

SHADWELL



Neighbourhood Plan

2020-2033



Contents

1	Introduction	3
2	A Vision for Shadwell	6
3	General Policy GEN 1	8
4	Policy HLC1: Development in Conservation Areas	9
5	Policy HLC2: Non-Designated Heritage Assets	12
6	Policy HLC3: Positive Design.....	16
7	Policy ENV1: Village Envelope and the Rural Environment.....	20
8	Policy ENV2: Trees, Hedges and Gardens	23
9	Policy ENV3: Local Green Spaces	27
10	Policy COM1: Retention of Community Facilities.....	30
11	Policy INF1: Infrastructure Provision and Design	32
12	Policy HOU1: Housing Mix.....	34
13	Delivery Plan.....	38
14	Appendix A: Heritage Assets.....	43
15	Appendix B: Local Character.....	61
16	Appendix C: Design Guidance.....	71
17	Appendix D: Local Green Spaces.....	73
18	Appendix E: Local Community Facilities.....	81

Maps (high resolution maps can be found at <http://www.leeds.gov.uk/NP>)

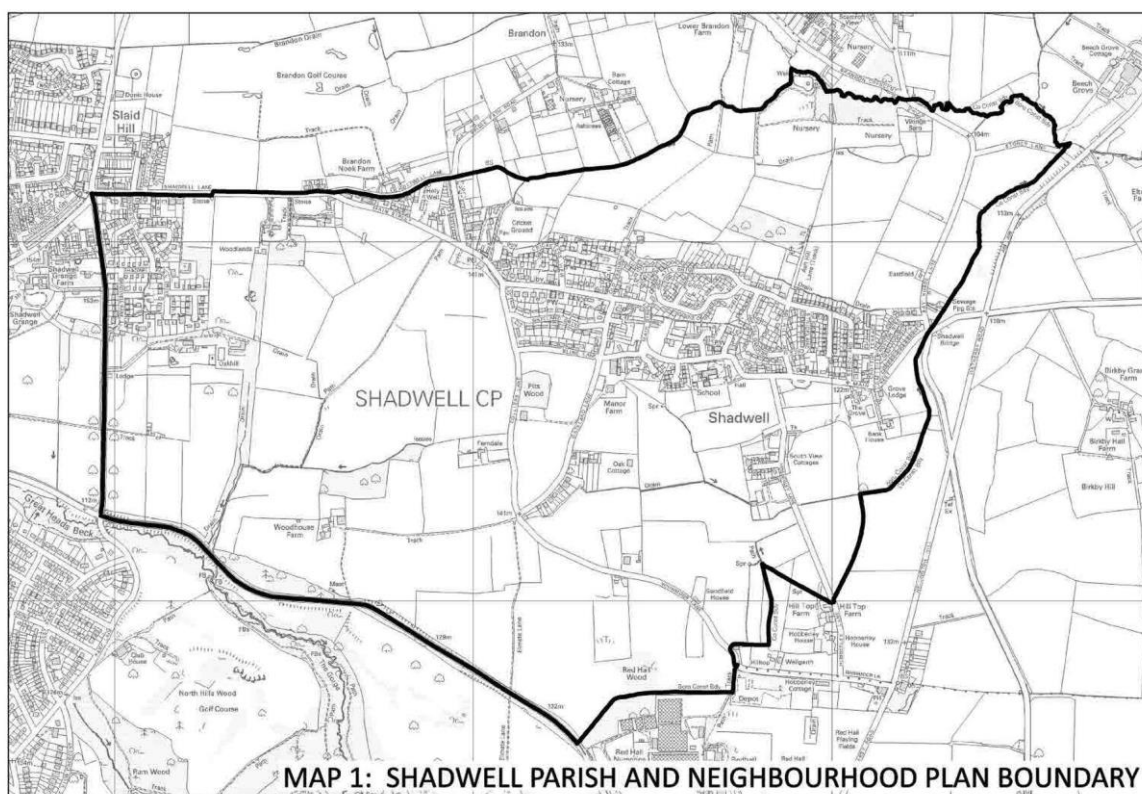
Map 1: Shadwell Parish and Neighbourhood Plan.....	3
Map 2: Village Envelope.....	7
Map 3: Conservation Areas.....	10
Map 4: Character Areas and Non-designated Heritage Assets.....	14
Map 5: Views.....	17
Map 6: Local Green Spaces.....	29
Map 7: Community Facilities.....	31
Map 8: Connections.....	41
Map 9: Enclosure Award Map	44

1 Introduction



1.1 About Shadwell

1.1.1 Shadwell Parish, the Neighbourhood Area, lies to the north of the A6120 Ring Road and west of the A58, Wetherby Road, and includes the village of Shadwell, the open countryside within which the village is set, and the Shadwell Parks at Slaid Hill - part of the main urban area of Leeds. The village is surrounded by Green Belt, with land to the north of the Parish designated an Area of Special Landscape Value (see Map 2).



