



Walton is a place of special character and historic interest.

This appraisal and management plan sets out the features that contribute to its distinctiveness and identifies opportunities for its protection and enhancement.



# Walton

## CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Approved as a material consideration in the determination of planning decisions - 22nd February 2010.

## Introduction

### Summary of Special Interest

Walton is a small village lying in the north-east corner of the Leeds district, 2.5 miles (4.0km) from Wetherby. The settlement has a long history and retains its medieval toft-and-croft plan form along the length of Main Street with a strong linear form to many of the house plots.

Its link with the Fairfax family gives the village an interesting historical connection and Walton Old Hall and its grounds are an important local landmark.

The village is a quiet, rural settlement with a fine grain form of development. Its buildings are constructed from locally quarried magnesian limestone and this gives the settlement a sense of unity.



Converted barns are a good way of reusing old buildings. These houses front Smiddy Hill and contribute to the character of the village, providing a reference to the rural context of the village.

## Summary of Issues

Walton retains a strong historic character and its medieval plan form largely survives into the present day. Inappropriate infill development and in particular backland development could threaten the traditional layout of the village. Inappropriate extensions to existing houses could also harm the character and appearance of the village.

Magnesian limestone remains the predominant building material in the settlement though some newer dwellings are rendered; a rural vernacular style is the principal form. In order to maintain the character of the village new development should respect these characteristics.

Traditional window details have not always been maintained but many buildings retain their original timber doors and windows. However, as few buildings in the settlement are listed, architectural details such as doors and windows are not protected from removal or alteration and there is a high risk that these will disappear over time.



A traditional Yorkshire slider window with wooden frame and glazing bars.



Ordnance Survey 1st Edition 1849



St Peter's Church as viewed from the north. Traces of medieval strip farming remain as gentle undulations in the land; these are just visible in the lower right corner of the picture.

The new trees within the foreground will eventually add to the character of the landscape. Care should be taken to ensure that native species are planted and that they do not obscure the strip farming remains. Inappropriate and alien species can harm the character and setting of the conservation area.

## Extent of the conservation area

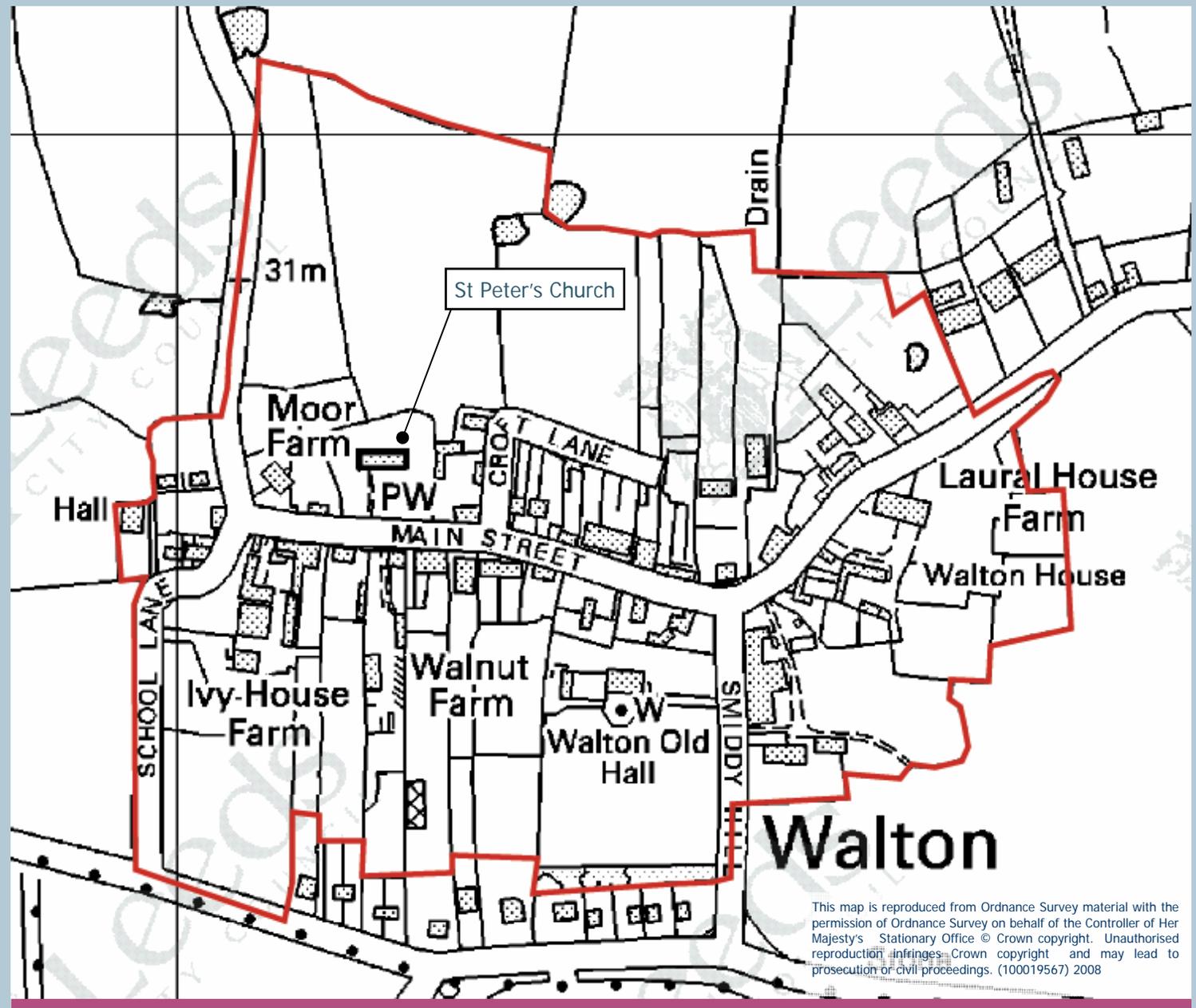
Walton conservation area was designated in 1981 and encompassed much of the old village. This boundary was reviewed in 2009 and is considered to still be appropriate.

