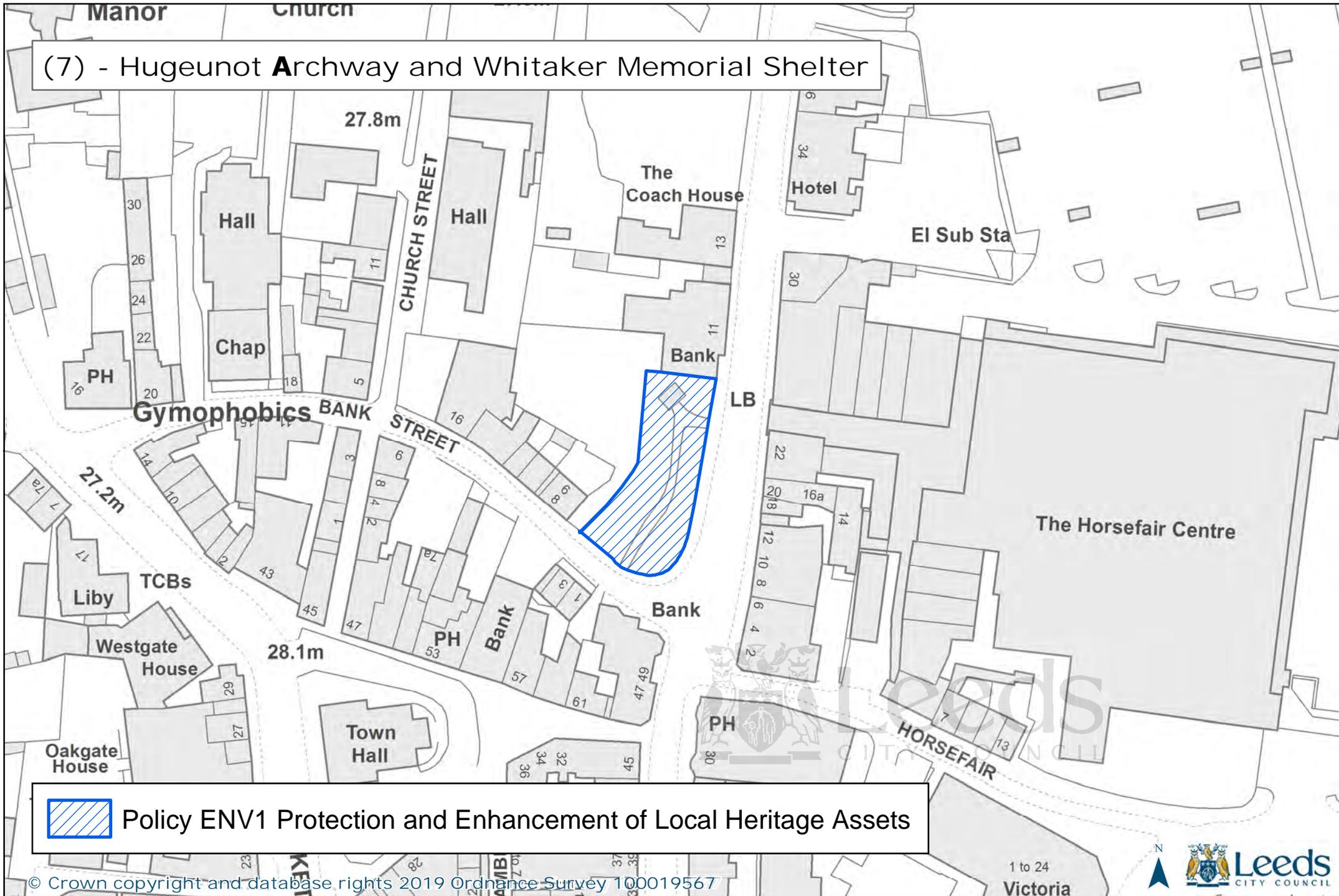
 Policy ENV1 Protection and Enhancement of Local Heritage Assets