© Crown copyright and database rights 2014 Ordnance Survey 100019567 Scale 1:8000 @ A3

- 1.1.2 Despite its location close to the main urban area, Shadwell retains the characteristics of a village: a small settlement with an attractive historic core; a rural landscape setting; a thriving community life; and a distinct identity arising from all those attributes.
- 1.1.3 With a description in the Domesday Book, two conservation areas and ten listed buildings or structures, the historic character of the village is of great importance. That character, in the linear core of the village along Main Street, is exemplified by its traditional stone architecture and domestic scale of detached properties, small cottages and independent farm complexes with buildings, walls and garden greenery aligning tight bends. Late 20th century expansion to the north, east and west of the village has retained the overall linear form of the village (see sections 4 to 6, 8 and 9).
- 1.1.4 The surrounding landscape helps to define the village's rural qualities. Key views both southward and northward from Main Street and from the edges of the village over the undulating hills and valleys provide a direct connection to its historic agricultural setting (see Maps 3 and 5). Traces of medieval cropmarks and post-medieval ploughing and the field pattern of the early 19th century enclosures provide a valued connection with the village's long agricultural history (see Map 9). The isolated groups of buildings within the countryside also generally date from or are based on buildings originating in that period (see section 7).
- 1.1.5 Shadwell Parish has a population of about 1,900, and a range of community facilities whose functions and activities contribute to the life of Shadwell as a whole and help to cement its distinct identity as a rural village community (see sections 10 and 12).

1.2 The Neighbourhood Plan

- 1.2.1 Shadwell Neighbourhood Plan sets out a vision and locally-specific policies for the development of land within Shadwell Parish until 2033. These are in general conformity with the strategic policies in the Leeds Local Plan. If there is a majority yes vote in a referendum, Shadwell Neighbourhood Plan will also become part of the statutory Leeds Local Plan and will be used in determining planning applications and appeals.

1.2.2 The **Vision** for the future development of Shadwell is set out in **Section 2**.

1.2.3 The **Objectives**, also set out **Section 2**, describe how the Vision can be achieved.

1.2.4 **Policies** intended to help achieve the Vision and Objectives are set out in **sections 3-12**. For each policy, the document sets out the objective(s) they aim to assist, the evidence on which they are based, and how they conform to overarching national and local policies. Planning Policies are shown on a **green** background. Site-based policies are shown on the individual topic maps. The policies are applicable both individually and as a whole: development will be subject to all the relevant policies in the Plan, as well as adopted Leeds Local Plan policy.

1.2.5 **Community Action Projects** are included in **Section 13**, to be carried out in partnership with a variety of organisations and for which planning policies are inappropriate. These are set out in the form of a Delivery Plan which includes priorities. Projects are shown on an **orange** background.

- 1.2.6 Appendices in Sections 14-17 include detailed information and additional evidence describing specific attributes:
- 14. Appendix A. Non-designated heritage assets
 - 15. Appendix B. Local Character and Design Guidance
 - 16. Appendix C. Local Green Spaces
 - 17. Appendix D. Local Community Facilities
- 1.2.7 The Shadwell Neighbourhood Plan is required by the legislation to meet the following basic conditions:
- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
 - the making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area), and;
 - the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.
- 1.2.8 If policies or allocations in the Leeds Local Plan affecting Shadwell change as a result of its review at any time, then policies in the Neighbourhood Plan affected as a result would also need to be reviewed and this would be subject to further consultation with the community and relevant stakeholders at that time.

