

RE-PRICING OF 12 MONTH MOORING PERMITS 2009 MARKET AREA REPORT FOR YORKSHIRE

Introduction

This report provides the rationale for mooring price decisions for 2009. For explanation of the method and relevant policy, please see our overview report at www.britishwaterways.co.uk/mooringprices09.

The government's announcement of the reduction in VAT from 1/12/08 was made whilst work on the review was in progress. To avoid confusion, we continued with our analysis showing VAT rates at 17.5%. Then, once we were ready to enter the new rates into our invoicing system, the necessary reductions were made to take VAT at 15%. Where prices are presented in this report, we indicate which VAT rate applies. VAT is payable at the rate set by the government for the date when the permit is purchased.

Profiles of privately operated sites in the area are appended. We researched and compared their prices with the BW rates to inform our judgements, but because so many operators asked us not to publish their price data, it is not included.

A network map showing all sixteen market areas is downloadable from www.britishwaterways.co.uk/mooringprices09

Local Market Overview

Moorings are spread across the Yorkshire area between York to the North, Sheffield to the South, Goole to the East and to Skipton to the West.

Main waterway access points to other areas are at;

- Keadby (River Trent – to the East Midlands)
- Marsden (Huddersfield Narrow Canal, inclusive of the Standedge Tunnel – to the North West)
- Skipton/Bank Newton (Leeds and Liverpool Canal – to the North West)
- Sowerby Bridge (Rochdale Canal – to the North West)
- Selby (River Ouse – to North Yorkshire and Humber)

Goole (Aire and Calder Main Line – to the Humber)

BW operates the following moorings in the area, all managed by our Yorkshire business unit. (Yorkshire sites near the summit of the Leeds and Liverpool canal are included in the Pennines market area report).

Site Name	Waterway	Site capacity (berths)
Horbury Basin Residential	Calder & Hebble Navigation	7
Fall Ing Residential	Calder & Hebble Navigation	7
Fall Ing – Non Residential	Calder & Hebble Navigation	1
Salterhebble Basin	Calder & Hebble Navigation	10
Stanley Ferry	Aire & Calder – Wakefield Arm	24
Tinsley	Sheffield & Tinsley Canal	34

Long Sandall	South Yorkshire Navigation	35
Doncaster	South Yorkshire Navigation	12
Bramwith – Towpath	Stainforth & Keadby Canal	31
Selby Lock	Selby Canal	16
Eastwood	South Yorkshire Navigation	10
Brighouse Basin	Calder & Hebble Navigation	21
Keadby	Stainforth & Keadby Canal	6
Clarence Dock Leisure	Aire & Calder – Leeds Arm	20
Clarence Dock Residential	Aire & Calder – Leeds Arm	6
Woodlesford	Aire & Calder – Leeds Arm	15
Broad Cut	Calder & Hebble Navigation	19
Whitley	Aire & Calder – Main Line	17
Whitley Lock Island	Aire & Calder – Main Line	2
Stanley Ferry, Zone C	Aire& Calder – Wakefield Arm	29
Melbourne Arm	Pocklington Canal	8
Pollington	Aire & Calder – Main Line	20
Castleford Cut	Aire & Calder – Main Line	11
Greenwood Cut	Calder & Hebble Navigation	3
Kings Road	Aire& Calder – Wakefield Arm	13
Knostrop Lock	Aire & Calder – Leeds Arm	4
Birkwood Lock	Aire& Calder – Wakefield Arm	3
Foxholes	Aire& Calder – Wakefield Arm	11
Rodley Bridge 216	Leeds & Liverpool Canal	5
Halifax Arm	Calder & Hebble Navigation	5
Salterhebble Lock Linear	Calder & Hebble Navigation	5
Brookfoot Lock	Calder & Hebble Navigation	1
Wakefield Flood Lock	Calder & Hebble Navigation	1
Bank Dole	Bank Dole Cut	6
Rawcliffe Bridge	Aire & Calder – Main Line	20
Rawcliffe Bridge – Fenced	Aire & Calder – Main Line	9
Anchor Pit	Calder & Hebble Navigation	5
Total capacity of the group		452

Supply Assessment

In addition to these BW long term moorings, there is a total of 870 online and 1950 offline basin or marina moorings in the same area. Thus the total market comprises a little under 1000 berths.

During 2008, additional capacity of 35 vacancies was added in Clarence Dock. Under our online mooring reduction policy, we will close 4 berths in the vicinity, making the net increase 31 berths.

We do not expect any further expansion. New marinas coming on stream elsewhere in the north of England are probably too distant to be of interest to the population of this area.

Victoria Quays and Linton Lock, once operated by British Waterways are now under private control. Fairies Cut, another of our sites, will be leased to a private operator in early 2009 and has not therefore been included in this review.

There have been maintenance difficulties at our Pollington and Fall Ing sites and we hope to put new arrangements in place in during of 2009.

The lock gates at East Cottingham have not yet been repaired, though this is planned to take place in early summer 09, and will mean the Leisure moorings on the Melbourne Arm of the Pocklington Canal are reconnected.

Demand Assessment

Current occupancy, measured by the number of current permit holders divided by site capacity, currently averages approximately 85% across the Yorkshire BW sites

Analysis of tendered vacancies

The table below summarises the results of tenders during the 12 months from November 2007. More recent results can be found on www.bwmooringvacancies.co.uk. (The moderation phase of the pricing review ran from November to January and during this period we took account of latest evidence.)

(the prices shown in this table include VAT at 17.5%)

Site Name	Guide (Current) £ Per Metre	Berth Sizes (Metres)	Total Vacancies Advertised	Total Tenders	Total Tenders Prevailing Guide Price	Average Contracted £ Per Metre Following Tender
Anchor Pit	£40.64	10+	3	4	1	£33.70
Bank Dole	£47.49	10+	2	4	2	£56.83
Bank Newton 164	£73.28	10+	2	5	1	£68.64
Bank Newton Lock 36	£74.14	10+	2	3	0	£0.00
Bramwith Lock - Fenced	£87.56	10+	3	16	3	£104.72
Bramwith Lock - Offside	£85.61	10+	2	19	2	£130.49
Bramwith Lock - Towpath	£84.06	10+	2	10	2	£118.06
Brighouse Basin	£82.64	10+	2	13	2	£100.69
	£82.64	Up To 10	3	3	1	£81.84
Broad Cut	£80.86	10+	3	7	2	£86.17
	£80.86	Up To 10	1	1	0	£55.56
Castleford Cut	£60.32	10+	2	4	1	£75.24
	£60.32	Up To 10	2	3	1	£58.89
Horbury Basin - Residential	£119.35	10+	2	10	2	£152.89
Kings Road	£58.71	10+	5	21	5	£76.71
Kings Road - Offside	£58.71	10+	2	8	2	£78.32
Kings Road - Towpath	£58.71	10+	3	13	3	£75.83
Long Sandall	£80.87	10+	5	13	3	£101.75

Site Name	Guide (Current) £ Per Metre	Berth Sizes (Metres)	Total Vacancies Advertised	Total Tenders	Total Tenders Prevailing Guide Price	Average Contracted £ Per Metre Following Tender
	£80.87	Up To 10	3	5	1	£77.50
Rawcliffe Bridge - Fenced	£45.35	Up To 10	1	2	0	£0.00
Rawcliffe Bridge - No Fencing	£47.10	Up To 10				£0.00
Rawcliffe Bridge - No Fencing	£47.10	10+	1	1	1	£49.84
Rawcliffe Bridge - Fenced - Double Berth	£70.65	Up To 10				£0.00
Rawcliffe Bridge - No Fencing - Double Berth	£68.03	Up To 10				£0.00
Rawcliffe Bridge - No Fencing - Double Berth	£68.03	10+				£0.00
Rodley Bridge 216	£54.99	10+	2	7	2	£79.79
Selby Lock	£88.03	10+	1	4	1	£113.17
Springs Branch	£74.14	10+	2	18	2	£108.03
Stanley Ferry, Zone A	£97.16	Up To 10	1	2	0	£66.67
Stanley Ferry, Zone B	£93.01	10+	3	25	3	£121.53
Tinsley Marina	£93.01	10+	3	6	1	£80.11
Whitley Lock	£75.58	10+	4	12	3	£93.68
	£75.58	Up To 10	3	4	1	£68.80
Whitley Lock Island	£75.58	10+	1	1	0	£33.33
	£75.58	Up To 10	3	4	2	£68.80
Woodlesford - No Lighting	£75.58		2	10	1	£85.67

Private Operator Reference Sites

We have identified the following privately operated mooring sites as being the most relevant to the BW sites for price comparison purposes.

Stanley Ferry Private Marina	Tulleys Marina	Southfield Farm
Lemonroyd (BWML)	Stanilands	Niffany Farm
Apperley Bridge Marina	Aspley Basin	Rodley Boat Centre
	Saville Town Basin	Wilkinson Farm

The appended table compares key characteristics of the British Waterways and reference sites outlined above. This is not a full list of privately operated mooring sites, but the sub set which provide a degree of comparability with some BW sites.

Pricing Conclusions

The table below summarises our site-by-site conclusions across the area. Prices include VAT at 15%.

Site Name	2008 Price	Price from April 2009	Notes on pricing decision
Aire & Calder Navigation			
Knostrop Lock	£56.98	£59.83	Pricing reflects the fact that moorings at this site have remained steady over the past four years. The site is tidy and relatively private and the increase maintains the differential with its comparative. The price will be reassessed for 2010
Woodlesford	£78.49	£84.39	Low turnover at this site indicates strong demand, but little tender data is available. The price will be reassessed for 2010.
Woodlesford Unlit	£77.03	£81.94	Essentially same as the above but without lighting and a disparity of £2.50 pm with the lit area should continue. The price will be reassessed for 2010.
Castleford Cut	£59.04	£61.99	Though industrial in setting, access and sanitary facilities at this site are comparable with Stanley Ferry, Zone C.
Whitley	£73.97	£85.07	We made price concessions for customers at this site while works were carried out which are now complete. This price is consistent with the results of vacancies tendered.
Whitley Lock Island	£73.97	£73.97	Slow uptake of available berths through the tender process. While the rest of the site has lighting, this area does not, and is different to the other parts of the site. Price will be reviewed for 2010 .
Pollington	£68.59	£61.73	There have been problems with lighting and potholes which we aim to put right during 2009/10. We are therefore reducing the price for 2009 and will re-assess for 2010.
Rawcliffe Bridge	£44.39	£46.61	Pricing reflects the site's limited appeal due to adjacent chemical works, limitation on overnight stays, and the lack of facilities.
Rawcliffe Bridge Fenced	£46.10	£49.55	Pricing reflects the site's limited appeal due to adjacent chemical works, limitation on overnight stays, and the lack of facilities. The small price premium compared with unfenced area of the site reflects the added security.
Clarence Dock Leisure	£2,251.06	£2,251.06	Prices to be held at this rate due to the slow uptake of berths at this new site. Current pricing reflects lowest rate possible to achieve the terms of the commercial investment to install infrastructure. The price will be reassessed for 2010
[R] Clarence Dock Residential	£3,910.00	£3,910.00	
Bank Dole	£46.48	£49.96	Site located adjacent to chemical works. Pricing takes into account water provision, low price increases in previous years and pricing at comparative sites.
Stanley Ferry, Zone A	£95.09	£99.85	A very popular site for which there is strong demand. It offers more privacy than Zone B and electricity which is not available at Zone C. The nearest private operator is Stanley Ferry private marina, offering moorings at £96.00 per metre per year.
Stanley Ferry, Zone B	£91.03	£97.86	There is strong demand at this site evidenced by the results of vacancies tendered. The sanitary station has been refurbished.
Stanley Ferry, Zone C	£80.88	£84.92	A popular mooring site, although further from facilities than Zones A&B justifying price differential.
Birkwood Lock	£56.98	£64.93	The sites at Birkwood, Kings Road and Foxholes are very similar. The great majority of bids placed for several Kings Road vacancies were above the existing guide price. The price will be reassessed for 2010.
Kings Road Offside	£57.46	£66.08	