(6) - The Wheel Sculpture



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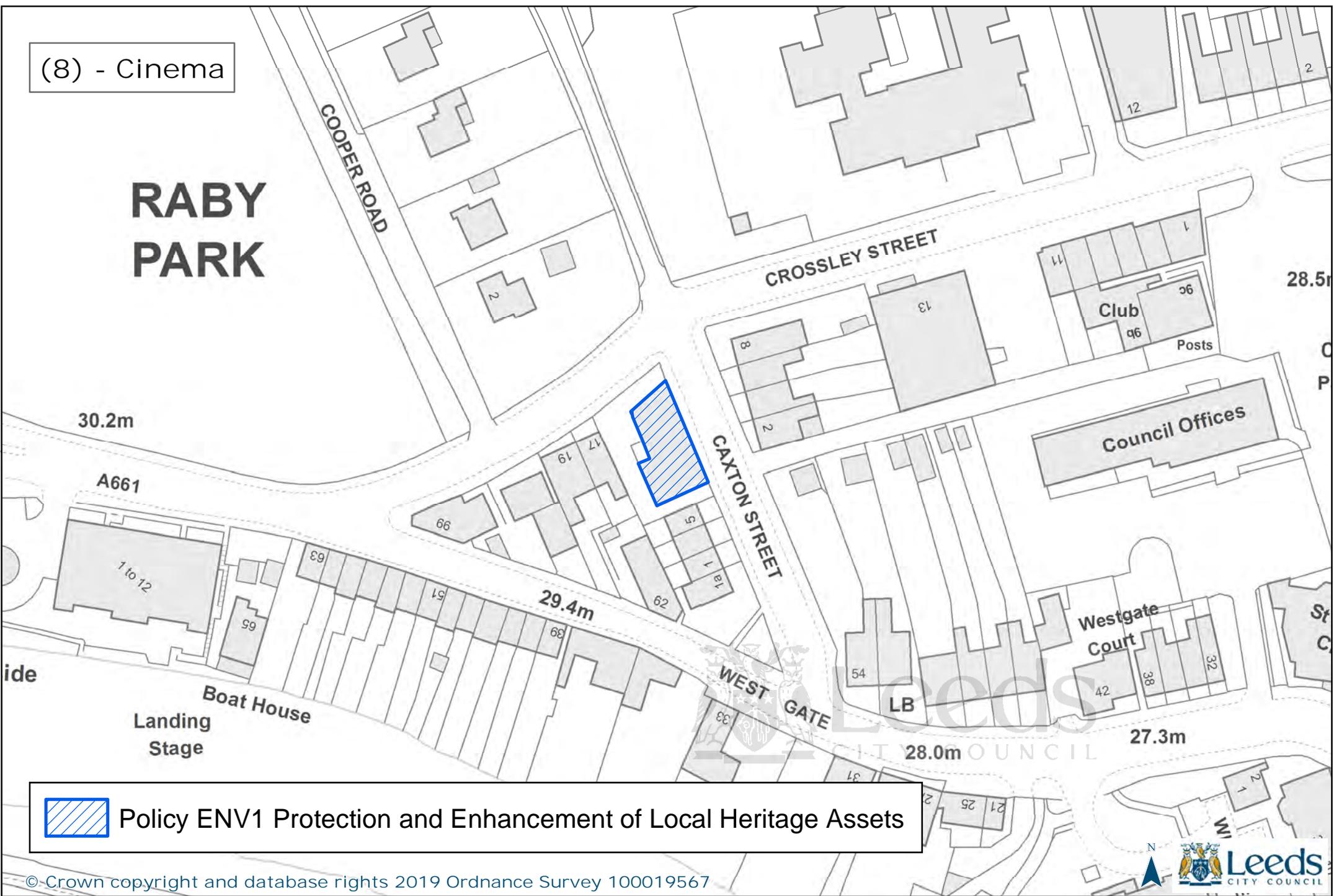
(7) - Hudgeunot Archway and Whitaker Memorial Shelter