1.3 Public Engagement

- 1.3.1 The Parish Council resolved to prepare a Neighbourhood Plan on 13th February 2012 (minute 367/11).
- 1.3.2 Following the Annual Parish Meeting on 2nd April 2012 and a further public Parish Meeting on 25th June 2012, a steering group was set up to oversee the development of the Plan. The Parish boundary was designated as the Shadwell Neighbourhood Area by Leeds City Council on 17th September 2012.
- 1.3.3 There were four key public engagement stages in the preparation of the Plan:
- Survey and Questionnaire – Jan-June 2013
 - 315 responses, about 17% of the population, were received
 - Issues and Options– March 2014-March 2015
 - Including preparation of the Vision and Objectives, children’s survey and character appraisal walkabout
 - Policy Intentions – June 2017-Sept 2018
 - Pre-submission draft – Sept-Nov 2018
 - Including statutory consultation period 22nd September to 3rd November 2018
- 1.3.4 Comments received at all stages and in particular during the statutory consultation period, have been taken into account in the formulation of the Plan submitted for Examination. Further details of the public engagement are included in the Shadwell Neighbourhood Plan Consultation Statement.

2 A Vision for Shadwell

2.1 Vision

- 2.1.1 The vision reflects the views of the community – residents, businesses and other stakeholders – expressed through public meetings and questionnaires and was endorsed unanimously by those attending the exhibition in November 2014.
- 2.1.2 This public engagement throughout the preparation of the plan has revealed the importance of retaining Shadwell’s village atmosphere - a combination of its historic and visual character, its setting within a rural landscape, its facilities, its community life and its resulting distinct identity.
- 2.1.3 To that end, there has been strong support in the community for retaining the boundaries of the built-up village and the protection of the countryside around it. This is not only because large scale development beyond the village envelope and into the Green Belt would adversely affect the character of the surrounding historic landscape, but it would also put additional strain on the physical and social infrastructure, diminishing Shadwell’s qualities as a small village. Nevertheless there are some improvements that could be made, for example:
- There are more older people and fewer young adults in the population of Shadwell compared to Leeds as a whole, and accommodating their housing needs in any limited development would be beneficial, to provide older people with suitable homes and to enable younger adults to remain in Shadwell.
 - Through traffic on Main Street, with its narrow, winding route through the centre of the historic core, and a lack of parking space, makes pedestrian and cyclist movement more hazardous.

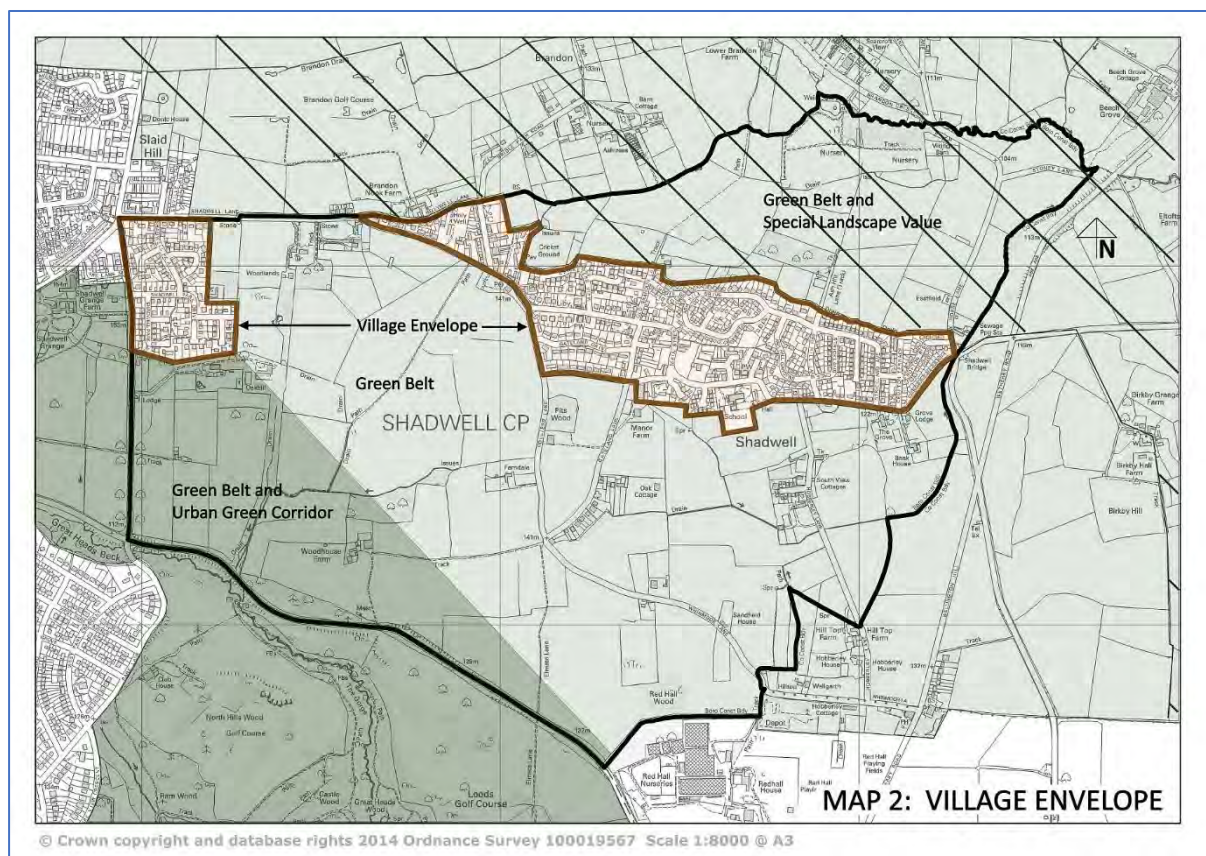
Our **vision** for Shadwell in 2033 is that:

- The village atmosphere – the distinct identity provided by its historic rural setting, its heritage and visual character – will have been retained and strengthened;
- Change through development will have been small-scale, without encroaching on the surrounding countryside;
- existing valued cultural and community facilities and structures will have been retained and/or sensitively improved to provide a stimulating social and educational environment for all;
- residents’ ability to move about safely will have been improved, and good links between Shadwell and its surroundings maintained; and
- residents of all ages and abilities will have been accommodated within the village where practicable

2.2 Objectives

2.2.1 To achieve this Vision, nine **Objectives** have been identified:

Village atmosphere	1	Preserve the setting of the village in the Green Belt and open countryside. Focus development within the village envelope (see Map 2).
	2	Ensure development respects the existing visual character of Shadwell and provide guidance on maintaining and improving the local distinctiveness of buildings and the landscape of the spaces between them.
Community facilities	3	Retain existing valued community facilities and support new or replacement facilities which support the needs of residents.
	4	Promote the provision of a small health clinic.
	5	Retain and maintain existing allotments and promote the establishment of further allotments.
Infrastructure	6	Promote improvements to roads, footways and footpaths.
	7	Promote improvements to the public transport system to meet the needs of residents, compatible with the rural village setting.
	8	Shape the provision of telecom and micro-energy infrastructure, suitable for residents' current and anticipated needs, in a way which respects the character of Shadwell.
Housing	9	Promote the provision of dwellings suitable for older and younger people, of an appropriate scale and in appropriate locations.



3 General Policy GEN 1

3.1 Policy GEN1 Policy Intention

3.1.1 To provide an overview of the priorities which the Neighbourhood Plan seeks to achieve. It encapsulates the elements of the Vision into a single overarching policy for Shadwell.

3.2 Policy GEN1 Relevant Objectives

3.2.1 All the objectives are relevant to this policy.

3.3 Policy GEN1 Evidence and Justification

3.3.1 The Vision reflects the views of the Shadwell community expressed during public engagement on the Neighbourhood Plan, through the questionnaire and the various events.

3.3.2 Each of the themes indicated in the Policy are the subject of further detailed policies, for which there is additional evidence and justification, see Sections 4 - 12. Additional assessments of heritage assets, local character (with design guidance), local green spaces and community facilities are provided in the appendices and development proposals will be considered in relation to the information and guidance therein.

3.3.3 The following policy sets the overall aims for any development within Shadwell.

Policy GEN1 – Enhancing Shadwell

Proposals for development should, where appropriate:

- retain and enhance Shadwell’s distinct identity including its historic rural setting, its heritage assets and its visual character;
- improve the provision of community facilities;
- promote easier access for all;
- improve services provision; and/or
- provide for the housing needs of Shadwell.



4.1 Policy HLC1 Development in Conservation Areas: Policy Intention

- 4.1.1 To ensure that development within the Conservation Areas recognises and respects the existing quality of the heritage setting in which it is located and that applicants understand the significance to Shadwell of these heritage assets.