To the southern end of the village the conservation area boundary runs toward Wetherby Road but excludes the newer development along its northern edge.

To the east the boundary continues to follow the extent of the settlement as shown in 1849 and also includes the site of the old quarry; the grounds of Walton House give further definition.

As the boundary intersects Hall Park Road it diverts to the south and then follows the boundary of the fields to the north-east of Laurel House Farm. The northernmost edge of the conservation area incorporates the limit of the burgage plots lying to the north of the village as well as the fields beyond the church. The north-western most corner of this field is the site of the village pinfold although no obvious traces of it remain.

The limit of the boundary to the west follows the outer edge of the village and runs along School Lane until it meets Wetherby Road.



# Assessing the Special Interest

## Location and setting

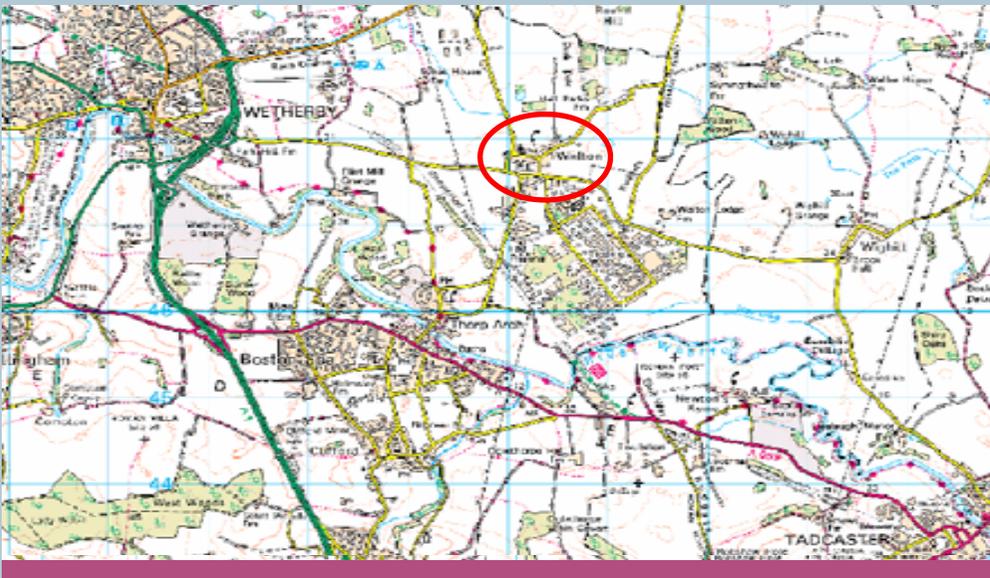
Walton is a small village set to the north-east of Leeds and is sited approximately 2.5m (4.0km) east of Wetherby. The village lies to the north of Wetherby Road which links Wetherby to Tadcaster. The village itself is accessed by School Lane and Smiddy Hill with Main Street running parallel to the main road. This partial isolation means the village has little through traffic and it sits quietly within the surrounding farmland.

Thorp Arch Trading Estate, an old munitions factory, lies to the south west and has been linked to the village since its construction in the 1940's.

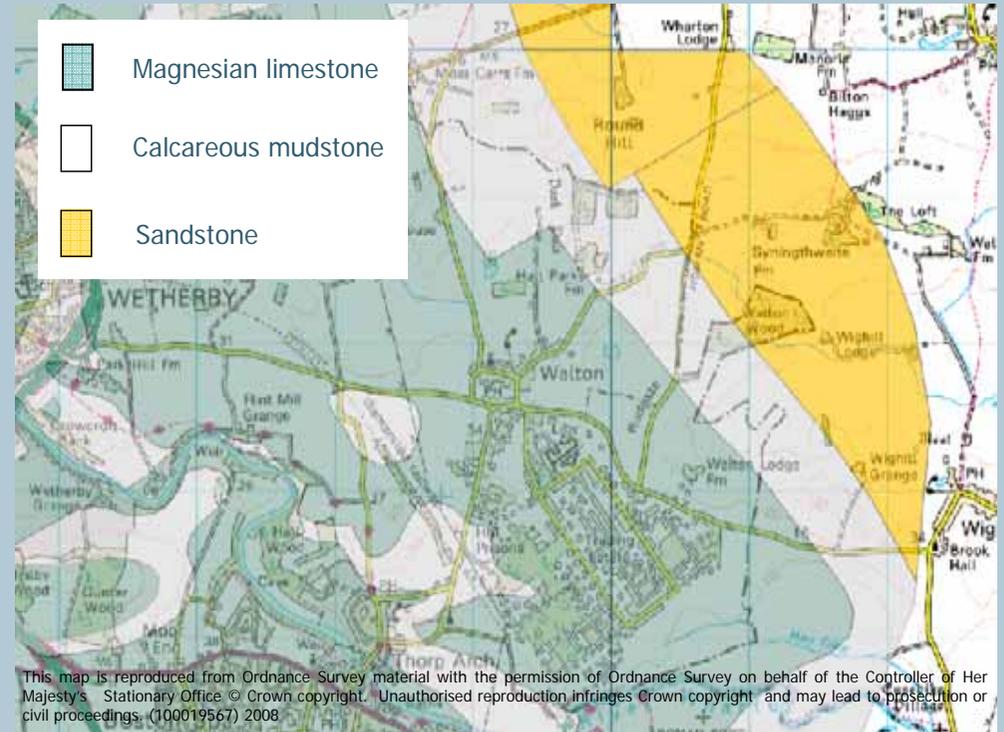
## General character and plan form

Walton is a strongly linear village which retains much of its historic plan form. The medieval pattern of tofts and crofts is still very much in evidence with most houses lying within rectangular plots which are set at right angles to Main Street.