 Policy ENV1 Protection and Enhancement of Local Heritage Assets

(8) - Cinema

RABY PARK



 Policy ENV1 Protection and Enhancement of Local Heritage Assets

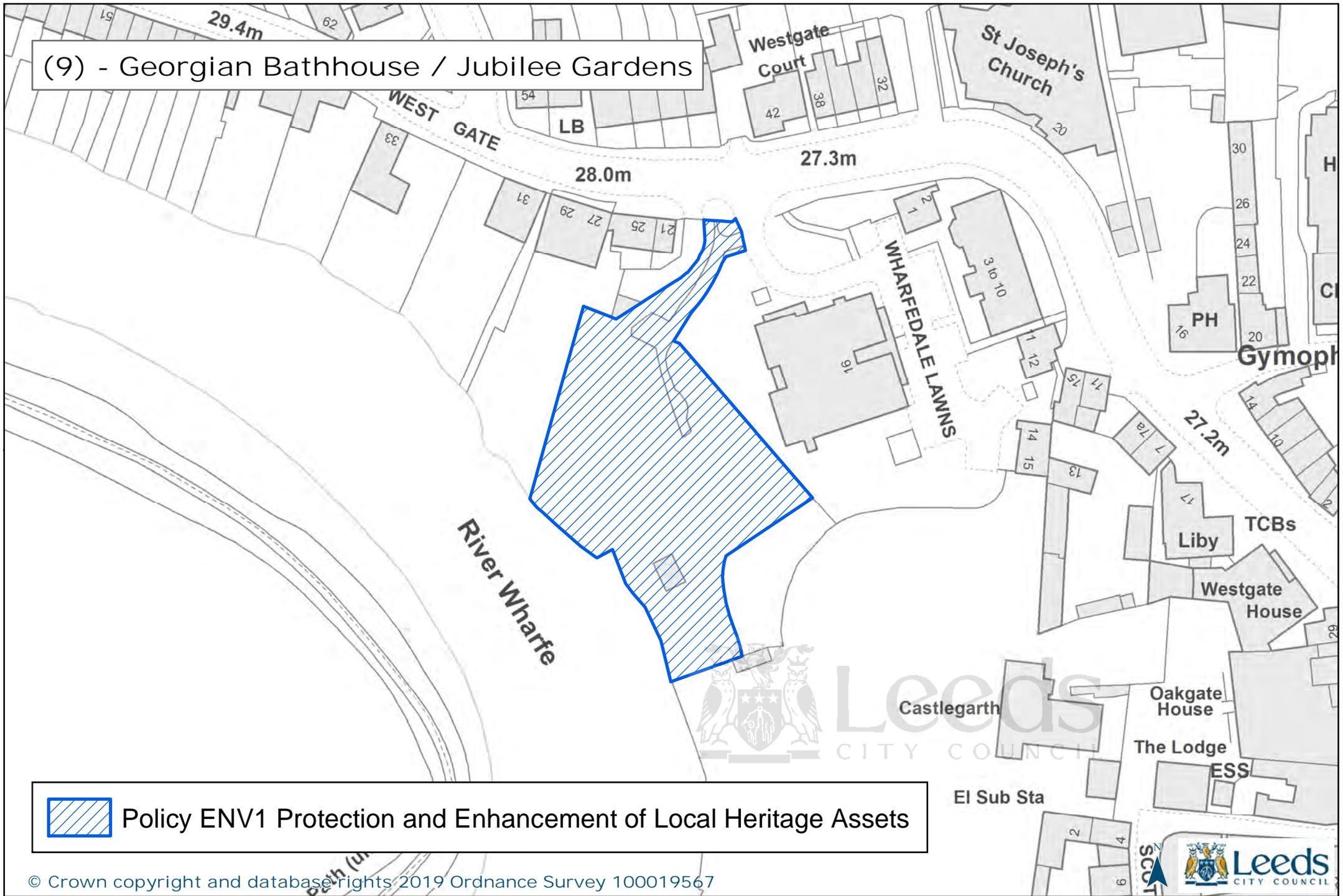
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(9) - Georgian Bathhouse / Jubilee Gardens



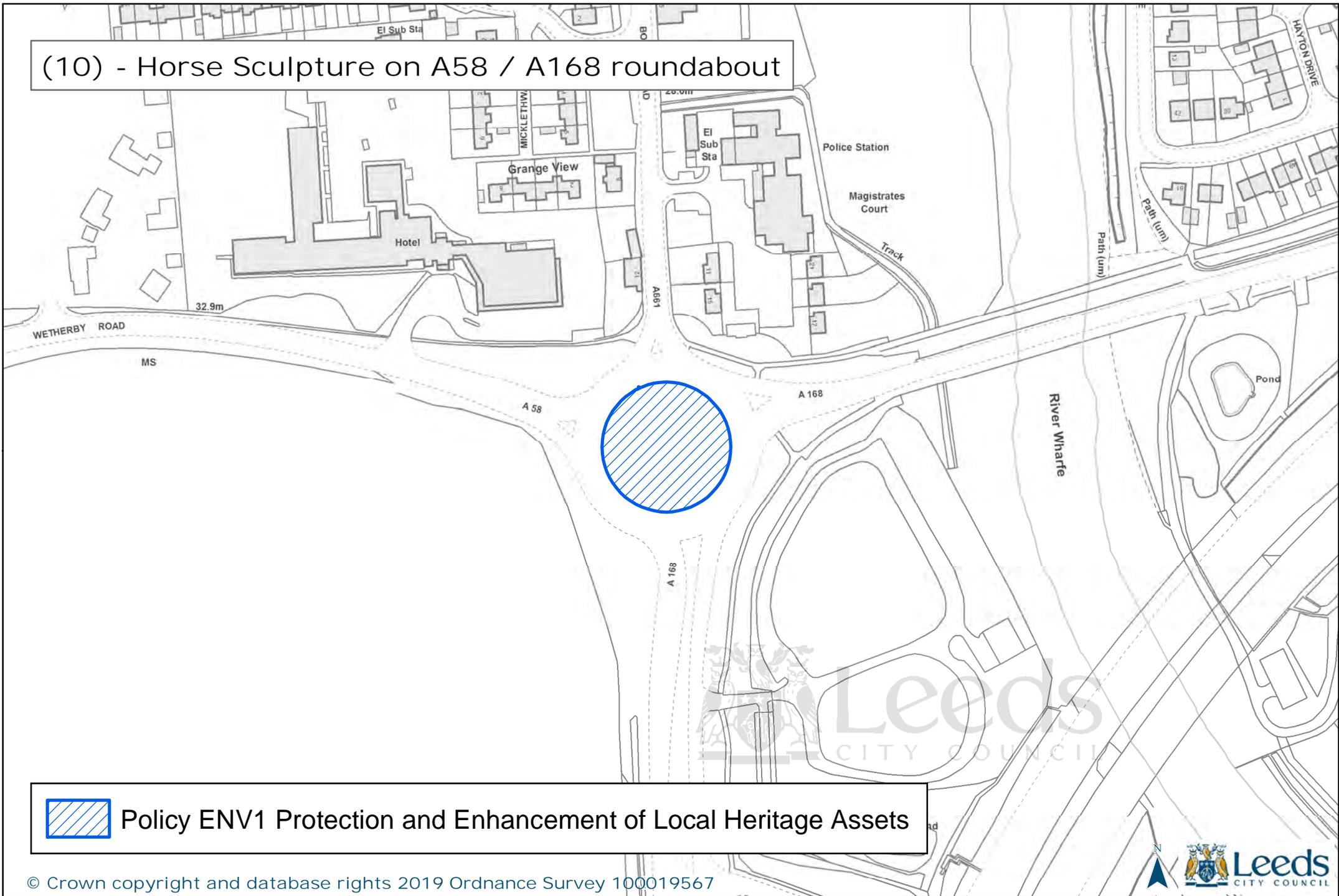
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(10) - Horse Sculpture on A58 / A168 roundabout