Objective 2: Ensure development respects the existing visual character of the village and provide guidance on maintaining and improving the local distinctiveness of buildings and the landscape of the spaces between them

4.2 Policy HLC1 Development in Conservation Areas: Justification and Evidence

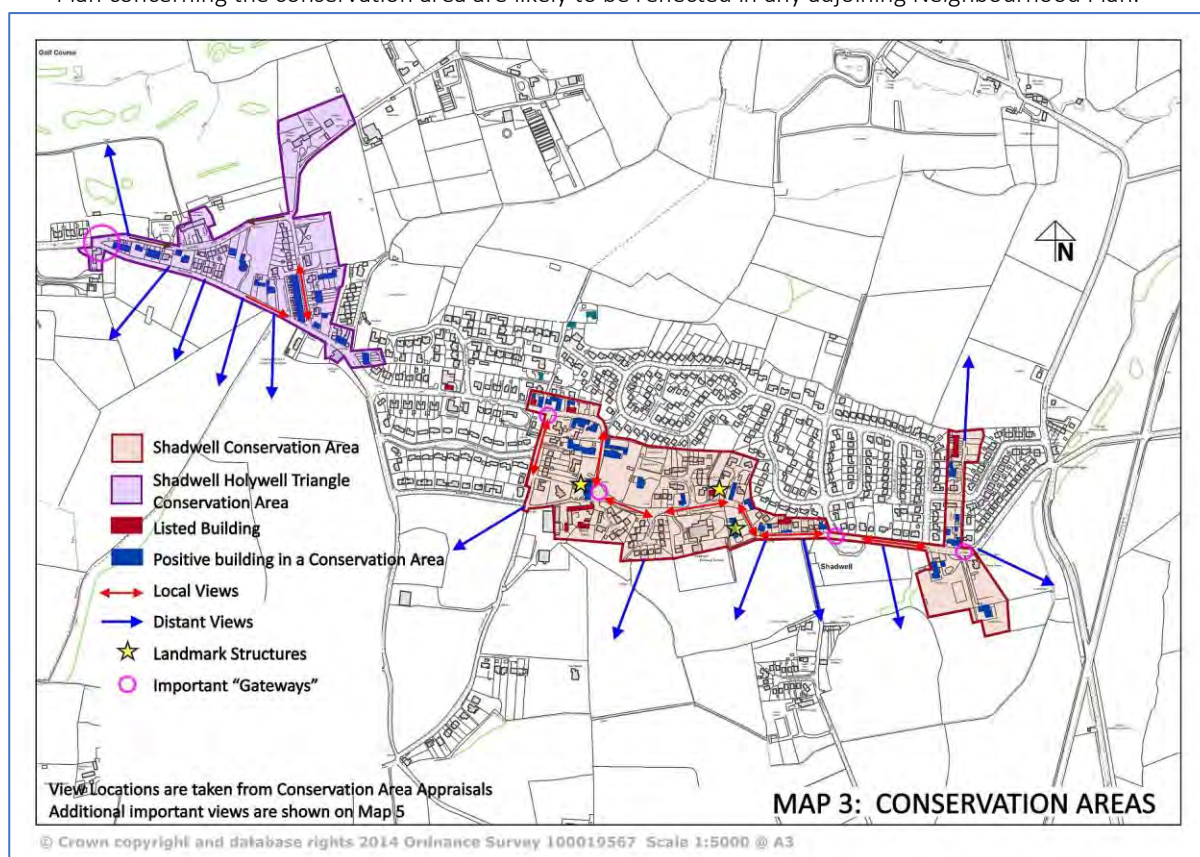
- 4.2.1 The historic core of the village is now defined by the Shadwell Conservation Area (see Maps 3 and 4), which was first designated on 17th September 1973, making it one of the earliest in Leeds. A later review, including a Conservation Area Appraisal and Management Plan, extended the original boundary to the east to include the historic architecture around Crofton Terrace (25th September 2012). The Appraisal summarises the character of the conservation area thus:

“The rural setting enables Shadwell to retain the feel of an isolated agricultural village, with key views into open countryside further emphasising this” and continues: “History, architecture, the surrounding countryside and the character of space within the conservation area are all positive elements of Shadwell that help to shape its distinctive character, one that is well worthy of protection.”