The village is residential in character and its houses display a broadly rural vernacular style. Nineteenth and twentieth century development has been limited and newer dwellings lie to the edges of the village, although there has been some infil development, most noticeably to the east and south of The Old Vicarage.



Location of Walton, between Tadcaster and Wetherby.



## Solid Geology of Walton

### Geology, topography and landscape setting

Walton lies at the edge of a bed of Magnesian Limestone and this is part of a narrow belt of Permian limestone which runs north-south from North Yorkshire to north Nottinghamshire. The stone is a pale, fine-grained material and is the predominant building material in Walton. The stone was quarried locally from sites to the south-east of the village.

There is an obvious gradient within the village with the northern edge of the

settlement spanning a naturally occurring ridge. This makes the settlement highly visible from the surrounding arable farmland which has a gently rolling character. Views out from the settlement toward the fields are important.

Some of the fields to the north show evidence of the pre-enclosure methods of farming with ridge and furrow being highly visible from Croft Lane.

## Origins and Evolution

### Prehistoric and Roman

There is strong evidence of iron age settlements within the area. To the west of the village crop marks reveal a trackway, enclosure and a field system which is thought to date from the late Iron Age. This track way appears to run roughly parallel to Wetherby Road and enters the village at its south-west end.

To the east of the village is a Roman road known as Rudgate which runs north-south. To the north its path eventually connects to the A1 and to the south it leads down through the Thorp Arch Trading estate to the Wharfe where there was likely a ford across the river.

The first documentary evidence for Walton is found in the Domesday Book of 1086 where it occurs as 'Walitone' and is noted to have a population of 32.



Hall Park Farm north of the Conservation area sits atop a raised motte and is possibly the site of the lodge of the medieval park.



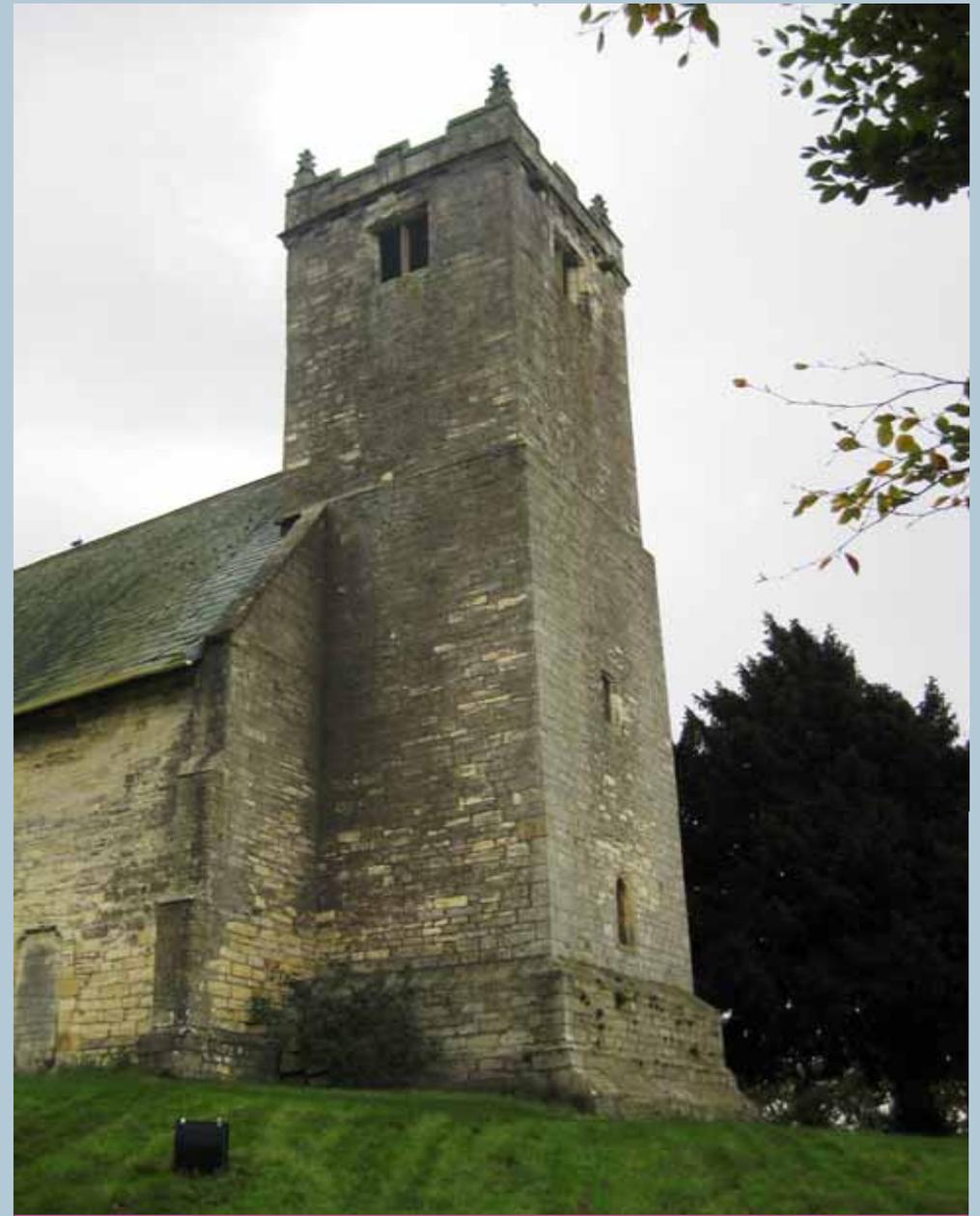
Holly Cottage; a good example of a typical Walton house. The fish scale roof tiles mirror those of The Old Vicarage