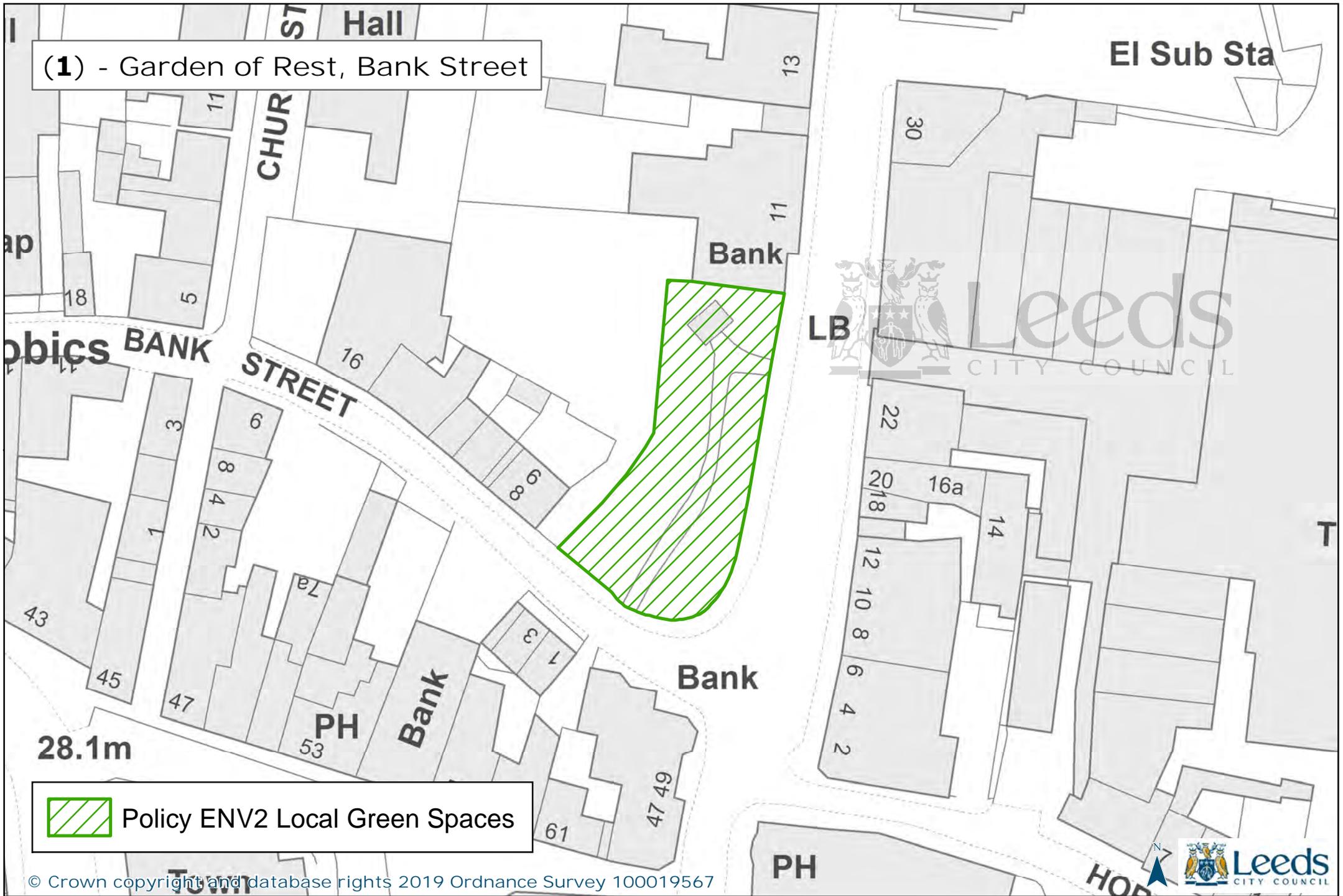


 Policy ENV1 Protection and Enhancement of Local Heritage Assets

Appendix 2 Local Green Spaces Assessment

Name, Location, Ownership	Size	Adjacent to properties?	Local / Community Value?	Landscape Value?	Historical Value?	Recreational Value?	Wildlife or GI Value?
1. Garden of Rest, Bank Street, owned by LCC and Leased by WTC	666 sqm	In the centre of Wetherby Town Centre.	The garden contains a sculpture erected as "A tribute to the Young People of Wetherby who will never grow old" - prompted by the death of three teenage boys, pupils of Wetherby High, who were killed in an accident in December 2006.	Provides a landscape feature in the built up area.	Built on the site of a hotel 'The Bowling Green' and a number of other buildings demolished in 1929 to open a bottle neck in the Great North Road.	Contains the Whitaker Shelter opened in 1952 - a meeting place and shelter for the old folk of the town built with money left by a local schoolmaster. Used twice a week and an ad hoc basis by other local groups wanting a small meeting room.	None apart from the flower beds.
2. Bridgefoot Gardens at the Junction of High Street and Market Place	317 sqm	Area with planted flower beds at the entrance to the town as you come over Wetherby Bridge.	Raised walkway above garden area. No access to the flower bed area itself.	Views over the river and ancient bridge.	None known.	Seating provided under a pergola along the top of the planted area.	None apart from the flower beds.
3. Shaw Barn Croft Off Linton Road Wetherby, owned and managed by WTC	1114 sqm	Very small parcel of land given by builders Easement for services to rest of housing estate Also ginnel taking you onto Shaw Barn Lane.	Gives an open space in a built up area.	None.	None.	None Route into town from people living off Chatsworth Drive.	Will house some wildlife.
4. Walton Road Verge adjacent to Lacey Grove, owned by WTC	3307 sqm	Yes, houses back onto the land.	Provides landscape setting in estate – wide green verge and mature trees.	Mature trees	None.	Potentially but not at present.	Mature trees.
5. Caxton Street / Westgate Peace Garden, Owned by CC	54 sqm	Surrounded by roads and houses.	Place to rest and contemplate in a busy area.	None.	None.	RBL Memorial Plaque in this garden	None.