Site Name	2008 Price	Price from April 2009	Notes on pricing decision
Kings Road Towpath	£57.46	£64.93	
Foxholes	£56.74	£64.93	
Calder & Hebble Navigation			
Salterhebble Lock Linear	£46.98	£46.98	Towpath mooring with security problems. We will reassess this site for 2010.
Salterhebble Basin	£84.04	£92.45	The site compares to Apperley Bridge Marina and Horbury Basin Residential, but offers fewer local amenities. However, demand is strong, and there have been recent improvements with anti-slip on the pontoons.
Brook Foot Lock	£46.90	£49.25	The price for this one boat site is consistent with others in the area.
Brighouse Basin , over 10 mtrs	£80.88	£88.97	Recent anti-slip improvements and strong demand for large berths. This increase will apply for boats over 10m.
Brighouse Basin, up to 10 mtrs	£80.88	£82.91	Recent anti-slip improvements have been made. A smaller increase will apply for boats under 10m. This will be reassessed for 2010.
Anchor Pit	£39.78	£37.19	Price takes into account the results of vacancies tendered, where a number of bids resulted in levels below guide price. The price will be reassessed for 2010.
Greenwood Cut	£57.77	£63.55	Only Knostrop Lock offers comparison in terms of its privacy, fencing and size. This site has superior amenities.
[R] Horbury Basin Residential	£116.81	£125.57	Current demand for the site is very strong evidenced by the results of tendered vacancies. Recent improvements to anti slip surface have been made. The price will be reassessed for 2010.
[R] Horbury Basin Residential – Double Berth	£198.58	£208.51	As above, but with a discount of 15% per berth due to high lock walls. Increase is smaller than other berths at the site because we have not had to invest in anti slip surfacing. The price will be reassessed for 2010.
Broad Cut	£79.14	£83.09	Comparable with Woodlesford. The price takes account of results of tendered vacancies, flood risks, and the loss of onsite BW supervision.
[R] Fall Ing Residential	£92.77	£92.77	
[R] Fall Ing Residential – Double Berth	£185.55	£185.55	No price change to this site pending refurbishment of sanitary station. Fees should be reviewed for 2010 once refurbishment work has been completed.
Fall Ing Non Residential	£88.09	£88.09	
Halifax Arm	£48.19	£50.60	Increase reflects increases in BW's costs.
Leeds & Liverpool Canal			
Rodley Bridge 216	£53.82	£61.89	Price increase reflects tender data and slow turnover, its placing on the Yorkshire network, and proximity to Leeds. The price takes into account those at Rodley Boat Centre. This price will be reassessed for 2010.
Pocklington Canal			
Melbourne Arm	£56.11	£57.79	Price reflects temporarily dis-jointed nature of waterway. The last of a planned phased increment was halted for the 08/09 season. The price will be reassessed for 2010.
Selby Canal			

Site Name	2008 Price	Price from April 2009	Notes on pricing decision
Selby Lock	£86.16	£92.19	Although prices have increased at this site, turnover is still low and tender values high. Comparative sites appear to have good amenities close by and similar facilities.
Sheffield & South Yorkshire Navigation			
Eastwood with Electric	£86.37	£92.85	A popular site with good facilities comparable with Selby Lock and Rodley Boat Centre.
Eastwood without Electric	£83.86	£90.40	
Doncaster	£83.30	£90.38	Strong demand for this site with low turnover over past 4 years, and rates should be in line with Long Sandall.
Long Sandall	£79.15	£91.02	There has been high turnover at this site in the last 12 months, mainly amongst smaller GRP boats. Smaller boat tenders were lower than expected. In the light of this, two categories of pricing will apply: up to 10 metres and above 10 metres.
Long Sandall, up to 10 mtrs	£79.15	£79.15	As above, Long Sandall has seen a high turnover for smaller boat, with low averages through the tender process so price should be held at current level. We will reassess this price for 2010
Sheffield & Tinsley Canal			
Tinsley	£91.03	£97.87	Strong demand for this site and comparable with Eastwood Lock (with electric), Tulleys offers a geographical reference, but does not have comparable facilities. The price will be reassessed for 2010.
Stainforth & Keadby Canal			
Bramwith Fenced	£85.70	£98.55	This is the highest priced of the Bramwith zones because it is fenced and no lockage needed to get to the facility building. Strong demand justifies increase in price.
Bramwith Offside	£83.79	£96.36	Less secure than the fenced area, but higher privacy than its towpath counterpart. It is comparable with farmers field sites on the Leeds and Liverpool but is closer to local amenities. Strong demand and low increases in seasons prior to 08/09 justify the increase.
Bramwith Towpath	£82.27	£94.61	A popular site with strong demand. Formally classed as one area but split into three zones in 2008. It is comparable with Stanley Ferry, but further from facilities. Other comparable sites are further from local amenities and more rural in context.
Keadby	£76.64	£78.94	Site awaiting upgrades to the access road. A small increase will apply for 2009 and we will re-assess this price for 2010

Steve Hemming
Leisure Business Manager
February 2009

British Waterways, Yorkshire - Mooring Site Comparisons for the 2009/10 Pricing Increase Study

(BW sites are those with site name in bold type.)

Site	Setting	Mooring Amenity	Facilities
Horbury Basin Residential	<p>This is a quiet and private site, based in a semi-rural area, five miles outside of Wakefield in an old lock that used to run into the river.</p> <p>Good local amenities include some small convenience shops, public houses, camp shop and petrol station within walking distance. Further amenities are a short car or bus journey away.</p> <p>Just beyond towpath/offline</p>	<p>Site is a fully functional residential mooring site with consent from the local authority.</p> <p>Access to the site is through gated entrance into car park. The gate is rarely closed. From car park, customer access to boats is down stone steps onto pontooned area. Some potholes in car park.</p> <p>(Washing/Drying machines paid for and maintained by the residents). The rest of the facilities are available to other customers.</p> <p>The toilet and washing/drying facilities are for residents use only.</p> <p>No security as such, gated entrance to the site - rarely closed. Some degree of security will remain due to site being residential, therefore, customers usually present on site at all hours.</p>	<p>Toilet, & Laundry - (Moorers Use Only). Shower, Elsan, Car Parking, Rubbish Disposal, Lighting, Storage Shed, Electricity, Post Box, Water. Some storage is also allowed on the site with one customer being allowed a storage shed for motorcycle, this currently charged at £150.00, + V.A.T per year.</p>
Stanley Ferry Private Marina	<p>Site located directly opposite Stanley Ferry Zone A and within proximity of Zones B & C. This is on the Aire and Calder Wakefield Arm.</p> <p>Main amenities around the site include the Stanley Ferry public house and chandlery operated by the marina itself. Boat Repair is available. Small general store is located a short drive away in Stanley itself. Ship Inn is also located a short walk away.</p> <p>Semi-rural area.</p> <p>Majority of craft at this site are moored off-Line whilst others are on-line on the towpath.</p> <p>Area is quite busy around the moorings as there are other users who frequent the public house or perhaps come to see the boats.</p>	<p>Easy Access by car. Short walk from car park to pontooned area where some of the main moorings are. Other craft are moored elsewhere around the site on towpath.</p>	<p>Facilities are modest and comprise of diesel/gas, chandlery slipway and car park. Based in the shadow of public house/restaurant, on site facilities comprise of shower, toilets and electric. BW facilities are also quite close. Water & electric to half of boats £1.00 Chandlery in stock or to order. Licensing Agent for BW</p>
Fall Ing	<p>Situated just outside Wakefield City Centre (approximately 0.5 miles).</p> <p>Site is based just off-line above a lock and in-between a busy frequented tow path</p> <p>Moorings are in an old wharf area and consist of 4 berths, each capable of holding two craft. One berth is used solely for one customer who pays double, (below).</p> <p>Urban environment nearby, although on the edge of a semi-rural one.</p> <p>The 08/09 pricing was the last in a three year phased increment.</p>	<p>Fall Ing is a residential site with planning consent from the local authority.</p> <p>The closure of the facilities block at Wakefield Flood Lock due to regeneration in 2005 has meant that the facility block at this site has had to be opened for the use of all customers.</p> <p>No substantial security measures in place, however, excellent and visible signage denotes that the mooring area is for residents only. Some lighting is available on site, but due to past agreement, customers provide some of this themselves with PIR lighting on their boats.</p> <p>Gated berth holder only car park and several chained/gated pedestrian access points.</p> <p>Situated close to Wakefield City Centre, hosting many shops and services. Local amenities include newsagents/general store, takeaways, public houses and other businesses along Doncaster Road.</p> <p>Access to the site is from the busy Doncaster Road, either by car or on foot, however, site can also be accessed from towpath is desired.</p>	<p>Most facilities on site are available for all customers use. These include Toilet, Elsan, Shower. Electric, Lighting (Partial - This needs to be addressed), Resident Only Car Parking, Post Box, Water are for the exclusive use of residents. Some storage is also allowed on the site.</p>
Lemonroyd (BWML)	<p>Pontoon style marina, based near Woodlesford, south of Leeds, approx 6 miles.</p>	<p>Site Currently operated by B.W.M.L and recent additions to the site have seen extra security and further moorings on the bank side, also covered by security.</p>	<p>Facilities on site comprise of electric, water, elsan, toilet, lighting, car parking,</p>