- 4.2.2 The Shadwell Holywell Triangle Conservation Area was designated in 2019. The Conservation Area Appraisal and Management Plan summary of the character of the conservation area states:

“Varied and important architecture including large detached villas, workers’ terrace rows and historic farm buildings highlight Shadwell as a settlement with a history of gradual and piecemeal development over a long period of time”

- 4.2.3 The Appraisals provide extensive guidance for development within the conservation areas and will be the primary source for providing information on how development there can recognise and respect the existing quality of the heritage setting in which it is located. Part of the Shadwell Holywell Triangle Conservation Area is outside the Neighbourhood Area and any additional policies in this Neighbourhood Plan concerning the conservation area are likely to be reflected in any adjoining Neighbourhood Plan.



- 4.2.4 Living in historic built environments is linked in adults to a strong sense of place:

“Society has much to gain from strengthened communities whose residents have increased social capital. There is evidence from many quarters that a range of beneficial outcomes can flow from people having a strong sense of place” Sense of Place and Social Capital and the Historic Built Environment - Report of Research by International Centre for Cultural and Heritage Studies for English Heritage (now Historic England) August 2009 p49.

- 4.2.5 In the survey 76.8% of respondents thought the Conservation Areas were important or highly important. In the Issues and Options questionnaire, 95.8% of respondents agreed with the design guidance suggested which is reflected in the Conservation Area Appraisals.
- 4.2.6 There are ten Listed Buildings or structures in Shadwell, all Grade II, and these are shown in Appendix A. Development involving listed buildings and their setting is controlled by other legislation.
- 4.2.7 Within the Conservation Areas, there are some buildings or structures of merit which have been identified in the Conservation Area Appraisals as “Positive Buildings”. It is important that any development involving these recognises their significance and preserves or enhances the positive effect they have on the appearance of the Conservation Area.

4.3 Policy HLC1: Development in Conservation Areas: National and Local Policy

- 4.3.1 Applicants for development affecting a heritage asset are expected to describe its significance, in sufficient detail to understand the potential impact on of the proposal on its significance:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting" (National Planning Policy Framework [NPPF] para 189).

"Where appropriate, heritage statements assessing the significance of assets, the impact of proposals and mitigation measures will be required to be submitted by developers to accompany development proposals" (Leeds Core Strategy Policy P11)

Policy HLC1 informs where that requirement would be appropriate in Shadwell.

- 4.3.2 The appearance of new development and extensions can have a dramatic effect on the special architectural and historic character of the conservation areas in Shadwell. Amongst other things, these areas are distinctive in their current and historic relationship to the rural landscape setting, the scale, form and materials of the buildings and structures which that relationship produced, and the contrast between small properties in a tight spatial arrangement on the one hand and larger properties in mature garden settings on the other. A statement, commensurate with the scale of the proposal, will demonstrate an understanding of the significance of the location in relation to Shadwell's heritage and ensure that applicants have considered the effect of their proposals on its historic and architectural character, as described in Appendix B and the two Conservation Area Appraisals and Management Plans and that as a result, development will be of benefit to that particular character.

Policy HLC1 – Development in Conservation Areas

Proposals for development within the Conservation Areas should be accompanied by a statement, proportionate to the scale and impact of the development, demonstrating:

- an understanding of the historic significance of the site and its setting as set out in Appendix B and the relevant Conservation Area Appraisal and Management Plan, and;
- how the particular character of the Conservation Area will benefit from the development.



5.1 Policy HLC2: Non-Designated Heritage Assets: Policy Intention

- 5.1.1 To ensure that new development affecting non-designated heritage assets recognises and respects the existing quality of the heritage asset and its setting and that applicants understand the significance to Shadwell of the heritage asset.