(1) - Garden of Rest, Bank Street



 Policy ENV2 Local Green Spaces

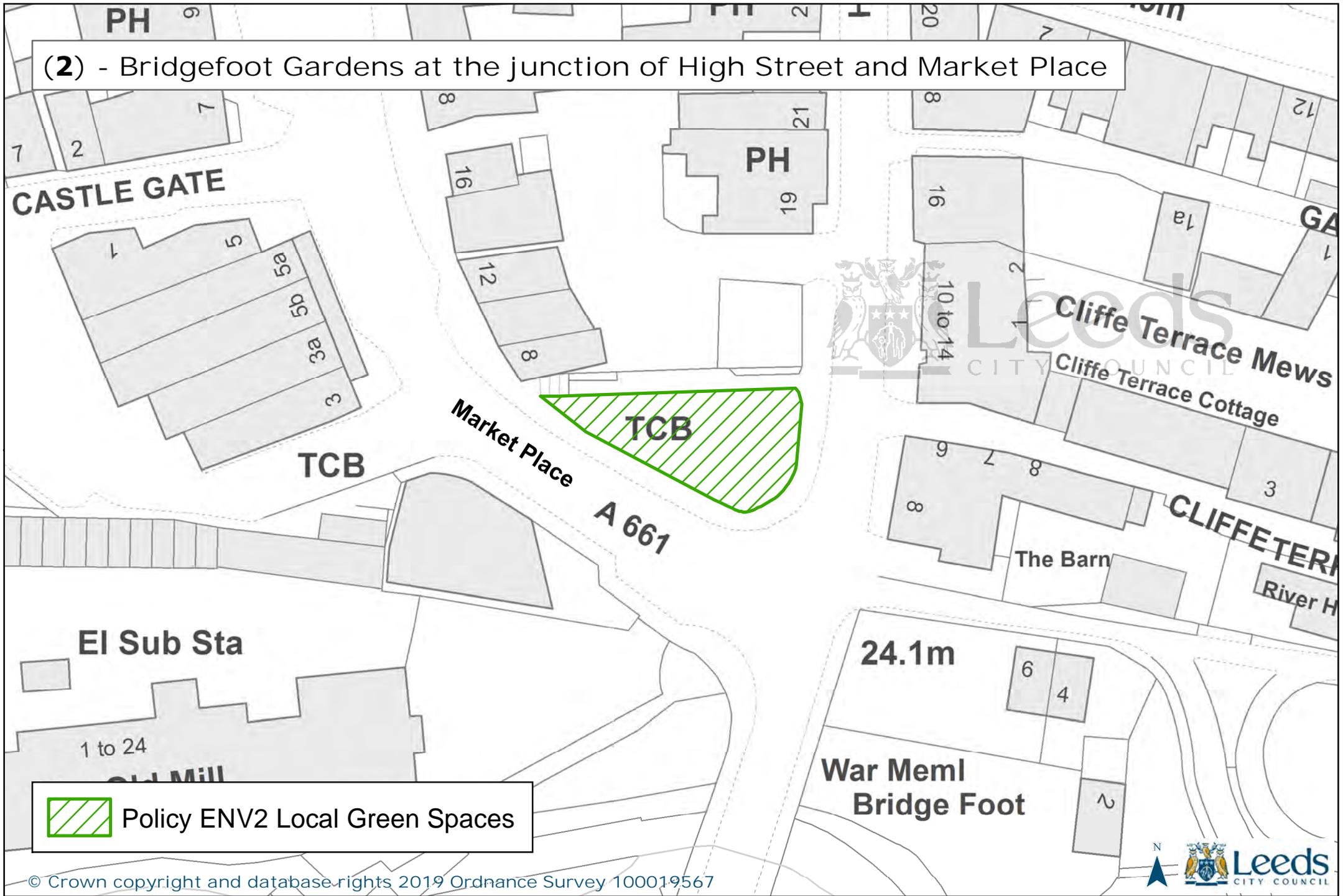
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(2) - Bridgefoot Gardens at the junction of High Street and Market Place



 Policy ENV2 Local Green Spaces