Site	Setting	Mooring Amenity	Facilities
	<p>Site has a security fence around those areas of the main moorings that are against land.</p> <p>The nearby village of Woodlesford offers a huge range of shops and amenities. These include small supermarket, newsagents/general store, public houses, takeaways, small businesses - including auto care shop.</p> <p>Moorings are in a green and pleasant area, although some noise would be created by the train line running adjacent.</p> <p>There is also an oil terminal nearby, fed by freight vessels.</p> <p>Offline and on the Aire and Calder Leeds Arm.</p>	<p>Dependent upon where customers are moored on site and use is reflected in differing mooring costs.</p> <p>Site is easily accessible by car and foot from Woodlesford, although this would be a long walk. From the car parking area, customers walk along hard standing onto gated pontoon area or around bank side to gain access to moored craft. Gated access to the moorings. Short walk to moored craft. The pontooned areas are accessible through a locked gate only. Car park has a gate.</p> <p>BW lock keeper resides in nearby lock cottage.</p>	<p>Partial Security.</p>
<p>Horbury Basin Residential – Double Berth</p>	<p>This is a quiet and private site, based in a semi-rural area, five miles outside of Wakefield in an old lock that used to run into the river.</p> <p>Good local amenities include some small convenience shops, public houses, camp shop and petrol station within walking distance. Further amenities are a short car or bus journey away.</p> <p>Just beyond towpath/offline</p>	<p>Access to the site is through gated entrance into car park. The gate is rarely closed. From car park, customer access to boats is down stone steps onto pontooned area. Some potholes in car park.</p> <p>No security as such, gated entrance to the site - rarely closed. Some degree of security will remain due to site being residential, therefore, customers usually present on site at all hours.</p> <p>(Washing/Drying machines paid for and maintained by the residents). The rest of the facilities are available to other customers.</p> <p>The toilet and washing/drying facilities are for residents use only.</p> <p>Site is a fully functional residential mooring site with consent from the local authority.</p>	<p>Toilet, & Laundry - (Moorers Use Only). Shower, Elsan, Car Parking, Rubbish Disposal, Lighting, Storage Shed, Electricity, Post Box, Water. Some storage is also allowed on the site with one customer being allowed a storage shed for motorcycle, this currently charged at £150.00, + V.A.T per year.</p>
<p>Fall Ing Residential</p>	<p>Situated just outside Wakefield City Centre (approximately 0.5 miles).</p> <p>Site is based just off-line above a lock and in-between a busy frequented tow path</p> <p>Moorings are in an old wharf area and consist of 4 berths, each capable of holding two craft. One berth is used solely for one customer who pays double, (below).</p> <p>Urban environment nearby, although on the edge of a semi-rural one.</p> <p>The 08/09 pricing was the last in a three year phased increment.</p>	<p>Fall Ing is a residential site with planning consent from the local authority.</p> <p>The closure of the facilities block at Wakefield Flood Lock due to regeneration in 2005 has meant that the facility block at this site has had to be opened for the use of all customers.</p> <p>Situated close to Wakefield City Centre, hosting many shops and services. Local amenities include newsagents/general store, takeaways, public houses and other businesses along Doncaster Road.</p> <p>Access to the site is from the busy Doncaster Road, either by car or on foot, however, site can also be accessed from towpath is desired.</p> <p>No substantial security measures in place, however, excellent and visible signage denotes that the mooring area is for residents only. Some lighting is available on site, but due to past agreement, customers provide some of this themselves with PIR lighting on their boats.</p> <p>Gated berth holder only car park and several chained/gated pedestrian access points.</p>	<p>Most facilities on site are available for all customers use. These include Toilet, Elsan, Shower. Electric, Lighting (Partial - This needs to be addressed), Resident Only Car Parking, Post Box, Water are for the exclusive use of residents.</p>
<p>Fall Ing Residential – Double Berth</p>	<p>Situated just outside Wakefield City Centre (approximately 0.5 miles).</p>	<p>Fall Ing is a residential site with planning consent from the local authority.</p>	<p>Most facilities on site are available for all customers use. These include Toilet, Elsan, Shower. Electric,</p>

Site	Setting	Mooring Amenity	Facilities
	<p>Site is based just off-line above a lock and in-between a busy frequented tow path</p> <p>Same as above but customer pays for double berth due to size of boat. Customer is in the process of getting a smaller boat to berth next to their current craft.</p> <p>Moorings are in an old wharf area and consist of 4 berths, each capable of holding two craft.</p> <p>The 08/09 pricing was the last in a three year phased increment.</p> <p>Urban environment nearby, although on the edge of a semi-rural one.</p>	<p>The closure of the facilities block at Wakefield Flood Lock due to regeneration in 2005 has meant that the facility block at this site has had to be opened for the use of all customers.</p> <p>Situated close to Wakefield City Centre, hosting many shops and services. Local amenities include newsagents/general store, takeaways, public houses and other businesses along Doncaster Road.</p> <p>No substantial security measures in place, however, excellent and visible signage denotes that the mooring area is for residents only. Some lighting is available on site, but due to past agreement, customers provide some of this themselves with PIR lighting on their boats.</p> <p>Access to the site is from the busy Doncaster Road, either by car or on foot, however, site can also be accessed from towpath is desired.</p> <p>Gated berth holder only car park and several chained/gated pedestrian access points.</p>	<p>Lighting (Partial - This needs to be addressed), Resident Only Car Parking, Post Box, Water are for the exclusive use of residents.</p>
Fall Ing Non Residential	<p>Situated just outside Wakefield City Centre (approximately 0.5 miles).</p> <p>Site is based just off-line above a lock and in-between a busy frequented tow path</p> <p>Moorings are in an old wharf area and consist of 4 berths, each capable of holding two craft. One berth is used solely for one customer who pays double, (above).</p> <p>Urban environment nearby, although on the edge of a semi-rural one.</p> <p>This area is just off the main site, near to the towpath.</p> <p>Customer is not residential and does not have electrical hook-up, therefore, they receive a slight relaxation in their mooring fees.</p>	<p>Fall Ing is a residential site with planning consent from the local authority, apart from this particular berth.</p> <p>The closure of the facilities block at Wakefield Flood Lock due to regeneration in 2005 has meant that the facility block at this site has had to be opened for the use of all customers.</p> <p>Situated close to Wakefield City Centre, hosting many shops and services. Local amenities include newsagents/general store, takeaways, public houses and other businesses along Doncaster Road.</p> <p>No substantial security measures in place, however, excellent and visible signage denotes that the mooring area is for residents only. Some lighting is available on site, but due to past agreement, customers provide some of this themselves with PIR lighting on their boats.</p> <p>Access to the site is from the busy Doncaster Road, either by car or on foot, however, site can also be accessed from towpath is desired.</p> <p>Gated berth holder only car park and several chained/gated pedestrian access points.</p>	<p>Most facilities on site are available for all customers use. These include Toilet, Elsan, Shower. Lighting (Partial - This needs to be addressed), Resident Only Car Parking, Water are for the exclusive use of residents.</p>
Salterhebble Basin	<p>Moorings are in a basin area between two locks, with tow path on other side.</p> <p>A short walk away are public houses and a petrol station.</p> <p>The towns of Halifax and Elland are also quite close, each offering a good range of shops and amenities.</p> <p>Quiet area, with some fishing activity on opposite tow path side.</p> <p>Situated on the Calder and Hebble at Elland, Halifax.</p>	<p>Offers the security of a marina-style mooring, with entry to the moorings through a small gatehouse, in which boaters can store items such as coal, paint, etc.</p> <p>Some lighting on top of electric bollards.</p> <p>Access to the site is through gated entrance that is rarely closed throughout the day. From the car park it is a short walk to the gatehouse, which is locked, and then entrance can be gained to pontooned area.</p> <p>Service station and public house a short walk down the Halifax Arm.</p> <p>The gate house entry to the site means that security is excellent.</p>	<p>Toilet, Elsan, Limited Car Parking, Water, Storage allowed in Gate House, Electric, Some Lighting, Rubbish Disposal.</p>
Apperley Bridge Marina	<p>Site is based in a semi-rural environment, surrounded on two sides by residential properties.</p>	<p>Easy access to the site from car park and through gated entrance.</p>	<p>Water, Electric, Toilet, Shower, Pump out, Diesel, Gas, Chandlery ,</p>

Site	Setting	Mooring Amenity	Facilities
	<p>Moorings are offline on the Leeds and Liverpool Canal.</p> <p>On a pontoon configuration.</p> <p>Site is adjacent busy towpath</p> <p>There are some nearby public houses, shops and takeaways a short walk or drive away.</p>	<p>Site offers an on site chandlery and other boat repair/cranage at Saville Town Basin, Dewsbury.</p>	<p>Cranage, Boat Repair.</p>
<p>Stanley Ferry, Zone A</p>	<p>This is an off-side, linear mooring based upon the Aire and Calder – Wakefield Arm.</p> <p>Nearby services include The Stanley Ferry public house, Stanley Ferry Private Marina which hosts a chandlery (Unsure of whether this is well stocked or not). A local store is approx one mile away and the Ship Inn which is a short walk away.</p> <p>On-Line, Access Road side (Partial)</p> <p>Wakefield City Centre is approx 4 miles away and Leeds approx 9 miles. Main road with bus route is within a short walk..</p> <p>The site is located in a semi-rural area with two public houses and one with restaurant nearby.</p> <p>The 08/09 year's price increase brought the site into line with neighbouring Stanley Ferry Marina and was the last of a two year phased increase.</p>	<p>Over the past year, the installation of a recycling facility at this site has been welcomed by all who moor at the site, although due to access issues with a nearby resident, all bin provision has been moved to the car parking area a short distance from the usual bin store area.</p> <p>Access can be made to the site down access road through Eastmoor Estate. Pedestrian access can be made from car park over foot bridge at Ramsdens Swing Bridge. Further access to boats can be made through gaps in fencing onto grassed area that boats are moored upon. The gaps are official entrances.</p> <p>Access routes and towpath in area are frequented by all customer bases and it is uncommon not to see anyone using these areas.</p> <p>Majority of mooring area is outside Calder Row, BW leased Residential Property. Private moorings are adjacent and The Stanley Ferry public house for a portion of the site whilst all those remaining are across from visitor moorings.</p> <p>Some craft moor upon pathway, whilst others have luxury of grassed areas adjacent.</p> <p>Improvements to the sanitary station on site have now been completed which has resulted in an extra shower being provided in the Ladies.</p> <p>No security as such on site. Small boundary fence (Partial) and light on top of electric bollards. Some security perhaps from residential users in Calder Row (Partial).</p>	<p>Electricity, Limited on site car parking otherwise customers need to use main designated car parking, Toilets, Showers (Both Male and Female), Rubbish Disposal/Recycling Provision, Elsan, Pump-Out</p>
<p>Stanley Ferry, Zone B</p>	<p>Based on the towpath side of the site, close to the sanitary station. There has always been high demand for this site and vacancies do not arise very often.</p> <p>Nearby services include The Stanley Ferry public house, Stanley Ferry Private Marina which hosts a chandlery (Unsure of whether this is well stocked or not). A local store is approx one mile away and the Ship Inn which is a short walk away. Wakefield City Centre is approx 4 miles away and Leeds approx 9 miles. Main road with bus route is within a short walk.</p> <p>Last year saw the final phased increment.</p> <p>On-Line, Towpath Side</p>	<p>Due to cultivation of 'gardens' on the bank side, there has been serious damage to the bank. In some places this is so severe that the disturbed soil is sinking and requires remedial work, this not yet completed.</p> <p>Over the past year, the installation of a recycling facility at this site has been welcomed by all who moor at the site, although due to access issues with a nearby resident, all bin provision has been moved to the car parking area a short distance from the usual bin store area.</p> <p>Improvements to the sanitary station on site have now been completed which has resulted in an extra shower being provided in the Ladies.</p> <p>Site is easily accessible from car park area along towpath. No vehicular access is possible.</p> <p>Access routes and towpath in area are frequented by all customer bases and it is uncommon not to see anyone using these areas. All moorings are along towpath, with small grass strip and directly across from Zone C.</p> <p>No security as such on site. Light on top of electric bollards.</p>	<p>Electricity, Toilets, Showers (Both Male and Female), Rubbish Disposal, Elsan, Pump-Out, Designated Car Parking.</p>