Objective 2: Ensure development respects the existing visual character of Shadwell and provide guidance on maintaining and improving the local distinctiveness of buildings and the landscape of the spaces between them

5.2 Policy HLC2: Non-Designated Heritage Assets: Evidence and Justification

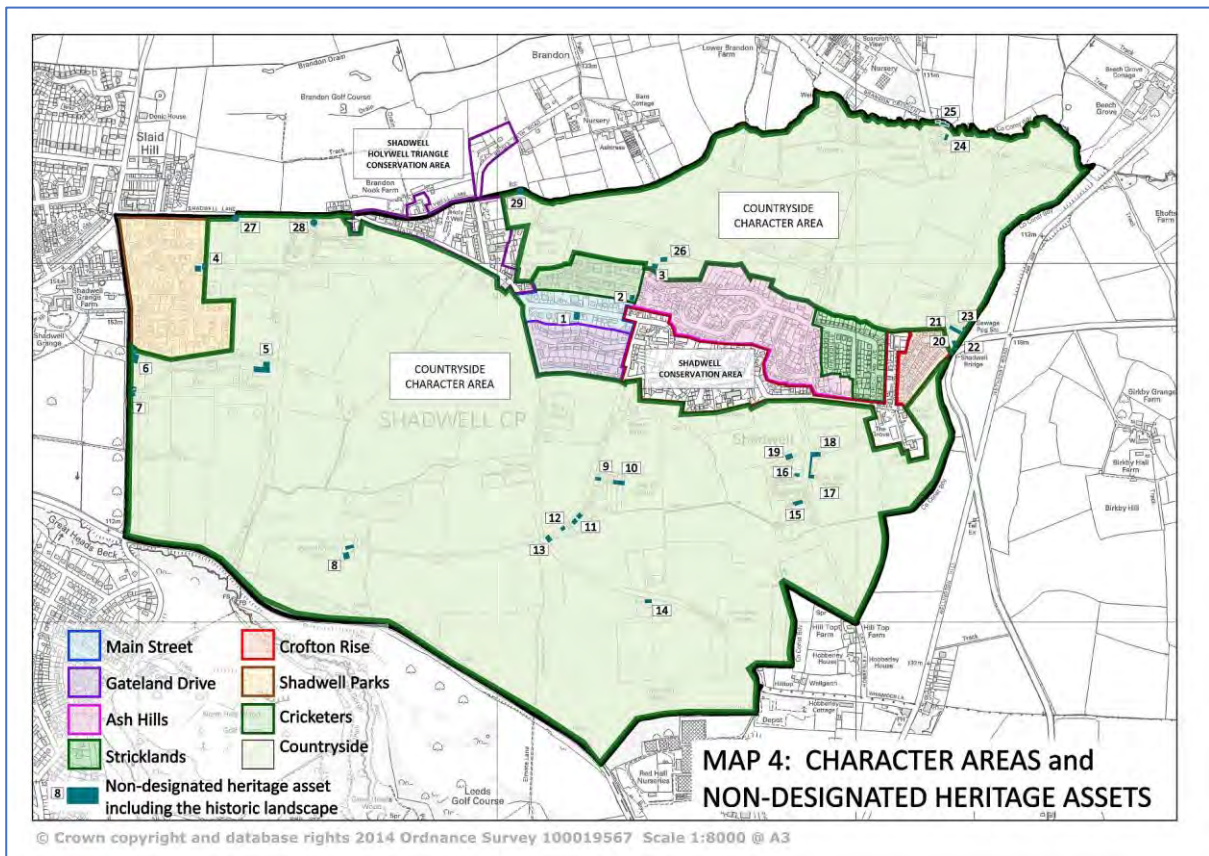
- 5.2.1 Several buildings and structures in Shadwell which are not designated (i.e. not listed and not in a conservation area) are nevertheless of local significance, either because of their local historic value or because of their architectural quality and positive appearance. Development involving such “non-designated heritage assets” should recognise their significance and ensure that their positive attributes are respected.
- 5.2.2 Positive buildings within the conservation areas have been identified in the two Conservation Area Appraisals and Management Plans. The following non-designated heritage assets, outside the conservation areas, have been identified from local historical publications (e.g. “Shadwell and its People” Shadwell Historical Society, 1978) through consultation workshops and walkabouts, and by using the criteria set out in Historic England’s “Good Practice Guide for Local Heritage Listing”. They are listed below, shown on Map 4 and the individual assessments are contained in Appendix A.