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(3) - Shaw Barn Croft, Off Linton Road



 Policy ENV2 Local Green Spaces

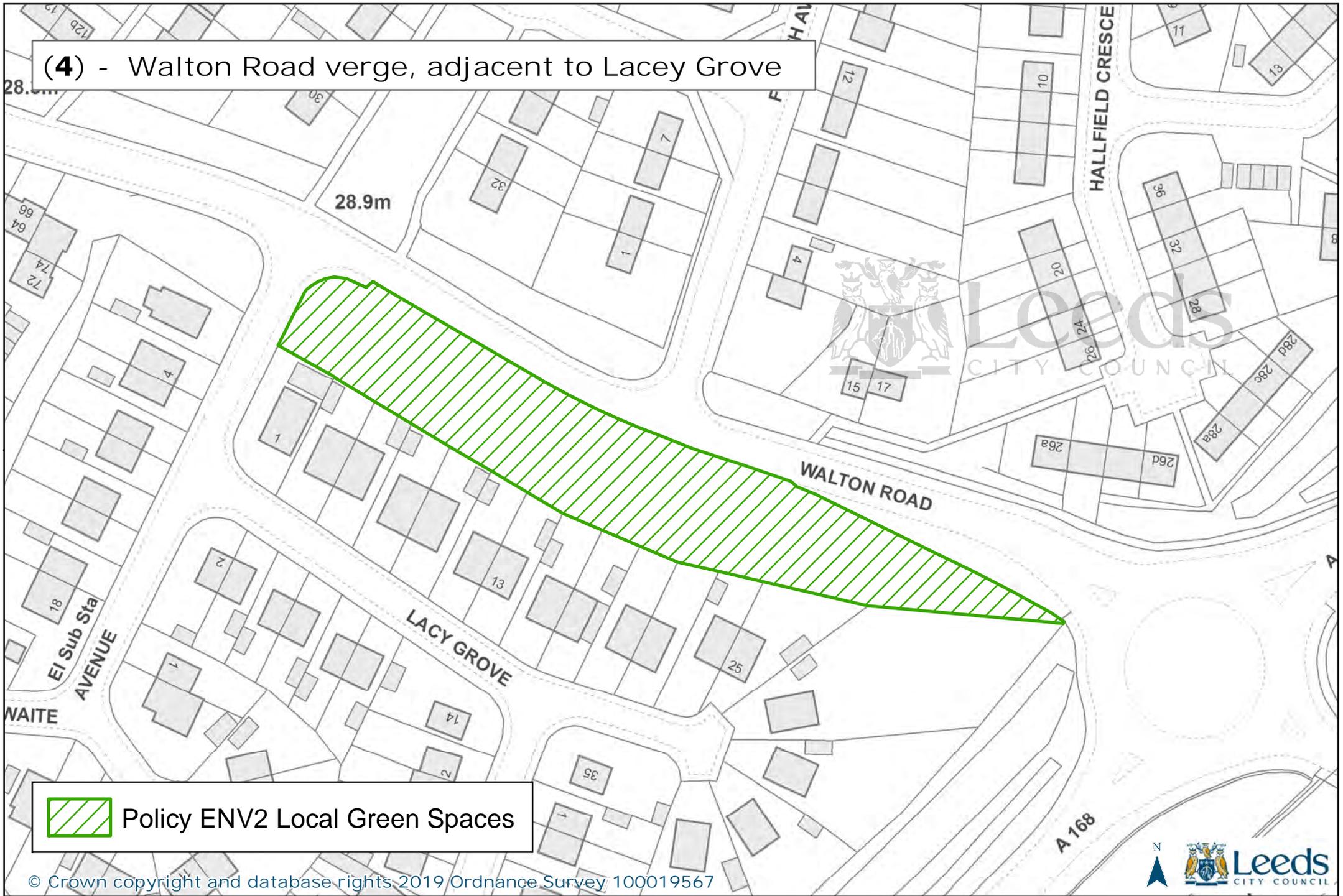
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(4) - Walton Road verge, adjacent to Lacey Grove