The name 'Walton' is thought to have Anglo-Saxon origins and from Old English it translates as 'farmstead of the Welshmen'. This suggests that a community of Britons who spoke a language related to Old Welsh were living in the area, possibly using the ridge of Croft Lane as a natural defensive point. The earliest date for the place name is around the 7th Century AD.

### Medieval

Walton, like much of the surrounding land, was part of the post conquest settlement given to Osbern de Arches, there is little obvious physical evidence left from this era. The extent of the medieval manor can be supposed from aerial photographs with its northern most extent lying just beyond Hall Park Farm.

In 1249 the Fairfax family became associated with the village. Burke's, 'A genealogical and heraldic history of the commoners



The tower of St Peter's Church viewed from the churchyard.; the lower parts of the tower possibly date from the early 12th century

Commoners of Great Britain and Ireland' notes:

'William Fairfax, who was bailiff of York, in 1249, and purchasing from Peter De Bruce, the manor of Walton, made that the place of his residence'.

Little evidence remains of this first residence though it is possible there was a medieval manor on the site of the current Walton Old Hall. The paddock to the South of the Old Hall contains earthworks which could be interpreted as the remnants of agricultural buildings associated with the former manor house. It is possible that some 15th century features survive within the current building.

Walton Church was given its charter in the mid 12th century and its tower arch and some of the lower part of the tower are Norman, appearing to date from the



Glimpses of Walton Old Hall are possible from Smiddy Hill. To the bottom left of the photograph can be seen the paddock where earthworks are visible

early 12th century. This then suggests that there was an earlier Norman church on the site. The current building largely dates to the 14th century and is unusual in that it has a concentrated building period from 1325-1350. An effigy of a knight lies in the sepulchral recess to the north of the chancel and dates from this era; it is possibly related to the Fairfax family.

### Post-medieval

Several properties within the village contain elements from the Early Modern Era. The Old Vicarage is dated from 1684 although internal timbers suggest an earlier building. The original site of the vicarage was abandoned and the current site is an old farm. Croft Holding on Main Street has a 17th century timber frame which was later enclosed and revealed during recent works.



Croft Holding; a timber framed dwelling which was later enclosed with stone



Chase Cottage, Farndale and Inglenook. Late nineteenth century maps suggest the properties may once have been a single house and it is possible the smaller chimney to the left indicates a service range.



Another view of Walton Old Hall; its mullioned windows remain but their traditional form has been somewhat eroded. Care should be taken to ensure glazing bars and pane detail are replicated where possible.

Ivy House Farm shows evidence of possibly being an earlier open hall or cross-passage house and to the east end of the village the three terraces lying opposite the Fox and Hounds have small, mullioned windows and the houses show possible evidence of sequential rebuilding.

Walton Old Hall was rebuilt during the early 18th century by Nicholas or John Fairfax and its form is little changed.

### 19th and 20th Century

The shape and form of the village has not been radically altered by more recent developments. The Church of St Peter was restored during the late 1800's and a school house built at the western end of the village in 1847. This is now the village hall and its design is strongly reminiscent of the workers' cottages in Thorp Arch village. Most 20th century housing is sited to the edge of the village along Hall Park Road and Spring Lane although there are several infill sites within the centre of the conservation area. Houses such as The Sangha replace early cottages which were demolished in the 1920's and numbers 1-6 Main Street and Pinecourt are probably the most recent new houses.

The most obvious change to the setting of Walton was the construction of the Royal Ordnance Factory to the southeast of the village. This was built to supply the British forces with munitions during the second world war and the nearby railway expanded as a result.



The western gable end of Ivy House Farm clearly showing that part, if not all, of the house was once a single storey structure



Traces of the twentieth century are visible all over the village (left).

Good new development should take account of the rural vernacular style of the village but be distinctively of its era (below).

Attempts to replicate the historical form are not always successful (bottom).



# Character Analysis

## Spatial Analysis

### Settlement form

Walton's settlement form is largely typical of a medieval planned village; it has houses laid out in a linear pattern along the principal road terminating in a village green. This green was lost when the junction of Smiddy Hill and Main Street was improved and today the village still lacks a formal village green. Ridge-and-furrow archaeological features can be seen in the fields to the north of the village.

### Activity and grain

Walton's built environment is fine-grained with houses set in rectangular plots running back from Main Street. Many older dwellings front the pavement edge though some are set back a little way behind stone boundary walls. Later 20th century developments are set back from the road and have short front gardens. Coarser grained development lies to the north eastern edge of the village.



The village as viewed from Wetherby Road

Activity within the village is low; the pub to the eastern end and the village hall to the western end provide some focus for residents, however the village has a strong sense of remaining a quiet rural settlement.

### Character of spaces and green areas

Walton's conservation area has a central band of built development and an outer rim of open spaces.