Site	Setting	Mooring Amenity	Facilities
Stanley Ferry, Zone C	<p>The installation of a recycling facility at this site has been met with open arms and appears to be well used by the customers, although due to problems with access, the bin store area is now in the car parking area temporarily.</p> <p>Nearby services include The Stanley Ferry public house, recently refurbished in early 2007, Stanley Ferry Private Marina which hosts a chandlery (Unsure of whether this is well stocked or not). A local store is approx one mile away and the Ship Inn which is a short walk away. Wakefield City Centre is approx 4 miles away and Leeds approx 9 miles.</p> <p>Main road with bus route is with a short walk.</p> <p>Site is based online and on the towpath/access road of the Stanley Ferry site.</p> <p>Rural environment.</p> <p>Nearby public houses and restaurant.</p> <p>Site is well placed between Wakefield and Leeds.</p> <p>Improvements to the sanitary station on site were completed just after Easter 2008.</p> <p>All craft have a small grass strip between pile capping and access road.</p> <p>Some passing places on the access road double up as loading/off loading bays. There is no parking allowed on the site due to health and safety and the prior destruction of grass strip. This has worked to keep the grass strip tidy, although there still remains the odd occasion where customers have parked upon it. The past movement of the security gate onto Zone A meant that there is now a turning circle at Ramsdens Swing Bridge.</p> <p>Moorings directly opposite Zone B.</p>	<p>Access to Zone C is Exactly the same as Zone A. Tarmac road accessible from the Eastmoor Estate runs parallel to the mooring site and pedestrian access from the car park, over walk bridge at Ramsdens Swing Bridge along Visitor Moorings is terraced.</p> <p>No security as such on site. Some instances of anti-social behaviour have been noted in the past.</p> <p>Popular with all types of user.</p>	<p>Main designated car parking (all customer bases), Toilets, Showers (Both Male and Female and recently renovated), Rubbish Disposal, Elsan, Pump-Out.</p>
Tinsley	<p>Nearby amenities are scarce, but Sheffield City centre is located around two miles away and there is extra shopping at Meadowhall, approximately the same distance. These can be reached from the nearby SuperTram line, a short walk away.</p> <p>Site is based over two ponds in an oasis in the centre of a great industrial landscape.</p> <p>Tinsley Boat Club is based on site, with club house facilities for those who are members.</p> <p>Off-side - Off-Line</p>	<p>The Residential issue is currently being looked into with the help of the local authority and our Planning Team, upon which a current space may be tendered as Residential.</p> <p>The installation of a small gate on the bottom pond and a welcome tidy-up of the site, including pontooned areas, the removal of unlicensed motor vehicles/caravans and terrestrial/satellite receiving aerials from pontoon structures have been the major changes over the past year.</p> <p>Security Gate on Top Pond, this on standard BW suite - Although gated at the Lower End, no lock is in use, however, Lock Keepers houses over look this area.</p> <p>On site lock keepers provide electric cards, keys, etc.</p> <p>Site accessible from main road into car park. Car Paring area is placed in between top and bottom ponds. Gated entrance to car park on standard BW key suite. (Gate not locked through day, however, this is done nightly). Top pond has gated entrance, again on standard BW suite. Lower pond has a gate but no lock. Small path and grassed area beyond running perpendicular to the pontoons on lower mooring areas. End berths in this area are against hard standing.</p>	<p>Electricity, Boater Only Toilets and Showers - On Bespoke Key, Disabled Toilet - For the use of all Customer Bases, Storage Area - For the Use of All Berth Holders in the Tinsley Boat Club, situated adjacent car park, Tinsley Boat Club Premises, Lighting, On Site Lock Keepers, Ample Car Parking.</p>
Tulleys Marina	<p>Moorings are linear in style and are based on the South Yorkshire Navigation.</p> <p>On a commercial stretch of the waterway.</p> <p>Short walk or drive to local amenities which include shops and bar.</p>	<p>Gated access to the moorings. Short walk to moored craft.</p>	<p>Elsan, Water, Security Fencing, Gas, Diesel, Storage and Car Parking.</p>

Site	Setting	Mooring Amenity	Facilities
	<p>Moorings are situated near to industrial estate and in an urban location.</p> <p>Online, offside.</p> <p>Security fencing is present on both the car parking and mooring areas.</p>		
Long Sandall	<p>No amenities within walking distance, however some public houses are located within 1.5 miles, with an excellent range of amenities being available in nearby Doncaster, a short train journey from Kirk Sandall train station (approximately 1 mile away), or a short drive.</p> <p>Pontoon, semi-online-style marina.</p> <p>Situated five miles from Doncaster.</p> <p>The moorings are on a commercial stretch of the waterway.</p> <p>The 08/09 season saw the last of a 3 year phased increase.</p> <p>Moorings are based just beyond industrial area in a rural setting. Some noise can be heard from glass factory but this is minimal. Train tracks crossing the main navigation do make a noticeable sound but again this does not appear to detract away from the site.</p>	<p>Access is from main road, through BW key operated locked gate. Short walk from car park to either lock island, non - secure, or off-side secure area. Small tarmac path runs perpendicular to pontoons in this area, Lock Island are moored against hard standing.</p> <p>Some angling on opposite side from moorings.</p> <p>Main moorings are governed by a bespoke lock and key suite. Those mooring on the island do not have this facility. Car Park is governed by standard BW Key. On Site Lock Keeper.</p> <p>On site lock keeper provides electric cards, keys, etc. Doncaster town centre is a short drive away.</p> <p>The hedgerow running along the back edge of the mooring has now been trimmed back after three years, making the site look tidier.</p>	<p>Pump-Out - In Lock, Water, Electric, Lighting, Car Parking.</p>
Stanilands	<p>Moorings are based on the South Yorkshire Navigation near the small town of Thorne, near Doncaster.</p> <p>Site is considered as semi-rural.</p> <p>Small town of Thorne offers all imaginable amenities.</p> <p>Offside and offline.</p>	<p>Good access to site by both car and foot.</p> <p>Fencing and barrier are present.</p>	<p>Car Parking, Boat Repair, Club House, Electric, Water, Slipway, Dry Dock.</p>
Doncaster	<p>Popular site is in the heart of Doncaster town centre.</p> <p>Main carriageway crosses over canal some distance away although this is seen as a source of noise pollution by the locals and moorers alike. Mooring received 5% drop in lieu of this fact.</p> <p>Excellent local amenities are within walking distance.</p> <p>Offside – Offline.</p>	<p>Offers pontoon style moorings.</p> <p>Further plans tentatively see the majority of the car park opened up for public use, charged for and operated by an appointed management company with respect to fees, both customers wishing to park there and to BW. Customers mooring at the site would park in a separate area, controlled by drop down bollards on bespoke key system.</p> <p>Access is from main road, through locked gate. Short walk from this area to moorings through gate. This then leads straight onto pontoons.</p>	<p>Electric, Water, Car Parking, Some Lighting, Refuse Disposal.</p>
Saville Town Basin	<p>Based on the outskirts of Dewsbury, site is surrounded by old stone mill buildings with an urban feel.</p> <p>As site is based in Dewsbury there are a great many shops and amenities.</p> <p>Offline on the Dewsbury Arm of the Calder and Hebble Navigation.</p>	<p>Operated by Calder Valley Marine. (Gordon Lambert)</p> <p>Easy access to the site by car and foot.</p> <p>Gated entrance with pedestrian access at all times.</p>	<p>Water, Electric, Toilet, Shower, Pump out, Diesel, Gas, Chandlery , Cranage, Boat Repair. Coffee shop nearby and Calder Valley Martine main office on site.</p>
Aspley Basin	<p>Both On-Line and Off-Line, Towpath and Off-Side.</p> <p>Based on the joining area of the Huddersfield Broad and Narrow Canals.</p> <p>Set in Urban area within walking distance of Huddersfield Town and Nearby shops/facilities. Pub on site, with chandlery selling gas and other required boating items.</p> <p>Next to busy main road and within the town limits.</p>	<p>Access if off road side through car park and easy by car then foot.</p> <p>Gated entrance to site.</p>	<p>Gas, Pump out, Diesel, at extra cost. BW facility block within walking distance, comprising of Toilet, Shower, Rubbish Disposal, Pump-Out, Elsan. Other attractions</p>