 Policy ENV2 Local Green Spaces

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(5) - Caxton Street/Westgate, Peace Garden



 Policy ENV2 Local Green Spaces



ASSESSING DEMAND FOR HOUSING AND HOUSING MIX NEEDED IN WETHERBY

Demand

This is based on an estimate of the demand that households living in the Wetherby area in the various housing tenures may express over time, and the potential demand that may arise from households moving to the Wetherby area from other parts of Leeds or elsewhere.

Demand from Wetherby residents

Demand from existing Wetherby residents for new housing for sale in the Wetherby area is based on the following estimates shown below:

	House-holds	% with demand	No with demand	% of internal demand
Internal demand				
Households renting privately	879	60%	527	27.0%
Social tenants	984	15%	148	7.5%
Home owners	4340			
Second stagers (20%)	868	25%	217	11.1%
Home owners in their 2nd or subsequent home (50%)	2170	25%	543	27.7%
Older homeowners (30%)	1302	40%	521	26.6%
			1955	

1. 879 households rent privately. Of these, it is estimated that 60% (527) may want and be able to, buy a new home over the next 10 years. The remaining 40% will either not want to buy or earn enough to afford to buy, or may buy an existing home in the area, or may move to another rented property in the area
2. 984 households live in Council or housing association accommodation. Of these it is estimated 15% (148) may want and be able to, buy a new home over the next 10 years. The remaining 85% will either want to continue renting from their landlord; may want to buy but be unable to afford to take up home purchase; may take up their Right to Buy, or may buy an existing property,
3. 4340 households own their own home, and of these it is estimated that 35% (1,519) will not have a need or desire to move and will want to remain in their existing home. It is estimated that
 - a. 20% of existing homeowners (868) are previous first time buyers (2nd Stagers). Of these it is estimated that 25% (217) may want or need to move to a new larger home over the next 10 years. The remainder will either be content with their existing housing or may be unable to afford the costs of moving to a larger home, or may move to another existing property in the area.
 - b. 50% of homeowners (2,170) live in their second or subsequent home. Of these, it is estimated that 25% (543) may want or need to 'trade up' to a larger home over the next 10 years. The remainder will either be content with their existing housing or may be unable to afford the costs of moving to a larger home, or may move to another existing property in the area.
 - c. 30% of homeowners (1,085) are older households. Of these it is estimated that 40% (521) may want to 'downsize' to a more manageable home. The remainder will either be content with their existing home, or may lack confidence in being able to find a suitable property in the area, or may move to another existing property in the area

In all therefore, it is estimated that 1,955 existing residents in the Wetherby area may express a demand to buy a new home in the Wetherby area over the next 10 years.

Demand from incoming residents

It is very hard to assess the extent of demand that may arise from households moving to Leeds, or to Wetherby from other parts of Leeds. Here it is assumed that demand from incoming households will be linked to increased job availability in Leeds as a whole of the coming 10 years. It is estimated that

1. Half of the households taking up the 40,000 new jobs that may arise in Leeds over the coming 10 years (20,000) will have a housing need
2. The % of households taking up new jobs who have a housing need that may seek to meet their housing need in the Outer NE area, will be the same as the % that currently live in the outer NE area (5%)

Therefore, it is estimated that there may be demand FROM 1,000 households taking up new jobs may either move to the outer NE area from other parts of Leeds or elsewhere.