To the north of the village the open spaces are predominantly agricultural land which falls away to the north; the ridge of Croft Lane and low hedges give long-range views out toward wooded areas. This open character is continued to the east and west of the village although the arrangement of houses means that these spaces are not readily visible from within the settlement. To the south the spaces are provided by the elongated crofts of the properties however the traditional segregation is somewhat obscured by mature vegetation.

Despite views out toward the surrounding green areas being limited from within the village, there is still a sense of openness. This is provided by its wide main street and important areas of greenery such as the church yard and the front gardens of properties.

The contours of the village and its curved roads give Walton a unique character as it is only from certain points within the village that the extent of the settlement is visible. Elsewhere the



The parish church as viewed from Springs Lane approaching the village

curves of the roads give tantalising glimpses of buildings and fields and thus encourage exploration.

Low stone walls provide definition between public and private areas and vegetation within front gardens helps to soften the appearance of the area.

Also important to the character of Walton are the tracks which run parallel to Main Street. To the south these give important views through to the fields beyond and provide an important link to the traditional nature of the settlement.

### Key Views

The character of Walton comes from the linear nature of Main Street and the contrast of the built environment with the surrounding farmland. The church provides a focal point for views along Main Street and its elevated position

mean it is visible from many other points including the lower lying land to the north.

Views out from the settlement are largely limited to the outer edges of the village, in particular School Lane and Springs Lane to the west and Smiddy Hill and Hall Park Road to the east.

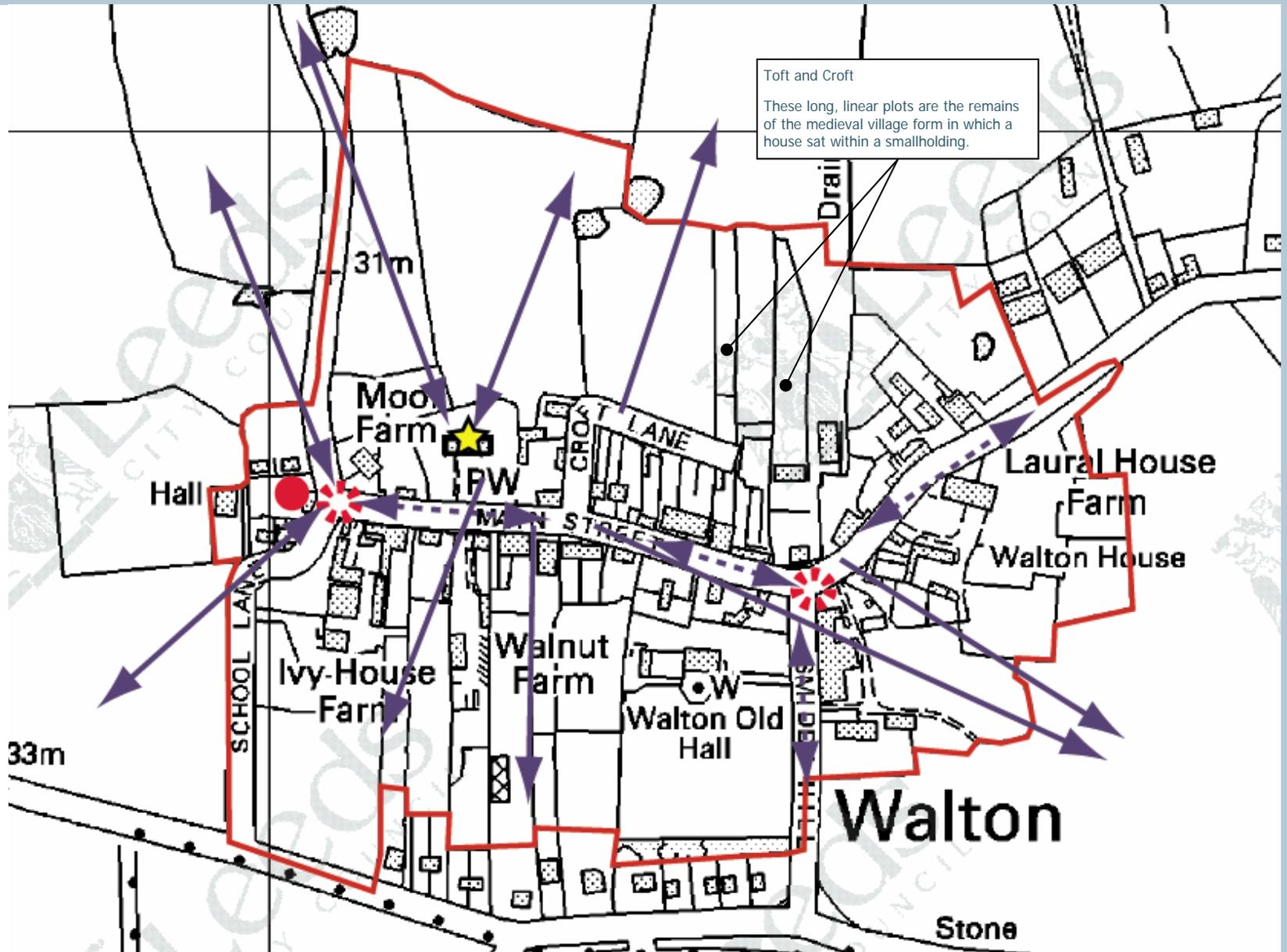


Entering the village from School Lane; the curve of the road and the church encourage penetration

# Spatial Analysis Map

## Key

-  Extent of the conservation area
-  Key long range views
-  Key mid range views
-  Key landmark
-  Key view terminus
-  Key intersection



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# Character Analysis

## Built Environment

### Architectural Characteristics

Development in Walton has a fairly unified form; it is a residential settlement and its houses are two storeys in height and reflect the simple shapes and forms of vernacular architecture from the 17th century onward. Dwellings are gabled and roof pitches are usually 35 degrees.