Site	Setting	Mooring Amenity	Facilities
Bramwith Towpath	<p>Hugely popular moorings are based in a rural area on the Stainforth and Keadby Canal, with a defunct power station in the distance.</p> <p>This part of the site is based upon the towpath and is above the lock. This is the cheapest zone of the Bramwith site due to lessened privacy.</p> <p>No nearby shops, however, some available in Stainforth and Barnby Dun, a short drive away.</p> <p>On-Line - Towpath - Above Lock. Commercial Waterway.</p>	<p>Approximately five minutes cruising from the bottom of the lock and 10 - 15 minutes from the top of the lock is a facilities block. A water point is available on site, at the top of the lock.</p> <p>Access to the site is through BW key governed gate. This allows vehicular access. Short walk from car park adjacent lock, over lock.</p> <p>Towpath is a mixture of flags and grassed area.</p> <p>Anglers frequent lower side of site on access road in to moorings.</p>	<p>include, disabled access, car park, residential status and vehicle access to some boats.</p> <p>Water Point is situated next to the lock on this part of the site. Sanitary station, below lock, short cruise away, comprising of toilets (Male and Female), Shower, Elsan, Water, Rubbish Disposal.</p>
Niffany Farm	<p>Linear moorings based on the Leeds Liverpool Canal, just west of market town of Skipton, offering all types of services and amenities.</p> <p>Offside.</p> <p>Site is considered to be rural, however, it is near the busy Skipton bypass which in the whole does not detract away from the beauty or calm of the site.</p> <p>Based at the side of farming land.</p>	<p>Operators have a lease agreement from BW for the water space which has been extended over the past year.</p> <p>Access to the site is through working farm and is both easy by foot and car.</p> <p>As the site is offside, this will undoubtedly offer some security. Security is heightened further still that access is only through working farm with operators living on site.</p>	<p>water, electric, car park, septic tank.</p>
Southfield Farm	<p>Linear, Farmers Field moorings.</p> <p>There are no nearby shops or amenities, however the villages of East and West Marton offer a public house and Post Office/General Store. Both villages are within approximately 2 miles of the site.</p> <p>Approx 5 miles above Bank Newton. Online, Offside – Towpath opposite. Site is based in very rural area and next to working farm. On the Leeds & Liverpool Canal</p>	<p>Access to the site is from stoned car park to stoned access path which runs adjacent moored craft.</p> <p>There appears to be no evident security at the site, however, as the farm house is quite close this could offer some security. Gated entrance to car park. This is often open through the day but could be closed or even locked outside of normal daytime hours.</p>	<p>Water and Car Parking.</p>
Bramwith Offside	<p>Hugely popular moorings are based in a rural area on the Stainforth and Keadby Canal, with a defunct power station in the distance.</p> <p>This part of the site is based upon offside areas, both above and below the lock. These areas are the mid-priced zones of the Bramwith site due to higher privacy.</p> <p>No nearby shops, however, some available in Stainforth and Barnby Dun, a short drive away.</p> <p>On-Line - Above and Below Lock. Commercial Waterway.</p>	<p>Approximately five minutes cruising from the bottom of the lock and 10 - 15 minutes from the top of the lock is a facilities block. A water point is available on site, at the top of the lock.</p> <p>Access to the site is through BW key governed gate. This allows vehicular access. Short walk from car park adjacent lock, over lock to moorings below. Car park same side as those above the lock.</p> <p>Towpath is a mixture of flags and grassed area.</p> <p>Anglers frequent lower side of site on access road in to moorings.</p>	<p>Water Point is situated above the lock on the towpath part of the site. Sanitary station, below lock, short cruise away, comprising of toilets (Male and Female), Shower, Elsan, Water, Rubbish Disposal.</p>
Bramwith Fenced	<p>Hugely popular moorings are based in a rural area on the Stainforth and Keadby Canal, with a defunct power station in the distance.</p>	<p>Approximately five minutes cruising is a facilities block. A water point is available on site, at the top of the lock, towpath side.</p>	<p>Water Point is situated above the lock on the</p>

Site	Setting	Mooring Amenity	Facilities
	<p>This part of the site is based upon towpath/access road area, below the lock. This area is the highest priced zone of the Bramwith site due to fenced nature of the mooring.</p> <p>No nearby shops, however, some available in Stainforth and Barnby Dun, a short drive away.</p> <p>On-Line - Above and Below Lock. Commercial Waterway.</p> <p>Slightly less degree of privacy as this area is situated adjacent the access road/towpath.</p>	<p>One berth is still currently out of action due to flooding in June 2007 which washed back-fill from behind piling and from underneath access path that has now collapsed.</p> <p>Accessible by means of bespoke customer only key for this area of the site.</p> <p>Mooring area has brushed concrete pathway along side. Anglers frequent lower side of site on access road in to moorings.</p> <p>Access to the site is through BW key governed gate. This allows vehicular access. Short walk from car park to mooring area which is on the same side.</p>	<p>towpath part of the site. Sanitary station, below lock, short cruise away, comprising of toilets (Male and Female), Shower, Elsan, Water, Rubbish Disposal.</p>
Selby Lock	<p>Moorings are secure in nature and are placed on the edge of the popular and busy market town of Selby.</p> <p>Behind the site lies a paper mill. There is some noise from the site as you would expect - Wagons reversing and forklifts operating. Some mess can be seen but all in all this does not necessarily detract away from what the site is.</p> <p>The moorings are located just off the busy Selby Lock, which is a gateway to the Ouse, with visitor moorings adjacent to the permanent moorings.</p> <p>A new residential development, created in the past 3 years, across the basin has improved the overall look and perhaps the security of the site.</p> <p>The last increase in 08/09 saw the end of a two year phased increase.</p> <p>Selby Boat centre is a short walk or drive away offering Diesel, Repairs, Licensing, Etc.</p> <p>There are excellent amenities within a 20 minute walk.</p> <p>Off-side - Off-Line Surrounding site is mesh fencing.</p>	<p>Access to the site is along narrow road running parallel to the visitor moorings and into gated car park, never locked. A short walk over the lock and past residential cottages leads to gated entrance to moorings, this on a bespoke key. From there on a brushed concrete path leads customers to there respective pontoon and craft.</p>	<p>Facilities comprise of, Water, Electric, Shower, Toilet, Elsan, Pump-Out, Security, Lighting (Partial in Car Park), Limited, all customer Car Parking</p>
Rodley Boat Centre	<p>Moorings are based on the Leeds and Liverpool canal.</p> <p>Slightly offline, offside. Approximately 6 miles west of Leeds.</p> <p>Nearby is the village/town of Rodley. There are some local amenities a short walk or drive away consisting of shops and public houses.</p> <p>Moorings are quite close to our own Rodley moorings, although they are off-side and offer a lot more facilities.</p> <p>The site is a working boat yard which is based in the majority off-line. Directly opposite well used towpath. Site is nearby to residential areas, although it is possible to access rural areas close by.</p>	<p>Access to the site is easy by car and foot.</p> <p>Locked gate and on-site operators.</p>	<p>Facilities on site comprise of water, diesel, pump-out, slipway and security. Boat repair is also available.</p>
Eastwood with Electric	<p>Site is on a 'dead end', off Eastwood Lock. Lock leads into the River Don. Site is fenced off at the entrance.</p>	<p>To reach the site you must first drive down an access track past large sewerage plant and then some residential properties, approx 0.5 of a mile. Site is accessible through locked gate on a BW Key.</p>	<p>Water, Electric, Shower, Male and Female Toilets, Elsan, Car Parking,</p>

Site	Setting	Mooring Amenity	Facilities
	<p>Waddingtons is based over the other side of the canal and old working pans are currently moored there. In spaces that are along these areas, anglers can be seen, this to the annoyance of one of the customers.</p> <p>There is a large sewerage works present on the drive in to site and a peanut factory nearby.</p> <p>This site, along with its sister - Eastwood without electric saw the last of year of two year phase agreement in 08/09.</p> <p>From car park, an access road leads along most of the site, where this turns in to a grassed area at the end.</p> <p>Local amenities are limited, but a supermarket and some high-street restaurants are within 1.5 miles.</p> <p>Rented Lock keepers accommodation is at bottom of site, across lock.</p> <p>Off-side - Off-Line.</p>	<p>Rubbish collects at the bottom of the arm.</p>	<p>Lighting, Rubbish Disposal, Security.</p>
Eastwood without Electric	<p>Site is on a 'dead end', off Eastwood Lock. Lock leads into the River Don.</p> <p>There is a large sewerage works present on the drive in to site and a peanut factory nearby.</p> <p>Waddingtons is based over the other side of the canal and old working pans are currently moored there. In spaces that are along these areas, anglers can be seen, this to the annoyance of one of the customers.</p> <p>Site is fenced off at the entrance.</p> <p>This site, along with its sister - Eastwood without electric saw the last of year of two year phase agreement in 08/09.</p> <p>From car park, an access road leads along most of the site, where this turns in to a grassed area at the end.</p> <p>Local amenities are limited, but a supermarket and some high-street restaurants are within 1.5 miles.</p> <p>Rented Lock keepers accommodation is at bottom of site, across lock.</p> <p>Off-side - Off-Line.</p>	<p>Site suffered immense problems due to flooding in June 2007 and these were being addressed at the time of the 08/09 study. These have now been rectified.</p> <p>To reach the site you must first drive down an access track past large sewerage plant and then some residential properties, approx 0.5 of a mile.</p> <p>Rubbish collects at the bottom of the arm.</p>	<p>Water, Shower, Male and Female Toilets, Elsan, Car Parking, Lighting, Rubbish Disposal, Security.</p>
Eastwood Breasted Berth	<p>Site is on a 'dead end', off Eastwood Lock. Lock leads into the River Don.</p> <p>Site is fenced off at the entrance.</p> <p>Waddingtons is based over the other side of the canal and old working pans are currently moored there. In spaces that are along these areas, anglers can be seen, this to the annoyance of one of the customers.</p> <p>There is a large sewerage works present on the drive in to site and a peanut factory nearby.</p> <p>This site, along with its sister - Eastwood without electric saw the last of year of two year phase agreement in 08/09.</p> <p>From car park, an access road leads along most of the site, where this turns in to a grassed area at the end.</p>	<p>Site suffered immense problems due to flooding in June 2007 and these were being addressed at the time of the 08/09 study. These have now been rectified.</p> <p>To reach the site you must first drive down an access track past large sewerage plant and then some residential properties, approx 0.5 of a mile.</p>	<p>Water, Electric, Shower, Male and Female Toilets, Elsan, Car Parking, Lighting, Rubbish Disposal, Security.</p>

Site	Setting	Mooring Amenity	Facilities
Brighouse Basin	<p>Local amenities are limited, but a supermarket and some high-street restaurants are within 1.5 miles.</p> <p>Rented Lock keepers accommodation is at bottom of site, across lock.</p> <p>Off-side - Off-Line. One berth only.</p> <p>This site is located near to the centre of the busy town of Brighouse which has excellent local amenities, including Sainsbury/Tesco, locally operated shops and businesses, public houses, restaurants, train and bus stations.</p> <p>All local amenities are within walking distance of mooring site.</p> <p>Cobbled area surrounds most of site, however, brushed concrete path is down one side where craft are linearly moored. Some craft are moored along cobbled areas but most are on fixed wooden pontoons.</p> <p>Adjacent to the lock area, at the entrance to the mooring (waterway), there is an area of scrub land that has an old club building on it which was part of a previous pricing challenge from 2007/08. This area is not controlled by British Waterways, therefore, we are not responsible for its upkeep or regeneration.</p> <p>Sagar Marine is based across from the basin and offers boat building and repair.</p> <p>Offline.</p>	<p>Due to main pontoon collapsing on site in the third quarter of 2007, some craft were displaced to other areas in the development which were vacant at that time. All works were completed upon schedule and craft were placed back in original berths shortly afterwards.</p> <p>Ample car parking is available for boating customers at this site, although has been used by other bases and those with access to a BW key.</p> <p>Access is through gate on BW Key, via vehicle, although the gate is rarely locked when inspected. Pedestrian access can be at side of gate or towpath - both sides of site.</p>	<p>Water, Elsan, Toilet, Car Parking, Rubbish Disposal.</p>
Keadby	<p>Set in a semi-industrial area and on Yorkshire's gateway to the River Trent and East Midlands through Keadby Lock.</p> <p>Site is surrounded by mesh fencing.</p> <p>Local amenities are good, with two public houses nearby offering bar meals. The village offers post office, newsagents and a fish and chips shop, with a large retail area, 5 - 10 minutes' drive away.</p> <p>Moorings are situated across from visitor moorings and facilities block.</p> <p>Offside.</p> <p>Facilities block is situated directly opposite mooring site and is undoubtedly used by berth holders.</p>	<p>Access to the site is through locked gates on BW locks. Access can be both pedestrian and vehicular as there are separate gates. Mud access track runs parallel to the moorings and in-between this is a brushed concrete pathway.</p>	<p>Male and Female Toilets, Shower and Elsan. Rubbish Disposal is also available and Water. There are also two Water Stanchions on the main moorings.</p>
Clarence Dock Leisure	<p>This site is based in just off the centre of the City of Leeds, in the prestigious Clarence Dock development which, was completed in Early 2008.</p> <p>The regeneration now comprises of high class office, residential and retail use, which is now beginning to come on-line.</p> <p>The adjacent Royal Armouries is a popular destination for those who visit the area.</p> <p>Moorings are extremely unique in Yorkshire and have no fair comparison.</p> <p>As this site is based with Leeds, a short 10 minute walk leads to a wealth of shops. Further to many of the retail units being let in the area, the site now offers a small supermarket, bars/coffee shop, casino, clothing outlets and restaurants.</p>	<p>Access to the site is by foot only. Majority of area is cobbled/flagged and leads on to brand new wooden rise and fall pontoons.</p>	<p>Facilities comprise of Electric, Water, Some Lighting. Sanitary Station, through lock and into river, or 300m walk - based underneath the lock house comprises of shower, toilets and pump-out. Elsan is also present, as is bin store.</p>