Demand for affordable housing for rent

Analysis of demand presented on the Leeds Housing Register in Section 2 of this assessment indicates that demand for social rented properties in the area is strong and the stock of social rented housing in the area is insufficient to enable all applicants with a high or a moderate priority need to be rehoused, and is able only to rehouse only a very small proportion of those who may not have a specific social or medical need, but have a need for 'affordable housing' as they are unable to afford market housing.

Only 1% of social housing stock is empty, and annual turnover of stock at 7% is below the city average. 47% of tenants have been resident for over 10 years, and 22% for over 20 years. This low availability of stock coupled with a substantial number of long term residents, indicates continuing pressure on existing stock and a need for additional housing at rents affordable to those in very low paid work or dependent on benefits.

Housing Mix

The housing Mix required in the Wetherby area is based on a combined estimate of demand from existing residents and demand from potential new residents moving in

Housing to meet demand from existing residents

1. It is estimated that 25% of 1st time buyers and 20% of older people downsizing would need, or want, one bed roomed housing
2. It is estimated that 75% of first time buyers, 25% previous first time buyers seeking to move and 80% of older people downsizing would want or need 2 bed roomed housing
3. It is estimated that 50% of previous first time buyers seeking to move (2nd Stagers) and 20% of existing homeowners in their second or subsequent homes wanting to 'trade- up', would want or need 3 bed roomed housing
4. It is estimated that 25% of previous first time buyers seeking to move (2nd Stagers), and 80% of existing homeowners in their second or subsequent homes wanting to 'trade- up', would want or need 3 housing with 4 bedrooms or more.

	ALL	1 Bed	2 Bed	3 Bed	4+ bed
Internal Demand					
1st time buyers	675	25% 169	75% 506		
2nd Stagers	217		25% 54	50% 109	25% 54
Traders up	543			20% 109	80% 434
Older downsizers	521	20%	104	80%	417
	1955	14% 273	50% 977	11% 217	25% 488

In all therefore, it is estimated that 64% of internal demand may be for housing with 1 or 2 bedrooms resulting in a need for 1,250 new homes, and 36% may be for housing with 3 bedrooms or more, resulting in a need for 705 new homes.

Housing to meet demand from incoming residents

1. It is estimated that 25% of 1st time buyers moving to Leeds would want or need 1 bed roomed housing
2. It is estimated that 75% of first time buyers, and 20% of previous first time buyers seeking a larger home moving to Leeds would want or need 2 bed roomed housing
3. It is estimated that 50% of previous first time buyers seeking a larger home and 30% of mature incoming families moving to Leeds would want or need 3 bed roomed housing
4. It is estimated that 40% of previous first time buyers seeking a larger home and 20% of mature incoming families moving to Leeds would want or need homes with 4 bedrooms or more

	ALL	1 Bed	2 Bed	3 Bed	4+ bed
External Demand					
1st time buyers	200	25% 50	75% 150		
2nd Stagers	400		20% 80	50.0% 200	30.0% 120
Mature Families	400			30.0% 120	70.0% 280
	1000	5% 50	23% 230	32.0% 320	40.0% 400

In all therefore, it is estimated that 28% of incoming demand may be for housing with 1 or 2 bedrooms resulting in a need for 280 new homes, and 72% may be for housing with 3 bedrooms or more, resulting in a need for 720 new homes.

Housing to meet demand for affordable housing for rent

The evidence drawn from the Leeds Housing Register indicates that in order to clear the 'backlog' of need in the Wetherby area, an additional supply of at least 320 affordable rented homes could be required over a 10 year period. Of these it is likely that around 15% should be with 3 bedrooms or more and 85% should be one or two bed roomed properties.





Combined demand and need

Overall, given the estimates outlined above it is estimated that over the next 10 years, there may be a need for an additional 2,955 new homes to take up new jobs in Leeds who may move to the Wetherby area from other parts of Leeds or from outside of Leeds. Of these new homes, 52% should be homes with 1 or 2 bedrooms and 48% should be homes with 3 bedrooms or more.

	Demand from existing residents in the Wetherby area	Demand from households moving to the Wetherby area	Total Demand	
1 Bed	273 9.2%	50 1.7%	323 10.9%	51.8%
2 Bed	977 33.1%	230 7.8%	1207 40.9%	
3 Bed	217 7.3%	320 10.8%	537 18.2%	48.2%
4 Bed	488 16.5%	400 13.5%	888 30.1%	
ALL	1955 66.2%	1000 33.8%	2955 100.0%	

An additional 320 new homes at affordable rents may be needed over the next 10 years to meet known need and demand.



WETHERBY TOWN COUNCIL

Market Place, Wetherby LS22 6NE

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