Window openings are often small in scale on older properties and there is a mix of styles in evidence. Some dwellings have vertically emphasised hung sash windows whilst others have horizontally emphasised casement windows which have replaced Yorkshire sliders. Wood is the dominant window material.



Window detail to the rear of Ivy House Farm; wooden casement windows replacing Yorkshire sliders with traditional pane detail

### Materials

Walton has a relatively unified palate of materials; external walling materials are predominately local magnesian limestone and roofs are often clay pantiles although slate is also present. The vicarage and Holly Cottage have red fishscale tiles.



Fishscale tiles on The Old Vicarage

### Local Details

Although the properties display a unified general form the details between buildings vary significantly. Older or higher status buildings such as Walton Manor have mullioned windows whilst many of the cottages have simple stone heads, cills, jambs and lintels.

Architectural mouldings are unusual but are present on several key buildings such as the Village Hall and The Old Vicarage.



The decorative doorway of The Old Vicarage. The date stone appears to be a later copy.

### Landmarks

The parish church remains the key landmark. Its elevated position and tower give it a high visibility within the surrounding landscape. In the immediate vicinity it is particularly noticeable from the lower land to the north and south.

### Boundary Treatments

The type and style of front boundary treatments are important in defining the character of the village. The majority of houses have stone walls to the road frontage and these vary in height from 1.0m to 2.0m. Lower walls give views of front gardens and contribute to the open and spacious feel of the village. Higher walls can provide definition but can also produce a sense of unwelcome enclosure.

Walton's walls are constructed of coursed stone with little or no distinct coping. Stone gateposts are a common and attractive feature of the streetscape of the village.



Examples of low and high boundary walls. The gateposts in the top picture suggest there may have been an additional entrance to the terrace.

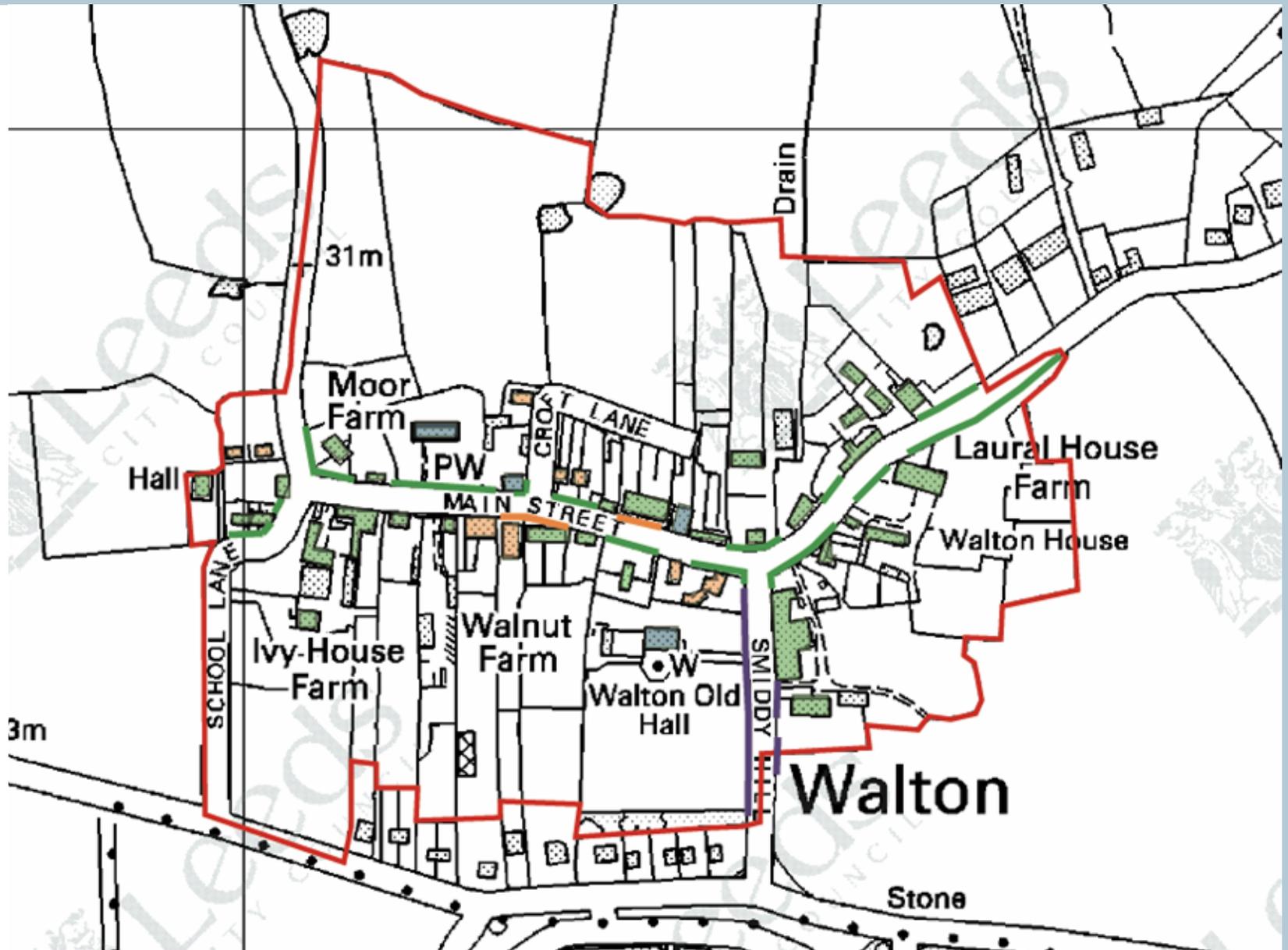


Alien or inappropriate boundary treatments can detract from the character of the village and harm short and long range views.