Site	Setting	Mooring Amenity	Facilities
No Comparison in Yorkshire			
Clarence Dock Residential	<p>Moorings are situated within a basin that is over looked, in the majority by residential apartments. One side of the site is overlooked by the Royal Armouries.</p> <p>Offline, marina style.</p> <p>This site is based in just off the centre of the City of Leeds, in the prestigious Clarence Dock development which, was completed in Early 2008.</p> <p>The regeneration now comprises of high class office, residential and retail use, which is now beginning to come on-line.</p> <p>The adjacent Royal Armouries is a popular destination for those who visit the area.</p> <p>Moorings are extremely unique in Yorkshire and have no fair comparison.</p> <p>As this site is based with Leeds, a short 10 minute walk leads to a wealth of shops. Further to many of the retail units being let in the area, the site now offers a small supermarket, bars/coffee shop, casino, clothing outlets and restaurants.</p> <p>Moorings are situated within a small arm off the main basin that is over looked, in the majority by residential apartments, which straddle over half of the site.</p> <p>The entrance to the mooring is covered by a lift bridge, operable by BW staff only, this being overlooked by the Royal Armouries opposite.</p> <p>Offline, marina style.</p>	<p>There is residential planning permission for this site, therefore, residential customers are allowed onto this part of the site.</p> <p>Access to the site is by foot only. Majority of area is cobbled/flagged and leads on to brand new wooden rise and fall pontoons.</p>	<p>Facilities comprise of Electric, Water, Some Lighting. Pump-out available on pontoons for Residential customers only. Sanitary Station, through lock and into river, or 300m walk - based underneath the lock house comprises of shower, toilets and elsan. Bin store in same area, although residential customers have their own, approx 30 seconds walk from moorings. This is under Magellan House, which will also house the post boxes.</p>
No Comparison in Yorkshire			
Woodlesford	<p>An attractive and well-maintained site.</p> <p>Recent winner of the 2006 Lock & Bridge Awards.</p> <p>Village of Woodlesford nearby boasts convenience shops, public houses/restaurants. A train station and good public transport are a short walk from the site.</p> <p>Cities of Leeds and Wakefield are both approximately six miles away.</p> <p>Last year saw the end of a 2 year phased agreement.</p> <p>Moorings are based in a semi-rural area.</p> <p>Construction is now nearing completion on a housing development near to the site. Some noise can be heard but not too much.</p> <p>Moorings are just above Woodlesford Lock with Lock Keepers cottage present.</p> <p>Moorings are extremely busy with other users.</p> <p>Online/ Towpath/ All customer access.</p>	<p>Access is gained through a tarmac road and through wooden gate on BW Key. A tarmac access road continues along side moored craft with grassed areas on either side.</p> <p>Apart from wooden vehicular access gate there is no other security apart from lighting.</p>	<p>Water, Rubbish Disposal, Lighting, Car Parking, Recent re-instating of On-Site BW Staff Member residing in lock cottage.</p>
Broad Cut	<p>Broad Cut is a linear style mooring based in a rural area.</p> <p>On-Line - Towpath - Between two Locks.</p> <p>Lock keepers cottage is at far end of site and privately occupied.</p> <p>Stone wall segregates access road from towpath and moorings.</p> <p>Within striking distance of good local amenities, situated in the village of Calder Grove, which offers Fish and Chips, Other Takeaways, Newsagents/General Store and hand car wash.</p>	<p>There is no security on site.</p>	<p>Facilities are modest and comprise of water, Some Lighting, Car Parking - For the use of all Customers, Rubbish Disposal.</p>

Site	Setting	Mooring Amenity	Facilities
	<p>Some boat repairs are offered at a site just beyond access road and Navigation public house.</p> <p>Public house/restaurant less than 50 metres away from front of the site.</p> <p>Good links to the site are also available and the M1 is within approx 1.5 miles.</p>		
Woodlesford Unlit	<p>An attractive and well-maintained site.</p> <p>Recent winner of the 2006 Lock & Bridge Awards.</p> <p>Village of Woodlesford nearby boasts convenience shops, public houses/restaurants. A train station and good public transport are a short walk from the site.</p> <p>Cities of Leeds and Wakefield are both approximately six miles away.</p> <p>Last year saw the end of a 2 year phased agreement.</p> <p>Moorings are based in a semi-rural area.</p> <p>Construction is now nearing completion on a housing development near to the site. Some noise can be heard but not too much.</p> <p>Moorings are just above Woodlesford Lock with Lock Keepers cottage present.</p> <p>Moorings are extremely busy with other users.</p> <p>Online/ Towpath/ All customer access.</p> <p>No Lighting.</p>	<p>Access is gained through a tarmac road and through wooden gate on BW Key. A tarmac access road continues along side moored craft with grassed areas on either side.</p> <p>Apart from wooden vehicular access gate there is no other security apart from lighting.</p>	<p>Water, Rubbish Disposal, Car Parking, Recent re-instating of On-Site BW Staff Member residing in lock cottage.</p>
Whitley	<p>Situated in the shadow of the M62 motorway, this is a popular site with moorings above and below the lock.</p> <p>Mooring are split into three areas. Two, above and below are towpath side, with the one above the lock being on-line and next to the access road. A separate area along a fixed wooden pontoon is on the lock island, this off-line as too are the towpath moorings below the lock which are opposite.</p> <p>GRP craft are moored separately on the lock island, with further moorings opposite on the towpath</p> <p>Local amenities are a short drive away in nearby Whitley Village and Eggborough and include general stores and public houses. Selby is approx 8 miles to the north.</p> <p>Health and safety improvements, implemented towards the end of 2005 have made the site more user friendly.</p>	<p>Access to the site is down a a tarmac track from the busy A19, approx one mile. This road then passes under the M62 and along the top lock moorings and into the car park. Further access to the lower lock moorings is by foot only. A brushed concrete pathway runs parallel to the pile capping and boats below the lock. Those mooring above the lock are directly at the side of the access road.</p> <p>There is a lock-keeper present on site.</p> <p>There is no security on site apart from a resident lock keeper and wooden gated entrance that is locked at night.</p>	<p>Facilities on site comprise of Water, Elsan, Toilet, Rubbish Disposal, On-Site Lock Keeper, Lighting, Car Parking.</p>
Woodlesford Naiad III Only	<p>An attractive and well-maintained site.</p> <p>Recent winner of the 2006 Lock & Bridge Awards.</p> <p>Village of Woodlesford nearby boasts convenience shops, public houses/restaurants. A train station and good public transport are a short walk from the site.</p>	<p>Access is gained through a tarmac road and through wooden gate on BW Key. A tarmac access road continues along side moored craft with grassed areas on either side.</p> <p>Apart from wooden vehicular access gate there is no other security apart from lighting.</p>	<p>Water, Rubbish Disposal, Car Parking, Recent re-instating of On-Site BW Staff Member residing in lock cottage.</p>

Site	Setting	Mooring Amenity	Facilities
	<p>Cities of Leeds and Wakefield are both approximately six miles away. Last year saw the end of a 2 year phased agreement. Moorings are based in a semi-rural area.</p> <p>Construction is now nearing completion on a housing development near to the site. Some noise can be heard but not too much.</p> <p>Moorings are just above Woodlesford Lock with Lock Keepers cottage present. Moorings are extremely busy with other users. Online/ Towpath/ All customer access. No Lighting.</p>		
Wilkinson Farm	<p>Linear Farmers Field Style moorings on the Leeds and Liverpool Canal.</p> <p>Extremely rural feel, although near to working farm. No immediate amenities although there is a tea shop and public house at top of road. A busy main road is nearby but does not appear to detract away from site. Online, offside.</p>	<p>Access to the site is through working farm/equine business. Appears to be good access from car and foot.</p>	<p>Electric and Water. Some car parking available.</p>
Southfield Farm	<p>Linear, Farmers Field moorings.</p> <p>There are no nearby shops or amenities, however the villages of East and West Marton offer a public house and Post Office/General Store. Both villages are within approximately 2 miles of the site.</p> <p>Online, Offside – Towpath opposite. Approx 5 miles above Bank Newton. Set on the Leeds and Liverpool canal. Site is based in very rural area and next to working farm.</p>	<p>Access to the site is from stoned car park to stoned access path which runs adjacent moored craft.</p> <p>There appears to be no evident security at the site, however, as the farm house is quite close this could offer some security. Gated entrance to car park. This is often open through the day but could be closed or even locked outside of normal daytime hours.</p>	<p>Water and Car Parking.</p>
Melbourne Arm	<p>These moorings are located in a small basin just off the Pocklington Canal.</p> <p>Very rural area. Offside - Offline.</p> <p>A new path was laid and other general improvements were made to the site in March 2006. These still appear to be good.</p> <p>Local amenities are in the nearby village of Melbourne, which include a public house at the top of the access road and post office/general store. Some residents in the village offer eggs, fruit and wood for sale. All are within a short walking distance of the main site. The City of York is approx 10 miles away which offers all imaginable shops and amenities.</p> <p>There are some visitor moorings on the other side of the basin which are unfortunately unused at this time as there are no craft movements due to the failure of the lock gates at East Cottingworth.</p>	<p>Access to the site is down stoned access track from main road running through the village of Melbourne. Access gate is usually open but is locked outside normal hours and is on a standard BW Key. Car park is a tarmac with brushed concrete pathway around Facility/BW Storage Block. Stoned pathway runs perpendicular to the pontooned berths.</p>	<p>Facilities include Water, Toilet, Elsan, Car Parking, Rubbish Disposal, Some Lighting.</p>