# Built Environment Map

Key

-  Extent of conservation area
-  Listed structure
-  Other positive building
-  Neutral building
-  Positive boundary treatment
-  Neutral boundary treatment
-  Negative boundary treatment



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## Management Plan

### Opportunities for management and enhancement

Walton is an attractive village which retains its historic character. This management plan sets out a number of principles to guide any future changes in the conservation area. Positive conservation management will ensure the ongoing protection of the village's special character.

### Sensitive new development in the conservation area

To be successful, any future development within the conservation area needs to be mindful of the local character of the village, while at the same time being distinctly of the 21st century and addressing contemporary issues such as sustainability.



Houses with a simple shape and form and little ornamentation are typical of the village

Successful new development in historic areas should:

- Relate well to the geography and history of the place and the lie of the land
- Sit happily in the pattern of existing development and routes through and around it
- Respect important views
- Respect the scale of neighbouring buildings
- Respect historic boundary walls and retain historic garden plots
- Use materials and building methods which are as high in quality as those used in existing buildings
- Create new views and juxtapositions which add to the variety and texture of their setting.

(CABE and English Heritage)

#### Action:

**New development must respond sensitively and creatively to the historic environment.**

### Protect surviving historic architectural forms

As a result of the limited listed building coverage in the settlement, there has been some incremental loss of traditional architectural detailing in the conservation area. Replacement of windows and doors with inappropriate materials and designs is a negative feature that affects both individual buildings and the wider

individual buildings and the wider streetscape. Retention of chimneys and original painted timber windows is particularly important in retaining the historic character of the area.

#### Action:

**Surviving historic features should be retained and where necessary sympathetically repaired. Opportunities to reinstate lost features should be capitalised upon.**



Original window detail and the use of decorative stonework gives a unique and particular character to the cottage. It also gives the building a historical integrity.



Stone boundary walls make a positive contribution to the character of the conservation area. Even the more decorative have very simple coping, typical of the rural vernacular style.

### Protect archaeological remains

Walton has been inhabited for over 1000 years and buried evidence of past occupation is likely to survive. Development which may disturb archaeological remains may require a watching brief to ensure the preservation of archaeological finds. The possibility of a medieval manor within the grounds of Walton Old Hall is of particular interest.

#### Action:

**Development which involves below-ground excavation must have regard to the potential for archaeological finds.**

## Infill and backland development

A number of buildings in the conservation area lie in sizeable plots. Opportunities for infill development are limited and development which would harm the character of the conservation area by disrupting the relationship between existing buildings or the spaces around them should be resisted. Intensification of development which would disrupt the character of the conservation area should also be resisted. The subdivision of the linear burgage plots would erode the medieval plan form of the village and harm its character. The scale, massing and proportion of buildings as well as the spaces between them are important in retaining the character of the conservation area.



Views down the burgage plots are important to the character of the conservation area and a key link to the medieval plan form of the village.

### Action:

**Any development proposing the infill of a site or the subdivision of a plot should respond to the scale, massing, layout and distribution of positive structures within the conservation area. The historic toft-and-croft plan and the current relationship between spaces and buildings should be respected.**

## Development affecting the setting of the conservation area

Walton's rural setting makes a significant contribution to its character. Any future development affecting the setting of the conservation area should have regard to views into and out of the conservation area, the setting of positive buildings and the character of the landscape. Appropriate design, materials and layout should be used in any development adjacent to the conservation area.

### Action:

**The impact of development on the character and appearance of the conservation area should be considered. This applies equally to development outside the conservation area if it is likely to affect the setting of the conservation area.**

## Tree management

Trees make an important contribution to the character of the conservation area, particularly around St Peter's Church and on the edges of the village. The City Council must be notified of any proposal to fell or lop a mature tree in the conservation area. Consideration should be given to ensuring continued tree cover in the future by planning for the succession of over-mature trees. Native species should be favoured.

### Action:

**Mature trees which make a positive contribution to the character of the conservation area should be retained whenever possible. Opportunities should be taken as appropriate to plant young trees to ensure continued existence tree cover in the future.**

## Boundary Treatments

Magnesian limestone boundary walls, pointed in lime mortar, are a positive feature of Walton. Existing walls above 1 metre next to a road, or 2 metres elsewhere, are protected from demolition in the conservation area. Any new boundary walls in the conservation area should be constructed of appropriately-coloured limestone and be of appropriate height and coursing to fit well with existing walls. Fencing is atypical of the village and should be resisted.

### Action:

**Stone boundary walls which make a positive contribution to the conservation area will be retained. New boundary treatments should fit with the character of existing boundary walls and should be constructed from matching limestone.**

## Public realm

Walton's character as a rural village should be respected in the provision of any future public realm enhancements. The design of items of street furniture such as litter bins, benches and bus shelters should be appropriate for the character of the conservation area. The design and siting of road signs should not detract from the character of the conservation area and the use of high-visibility backing boards is not generally appropriate in the conservation area. As at present, road lining should be kept to a minimum. Regard should be had to current "Streets for All" guidance jointly published by English Heritage and the Department for Transport.

### Action:

**The siting and design of road signs and street furniture and the use of surfacing materials should have regard to current "Streets for All" guidance.**

## References

### Publications:

- Cobe and English Heritage, *Building in Context: New development in historic areas* 2001
- Pevsner, N. *Yorkshire West Riding*, London 2009
- Appleyard, G, *Walton in Ainsty* 2000

## Acknowledgements

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## Where to find out more

Wetherby & District Historical Society is active and has a long history of study of local historic buildings and people. A wide range of original documents, public records and books can also be found in the following locations:

- Wetherby Library (Local History Section)
- Central Library (Local & Family History Section), website: [www.leeds.gov.uk/library](http://www.leeds.gov.uk/library)
- West Yorkshire Archive Service, Chapeltown Road, Sheepscar, Leeds. Their website is: [www.archives.wyjs.org.uk](http://www.archives.wyjs.org.uk)
- West Yorkshire Archaeological Advisory Service, Wakefield. Their website is: [www.archaeology.wyjs.org.uk](http://www.archaeology.wyjs.org.uk)

In addition, much information is available on other websites:

- [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk) includes all listed building descriptions and some photos
- [www.leodis.net](http://www.leodis.net) has archive photos of the Leeds district
- [www.old-maps.co.uk](http://www.old-maps.co.uk) has early Ordnance Survey maps.

## How to find out more about historic buildings

Leeds Central Library has a large architecture collection which includes books on historic buildings. A useful general book on understanding historic houses is *How Old is Your House?* By Pamela Cunningham (most recent publication 2002). Shire Books also publish a range of excellent short books on historic buildings.

There are a wide range of national societies devoted to the study and conservation of historic buildings. Many of these national bodies have regional groups in Yorkshire.

- Society for the Protection of Ancient Buildings (SPAB) [www.spab.org.uk](http://www.spab.org.uk). A good source of practical information about looking after buildings of all periods.
- Ancient Monuments Society [www.ams.org.uk](http://www.ams.org.uk). Devoted to the study and conservation of ancient monuments, historic building and fine old craftsmanship, with a particular interest in church buildings.
- Georgian Group [www.georgiangroup.org.uk](http://www.georgiangroup.org.uk) Interested in the study and conservation of 18th- and early 19th-century buildings.
- Victorian Society [www.victoriansociety.org.uk](http://www.victoriansociety.org.uk) Interested in the appreciation and

conservation of 19th and early 20th century buildings of all types.

- 20th Century Society [www.c20century.org.uk](http://www.c20century.org.uk) Active in promoting appreciation and protection of 20th century architecture.

Adult education courses on historic buildings and/ or local history are sometimes run in the Leeds area. Check with your local provider for current information.

## Finding Out More

### What is a conservation area?

A conservation area is '*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'.

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### What does conservation area status mean?

Conservation area status provides the opportunity to promote the protection and enhancement of the special character of the defined area. Designation confers a general control over development that could damage the area's character. The details are complex but can be summarised as:

- Most demolition requires permission and will be resisted if the building makes a positive contribution to the area.
- Some minor works to houses is no longer "permitted development" and will require planning permission. Examples are rear dormer windows, external cladding and most satellite dishes on front elevations.
- Advertisement controls are tighter
- Most work to trees has to be notified to the Council which has six weeks in which to decide to impose restrictions.

- Generally, higher standards of design apply for new buildings and alterations to existing ones.

Change is inevitable in most conservation areas and it is not the intention of the designation to prevent the continued evolution of places. The challenge within conservation areas is to manage change in a way that maintains, reinforces and enhances the special qualities of the area.

### What is the purpose of this appraisal?

This appraisal provides the basis for making informed, sustainable decisions in the positive management, protection and enhancement of the conservation area.

It provides a clear understanding of the special interest of Clifford by:

- accessing how the settlement has developed
- analysing its present day character and
- identifying opportunities for enhancement

This appraisal follows the current guidance set out by English Heritage in the 2006 publication *Guidance on Conservation Area Appraisals*.

The appraisal is not intended to be comprehensive and the omission of any particular building, feature or space

should not be taken to imply that it is of no interest.

### Planning policy context

This appraisal should be read in conjunction with the wider national, regional and local planning policy and guidance. Relevant documents include:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning Policy Guidance 15: Planning and the Historic Environment
- Planning Policy Guidance 16: Archaeology and Planning
- The Yorkshire and Humber Plan (The Regional Spatial Strategy) May 2008, particularly Policy ENV9 Historic Environment
- Leeds City Council, Unitary Development Plan Review 2006, particularly Chapter 5 Environment and Appendices A3 Building Design, Conservation and Landscape Design and A4 Archaeological Policies
- Leeds City Council, Local Development Framework, emerging document that will ultimately replace the Local Plan.

### Community involvement and adoption

A draft version of this appraisal went through a six week public consultation process, which included;

- The appraisal and response form being made available through the Council's website;
- The consultation being advertised with a leaflet drop to all residences in the conservation area;
- Posters placed around the conservation area advertising the public meeting and drop-in session which took place on 19th December in Walton Village Hall;
- Details of the consultation placed on Leeds City Council's 'Talking Point' public consultation system;
- The distribution of a press release;
- Copies of the appraisal being made available in local businesses;
- Publicity being placed in local businesses;
- The holding of a public meeting and drop-in session was held on 19th December in Walton Village Hall.

The consultation responses were evaluated and the appraisal was amended in light of comments received if it was deemed appropriate. This document was approved at the Leeds City Council Planning Board meeting in January 2010, with the document becoming a material consideration when applications for change within the conservation area or its setting are considered by the Council from 22nd February 2010