Site	Setting	Mooring Amenity	Facilities
	<p>No fishing is allowed in the basin and anglers must use other areas along the main stretch of the Pocklington Canal and the mouth of the basin.</p> <p>Area can be quite busy with other users and especially at times when the trip boat 'New Horizons' is running. This is operated by the Pocklington Canal Appreciation Society and used to have a free mooring for 6 months of the year here, although this is now 12 months. All proceeds from this venture go back into the Pocklington Canal.</p>		
<i>No fair comparison available due to unique displacement of waterway. See above and pricing conclusion.</i>			
Pollington	<p>Pollington is a linear mooring and popular with all styles of craft, perfectly suited to larger ex-commercial vessels when space allows.</p> <p>Offside – Online.</p> <p>The site is set in rural area, upon a commercial stretch of the network and is secure with a gated entrance to site only passable with a bespoke key.</p> <p>Site has an access road and grassed area running along the site which is commonly used for parking.</p> <p>There are no nearby facilities as such. It is expected that the nearby village would offer some form of general store and public house. Snaith, a short drive away, offers shops, service station, train station, etc.</p> <p>Moorings are quite private due to being off-side and on bespoke key, with security fencing.</p> <p>Although being in a rural setting, the site is on the Aire and Calder Main Line which is frequented by Freight Vessels. Some incidents have occurred in the past due to the speed and/or the amount of water that is displaced when these craft pass by. Efforts by the Enforcement Team to gather evidence of speeders did not yield any results. Complaints about this are now not as common as they once were but cannot be ruled out totally.</p> <p>Grassed areas run along both sides of the access road within the mooring compound with a dyke at the other side running along this.</p>	<p>Moorings are accessible just off a tarmac access route. Stoned surface runs from car parking area to gated access road running along moorings comprising of several types of stone and concrete filled pot holes. Gated entrance at rear of the site leading onto Visitor Moorings and lock areas.</p>	<p>Facilities on site are modest and comprise of three Water Stanchions, Car Parking inside and outside the site, Lighting (when working).</p>
Castleford Cut	<p>Castleford Cut is a linear mooring on a very busy stretch of the freight frequented Aired & Calder Main Line.</p> <p>Online - Access road side/Towpath side. Moorings are in lay-by</p> <p>It is situated across from a disused chemical works.</p> <p>The site is at the side of a Commercial Mooring which houses several coal pans owned by Hargreaves, also across the navigation. These total approx 13 pans, although do become less in number at times. Next to Hargreaves is a BW storage depot.</p> <p>Approximately 0.5 miles from Castleford town centre, which offers excellent amenities varying from a large range of shops, Public houses – some close by and newsagents/general stores and all within a short walking distance.</p> <p>Hargreaves offers boat repair and there is a chandlery a short drive away at the other side of Castleford.</p> <p>A sanitary station is within five minutes' walk or a short cruise.</p>	<p>Access to the site is off main road by access road to Bulholme Lock and Lock Cottages. This access road is a tarmac and is open to all users who require access to the site and beyond.</p>	<p>Facilities are available a short cruise or 5 minute walk up-stream of the moorings and are located outside the area which once occupied the old BW Castleford office. This has now been demolished. Facilities include Two Water Stanchions, Pump-Out and Sanitary Block, consisting of Shower, Toilet and Elsan. Bin store at rear of service block.</p>

Site	Setting	Mooring Amenity	Facilities
Greenwood Cut	<p>The now closed Hickson chemical works adjacent mooring site is still being dis-mantled, although this is no bother to the site. Future uses of this area include residential and office/business development, however, this is not yet confirmed.</p> <p>Last year saw the end of a three-year phased price increase for this site.</p> <p>All areas on the site are mainly looked after by those who moor at the site and appear not to be conflicting with our interests, although it has been noted by our neighbour who seems to think that they are taking over our land.</p> <p>Nearby, Mirfield town and Ravensthorpe offer a wide range of amenities, with Dewsbury and Huddersfield both within easy driving distance.</p> <p>Small scrap/junk business can be seen from the mooring site and could be accessible the same way as the site. This does not appear to be a problem, however, it has been noted that at least one of the customers would prefer some form of barrier fencing erected rather than the meshing style already in situ. The site is surrounded on two sides by a mesh style fence, the third by a wooden fence separating the old lock property.</p> <p>This is a small, quiet space on the stretch of Calder and Hebble in between Ravensthorpe and Mirfield.</p> <p>Semi-rural area, with some industry surrounding the site.</p> <p>The moorings are based off-side and are quite private.</p> <p>Last year the end of a three-year phased price increase for this site.</p>	<p>Access to the site is through gated entrance. This access road runs past an ex BW property which is now privately owned and within the confines of BW owned property and our access road. Surface of access track is dirt which leads to the gated entrance to site. Stoned car parking area leads to building block steps and brushed concrete pathway along side of moored craft.</p> <p>Private occupier of lock house needs access to main moorings as his septic tank is located within the confines of the site.</p>	<p>Car parking is ample in relation to the number of craft mooring at the site, three, but there are no other facilities, apart from minimal security. Other facilities must be sought elsewhere off site.</p>
Knostrop Lock	<p>Knostrop Lock offers rise and fall pontoon moorings for four boats on the Leeds arm of the Aire & Calder Navigation just outside.</p> <p>Moorings are based off-line and are opposite the Knostrop Lock and Visitor/Operation Point.</p> <p>Security fencing around the site and on a bw suite. Pontoons around a metre from the bank side.</p> <p>Moorings are in a seemingly peaceful and secluded area, which is surprising seeing as it is not too far from the busy main road into Leeds and does not prove to be distracting in the slightest.</p> <p>Some re-generation of vacant land near the entrance has seen the erection of some warehousing/retail units. At the time of this study, they appear to be half finished.</p> <p>Nearby Garage and Car Dealership appear to be no problem at all, although there has been mention that they are blocking the road by Thwaite Mill staff. It has been noted that there have been a couple of incidences whereby the moorings/customer car park has been used by them.</p> <p>Office space overlooking the site has never proved to be an issue.</p> <p>Areas outside of the main moorings are open to all users and are heavily frequented.</p> <p>Site is kept tidy by one of the customers on site who receives no BW recognition for this.</p>	<p>Access to Knostrop site is from a tarmac road from main carriageway into Leeds. Gated entrance, not usually locked, leads to stoned and dirt car parking area. Small dirt pathway leads to gated pedestrian access to site which is on BW lock and key. From there on users need to walk down small flagged steps, onto the gangway leading to the floating wooden pontoon.</p>	<p>Water is available and Car Parking.</p>

Site	Setting	Mooring Amenity	Facilities
	<p>Security consists of mesh style fencing and gate governed by BW Lock and Key. Razor/Barbed Wire is around the gated section. This is not continued around the whole of the site as there is a steep embankment beyond the fencing and added protection from the waters edge, approx one metre. Brambles also grow along the banking, encouraged to grow through the mesh fencing as a further deterrent</p> <p>Leeds is a short journey away, either by car or boat, and boasts every amenity you can imagine. Nearby amenities include a service station stocking most items you would expect them to..</p> <p>Adjacent lock property is now empty and has suffered from the attentions of those who wish to vandalise or destroy and salvage anything of value, this on-going for the past 3 years.</p> <p>The 2008/09 increase saw the last year of a three year phasing programme.</p>		
Kings Road	<p>The nearby village of Altofts is a short walk away, or two minutes by car, and offers public houses, general store, sandwich and fish shops. Normanton town offer more shops, amenities and a train station. This is reachable by car or bus. The bus must be caught on main road, approximately 0.75 miles from the site.</p> <p>Comprises of two areas, one towpath and the other offside.</p> <p>Moorings are based in a very rural part of the area with a farm and BW lock cottage nearby. (Lock cottage leased to private users.)</p> <p>The access road to the offside moorings is governed by an electric gate, passable by moorers with keypads only and the local farmer, who has a legal right of access and who moves stock through the site several times a year.</p> <p>New fencing along the access road on the off-side has now been fitted and has better defined the boundaries of this and the grassed embankment. This has also served to protect the grassed areas where some customers were parking vehicles.</p> <p>The towpath side has an access road running along it with a grass strip in-between. A car park for all customer use is at the other side of this access road.</p> <p>This picturesque and popular site is based on the Aire & Calder Wakefield Arm.</p> <p>Last year saw the end of a three-year phased price increase for this site.</p>	<p>Access to the site can be achieved in many ways. Primarily, those mooring on the Towpath side can park there car in the stoned car parking area and walk across a tarmac access road and grass to reach their craft whilst those on the off-side can access via touch pad activated gate , along dirt access track to another stoned car parking area, this smaller than the one on the towpath side. From there is a short walk down a grassed embankment to moored craft. One craft remains moored above the lock and is reachable by crossing bridged by wash and over grassed areas.</p>	<p>The site has a water point (towpath side), a towpath side car park (for all customers) and an offside car park (for the use of those who moor upon this area).</p>
Birkwood Lock	<p>Nearby amenities are available in the village of Altofts which is a fair walk away, or a short drive, approx 1.5 mile. Normanton town offer more shops, amenities and a train station. This is reachable by car or bus. The bus must be caught on main road in Altofts. Those in and around the Stanley area can be sought through a short cruise and/or decent walk along the towpath.</p> <p>The site is based offside, in a small lay-by, above the lock.</p>	<p>Access to the site is via Kings Road, towpath side, along the a tarmac access road. This is adequate for one vehicle but care must be taken when passing other users/vehicles coming in the opposite direction as there are no barriers between the road and the navigation. Upon entering the site, some limited car parking is available at the side of the lock area. Customers must then cross the lock over grassed areas and then over the bridged by wash. A dirt path runs adjacent to moored craft.</p>	<p>Defunct water point is not in use due to lack of pressure from local farm. Facilities at Stanley Ferry a short cruise away (1.2 km away) Limited Car Parking - ample for site needs.</p>

Site	Setting	Mooring Amenity	Facilities
	<p>These moorings are set in a very rural location, just below a bridge. As the moorings are Off-Side, they are extremely private and offer grassed areas below trees and bushes on the embankment.</p> <p>Some general boaters items are stowed under the trees within boxes. This has always gone undeterred as the site is not frequented by the general public and has always been kept tidy.</p> <p>Privately occupied lock house nearby, opposite lock and also on the offside.</p> <p>This is an extremely quiet mooring and one of the smallest on the network, handling a maximum of 3 craft.</p> <p>Last year saw the end of a three-year phased price increase for this site.</p>		
Foxholes	<p>Set in a rural location, towpath can be seen on the opposite side and large dwelling.</p> <p>Moorings on access road side, with large grassed area in middle of site. Set in two small lay-by areas.</p> <p>The nearby M62 which crosses the navigation can be seen in the distance but does not distract. Neither do the warehousing units beyond this.</p> <p>Moorers have a small stoned/dirt lay-by area to park upon. Several access points from this and the access road provide customers easy access to grassed areas. Some areas of the site are moored against grass, defined with stone pile cap. Other areas are against stone blocked surface.</p> <p>Moorings are split by the old lock that used to lead into the River Calder. The access road to Wood Nook Lock raises over both ends of the site and separates this from the river.</p> <p>There are three distinct mooring areas. The first is a small embankment, accessible from the car park lay-by and small steps installed by past customers. The second is a large open grassed area with stone blocked paving strip. The third, a larger embankment further down the site.</p> <p>The nearby village of Altofts is a short walk away, or two minutes by car, and offers public houses, general store, sandwich and fish shops. Normanton town offer more shops, amenities and a train station. This is reachable by car or bus. The bus must be caught on main road, approximately 0.75 miles from the site.</p> <p>Last year saw the end of a three-year phased price increase at this site.</p> <p>Neighbouring to Kings Road and separated by stone road bridge.</p>	<p>Same access as Kings road, except a little further along access track, over bridge and in the direction of Woodnook Lock.</p>	<p>Limited Car Parking, Water. (At Kings Road - within 350 metres of cruising from end of site).</p>
Rodley Bridge 216	<p>Rodley Moorings are based some five miles from Leeds city centre, on a linear stretch of the Leeds and Liverpool Canal.</p> <p>Site has a semi-rural feel, although the Leeds ring road is nearby but does not distract.</p> <p>Craft at this site are moored directly on the towpath and online.</p> <p>The site is overlooked by relatively new stone residential properties, set back from the towpath.</p> <p>Last year saw the end of a three-year phased price increase for the moorings in this location.</p>		<p>Car Parking, although not exclusively for our use and never advertised as a facility. Believed to be owned and maintained by Leeds City Council. Water must be cruised for or gained from Rodley Boat Centre which in the past has always</p>

Site	Setting	Mooring Amenity	Facilities
	<p>The nearby Railway Inn offers refreshments to those who wish to frequent, however there are no nearby shops. The village/town of Rodley does offer a wide range of shops, takeaways, etc, a short walk (10-15 minutes) down towpath. Leeds City Centre is approx 5 miles away and is easily accessed through the use of a car and bus. Rodley Boat Centre offers some facilities, e.g. water, diesel, pump-out. These are not included with our pricing.</p> <p>Mooring area is frequented by all types of user.</p> <p>On the Off-Side there are fields which go straight to the waters edge.</p> <p>Site is situated just below Owls Swing Bridge which was replaced last year.</p> <p>Problems with Continuous Cruisers in the area appear to be over-stated by neighbours in two residential properties nearby.</p> <p>A stymie gate is present at the entrance to the site.</p>		<p>been helpful with this service as noted by delighted customers.</p>
Halifax Arm	<p>Situated on an arm off the Calder and Hebble in Elland near Halifax, these moorings are on the towpath side.</p> <p>Classed as online, they are on a 'Dead End'.</p> <p>There are no nearby shops as such, however, there is a service station, a public house and hotel at the end of the arm. Further shopping can be sought in nearby Elland and Halifax.</p> <p>An onsite lock keeper resides in the nearby lock cottage.</p> <p>There is a sewerage works nearby, but this has minimal effect on the site.</p> <p>Last year saw the end of a three-year phased price increase for this site to bring its price into line with that of nearby Salterhebble Lock Linear.</p> <p>Moorings are a short cut for a lot of users. Anglers frequent this area and it is seen as mixed use as part of the site is also leased to an angling club.</p> <p>Trees over hang on the offside.</p> <p>Three moorings offer pontooned staging whilst others are against hard standing towpath. The basin at the bottom end of the site offers the best moorings on the arm, although not regulated at the moment.</p>	<p>Access to this site is via the car park at Salterhebble Basin, which has a stoned surface. From there on customers must walk through a pedestrian gate along side the lock on the dirt towpath.</p>	<p>Facilities can be found nearby in the Salterhebble Basin, about two minutes' walk away, which comprise of toilet, elsan, limited car parking and rubbish disposal. A water point is also available at the top of the lock.</p>
Salterhebble Lock Linear	<p>The Salterhebble Lock Linear is a towpath mooring only.</p> <p>Online.</p> <p>Based upon the Calder and Hebble Navigation, approximately 1 hours cruise from Sowerby Bridge.</p> <p>Trees over hang on the offside.</p> <p>There are no nearby shops as such, however, there is a service station, a public house and hotel at the end of the arm. Further shopping can be sought in nearby Elland and Halifax.</p> <p>An onsite lock keeper resides in the nearby lock cottage.</p> <p>There is a sewerage works nearby, but this has minimal effect on the site.</p>	<p>Access to this site is via the car park at Salterhebble Basin, which has a stoned surface. From there on customers must walk through a pedestrian gate over then along side the lock on the dirt towpath.</p> <p>There is no security on this mooring.</p>	<p>Facilities can be found nearby in the Salterhebble Basin, about two minutes' walk away, which comprise of toilet, elsan, limited car parking and rubbish disposal. A water point is also available at the top of the lock.</p>
Anchor Pit	<p>This site is situated on a section of towpath on the Calder & Hebble, below the Anchor Pit flood lock.</p>	<p>Anchor Pit is accessed through an industrial estate just outside Brighouse Town centre. This leads to a dirt track which ends near private houses and a lock property owned by BW.</p>	<p>There are no facilities on site: the nearest are based in Brighouse Basin a short</p>

Site	Setting	Mooring Amenity	Facilities
	<p>The site is based in a rural location, however, the M62 crosses over the Calder and Hebble Navigation quite close by. This does not really detract away from the site and noise is minimal due to the height at which the motorway crosses the navigation.</p> <p>The moorings are situated just inside the flood lock, and off the River Calder.</p> <p>A small, but steep, banking is prevalent along most of the moorings. Some flagstones are laid in several areas from the towpath to alleviate the banks steepness although they are in awkward positions and rarely match with egress points on current moored craft.</p> <p>Beyond the towpath lies a wooded area that overhangs the site.</p> <p>All craft are tied against wooden mooring posts, recently re-furbished in 2007.</p> <p>Amenities can be found away from site in the centre of Brighouse, some located closer on the nearby industrial estate, (sandwich shop and public house), a short drive or walk away. The local train station is at a similar distance, approx 1 mile.</p> <p>A stymie gate covers the entrance to the mooring site.</p>		<p>cruise away.</p>
<p>Brook Foot Lock</p>	<p>Ideal for those who want to be in an 'out of the way' location, this unique site is based in an old lock that used to run in into the River Calder.</p> <p>Offline.</p> <p>Site is just off the main Calder & Hebble Navigation, 1.5 miles outside Brighouse, and next to a working lock.</p> <p>Extremely quiet although reports from a few years ago suggest that some anti-social behaviour in the form of children swimming in the lock nearby has been noted.</p> <p>A popular fishing area is adjacent.</p> <p>Semi-rural location with small industrial area nearby, although this does not detract from the beauty or locale of the site and perhaps does offer some security. Showroom on opposite side of mooring.</p> <p>Last year saw the end of a three-year phased price increase for this site.</p> <p>There appears to be no nearby shops, however, a sandwich van is present most weekdays near to the industrial units. Brighouse town centre is a short drive or cruise away which appears to offer most conveniences and amenities.</p>	<p>Access to the site is gained from the main road past commercial premises. From here customer can drive down dirt access road that is primarily used by anglers to gain access to the anglers.</p>	<p>There are no nearby facilities, These are based at Brighouse Basin a short cruise away.</p>
<p>Bank Dole</p>	<p>Bank Dole is situated on the nexus between the Aire and Calder Main Line and the River Aire, then joining the Selby Canal.</p> <p>Online and offside.</p> <p>The moorings are based upon the off-side of the navigation which makes them quite private.</p> <p>A leased lock property is directly next to the site and beyond this are grassed areas an the lock leading to the river and Selby Canal. The River Calder offers great view and walks, this to the rear of the site.</p> <p>The site has a security fence surrounding it and has carpet grippers nailed to the top of the fence, (Probably not standard BW issue!!).</p> <p>Moorings are adjacent to the Croda chemical works.</p> <p>Nearby amenities in Knottingley, approximately 1 mile away, offering all types of amenities.</p>	<p>Access to Bank Dole is along a dirt track from Knottingley. Beyond this there is a gated car parking area on a standard BW lock and key. Access is then made on foot through the bespoke key operated metal door and onto the moorings which are a mixture of dirt and stone.</p>	<p>Water and Car Parking. Some security provided by fencing, although not fool proof.</p>

Site	Setting	Mooring Amenity	Facilities
Rawcliffe Bridge	<p>Harkers/Hirsts Boat Yard, on the opposite side offer boat repair and building.</p> <p>Situated in a lay-by, out of the direct channel of navigation on the Aire and Calder Main Line.</p> <p>The nearby village of Rawcliffe Bridge offers two public houses, the Black Horse being the nearest but closed for some time now A service station and General Store are also present and with walking distance. The village of Rawcliffe is a little further out of Rawcliffe Bridge, approx 2 miles, offering further conveniences including takeaways.</p> <p>As the site is on the Aire and Calder Main Line, freight traffic pass regularly.</p> <p>Site offers some grassed areas below the flood bank which are owned and maintained by the EA. Beyond the flood bank is the Dutch River.</p> <p>Moorings are pontoon style in the majority, although some larger berth are available in-between on the bank side.</p> <p>The area is overshadowed by the Croda chemical plant which rumours tell of operations ceasing due to the site now not being suitable for their expanding operations, this yet to be confirmed. The site currently prevents overnight stays due to blast zone, although are allowed on the visitor provision nearby.</p> <p>The nearby village of Rawcliffe Bridge offers two public houses, the Black Horse being the nearest but closed for some time now A service station and General Store are also present and with walking distance. The village of Rawcliffe is a little further out of Rawcliffe Bridge, approx 2 miles, offering further conveniences including takeaways.</p>	<p>Access to the site is through a gated entrance adjacent out buildings next to the Black Horse public house. This is over Environment Agency property and consists of dirt access track and flood bank.</p>	<p>Limited Car Parking and rubbish disposal.</p>
Rawcliffe Bridge Fenced	<p>Situated in a lay-by, out of the direct channel of navigation on the Aire and Calder Main Line.</p> <p>Semi-offline, towpath side.</p> <p>Site is basically the same as Rawcliffe Bridge but is classed as fenced further to three areas within its confines having spiked, bespoke key access onto pontoon areas.</p> <p>As the site is on the Aire and Calder Main Line, freight traffic pass regularly.</p> <p>Site offers some grassed areas below the flood bank which are owned and maintained by the EA. Beyond the flood bank is the Dutch River.</p> <p>The area is overshadowed by the Croda chemical plant which rumours tell of operations ceasing due to the site now not being suitable for their expanding operations, this yet to be confirmed. The site currently prevents overnight stays due to blast zone, although are allowed on the visitor provision nearby.</p> <p>Moorings are pontoon style in the majority, although some larger berth are available in-between on the bank side.</p> <p>Semi-offline, towpath side.</p>	<p>Access to the site is through a gated entrance adjacent out buildings next to the Black Horse public house.</p>	<p>Limited Car Parking and rubbish disposal. Spiked, gated access to pontoons. Keys available to those who moor on this part of the site only.</p>