NON-DESIGNATED HERITAGE ASSETS

1. *Methodist Chapel Main Street;*
2. *7, Old Brandon Lane;*
3. *16-18 Old Brandon Lane;*
4. *Highfield, 21 Shadwell Park Gardens;*
5. *Oakhill, Roundhay Park Lane;*
6. *Oakfield House, with gate piers, Roundhay Park Lane;*
7. *Gate piers and walls, Roundhay Park Lane entrance to Oakhill;*
8. *Woodhouse Farmhouse and Barns;*
9. *Elm Tree House (81);*
10. *Gladstone Villas (69-73), Gateland Lane;*
11. *95-101, Gateland Lane;*
12. *103-105 Gateland Lane;*
13. *1-3 Winn Moor Lane;*
14. *Wainscott, Winn Moor Lane;*
15. *Hobberley Lodge, Hobberley Lane;*
16. *South View House, Hobberley Lane;*
17. *South View Cottage and garden wall, Hobberley Lane;*
18. *Poplar View and garden wall, Hobberley Lane;*
19. *Clifton Cottage, Hobberley Lane;*
20. *Bridge Cottage, Bay Horse Lane;*
21. *1-3 Bridge Terrace, Bay Horse Lane;*
22. *Shadwell Bridge walls, Bay Horse Lane/Carr Lane/Coal Road;*
23. *Pumping station, off Bay Horse Lane;*
24. *Viking Barn, Bay Horse Lane;*
25. *Bay Horse Farmhouse and 1&2 Bay Horse Cottages, Bay Horse Lane;*
26. *Norwood House, 20 Old Brandon Lane*
27. *Boundary/Mile Stone, Shadwell Lane;*
28. *Pair of stones, south of Shadwell Lane, leading to Dan Quarry;*
29. *Boundary Stone, north-east of Holywell Park .*
30. *Historic Landscape.*

5.2.3 The rural landscape setting of Shadwell is integral to its history and a significant part of its heritage. As an agricultural settlement dating from pre-Domesday, farming has been a continuous activity through the ages, and the landscape today reflects in particular the changes which formed enclosed fields following the 1807 Inclosure Award, still evidenced in many extant hedgerows. The Leeds Historic Landscape Characterisation Project (Historic England/West Yorkshire Archaeological Advisory Service Jan 2017) classifies all the land around Shadwell as enclosed land (Fig.19, p77), while the West Yorkshire Historic Environment Record (HER) includes visible ridge and furrow crop marks (record no 16457). Use of the land for agriculture is part of a historical continuum since Shadwell's early history and the landscape it has created is one of its most important heritage assets, and further evidence of that is included in Appendix A. The boundary of the historic landscape as a non-designated heritage asset is coincident with that of the Countryside as a Character Area in Map 4.

5.2.4 The character areas identified in Map 4 and Appendix B are addressed by Policy HLC3.



5.3 Policy HLC2: Non-Designated Heritage Assets: National and Local Policy

5.3.1 The NPPF provides the national policy background for development involving all heritage assets, e.g.: designated heritage assets such as listed buildings and conservation areas, and non-designated heritage assets.

"the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application" (NPPF Para 197).

5.3.2 Government planning practice guidance indicates that non-designated heritage assets can be identified by neighbourhood plans (Paragraph: 040 Reference ID: 18a-040-20190723).

5.3.3 Leeds Core Strategy Policy P11 includes non-designated heritage assets:

"The historic environment, consisting of archaeological remains, historic buildings townscapes and landscapes, including locally significant undesignated [sic] assets and their settings, will be conserved and enhanced, particularly those elements which help to give Leeds its distinct identity."

5.3.4 The significance of non-designated heritage assets is less than designated assets, therefore it is considered that a statement is not justified. However, the following policy requirement for an applicant to demonstrate, through the design itself and plans submitted, an understanding of the heritage significance will ensure that applicants have considered the effect of their proposals on it. Appendix B provides guidance for development in Shadwell which will be applicable to non-designated heritage assets.

Policy HLC2 – Development involving non-designated heritage assets

Proposals for development involving any non-designated heritage asset (including those identified on Map 4 and in Appendix A) outside the conservation areas should demonstrate:

- an understanding of the historic significance of the asset; and
- how the development will respect its heritage attributes..



6.1 Policy HLC3: Positive Design: Policy Intention

- 6.1.1 To encourage best practice in design in all areas and ensure new development respects the existing character of areas of Shadwell outside the Conservation Areas (see Map 4 and Appendix B).

6.2 Policy HLC3: Positive Design: Evidence and Justification

- 6.2.1 High quality design means achieving the best possible outcome from a consideration not only of the potential users' requirements but also of the surrounding context.

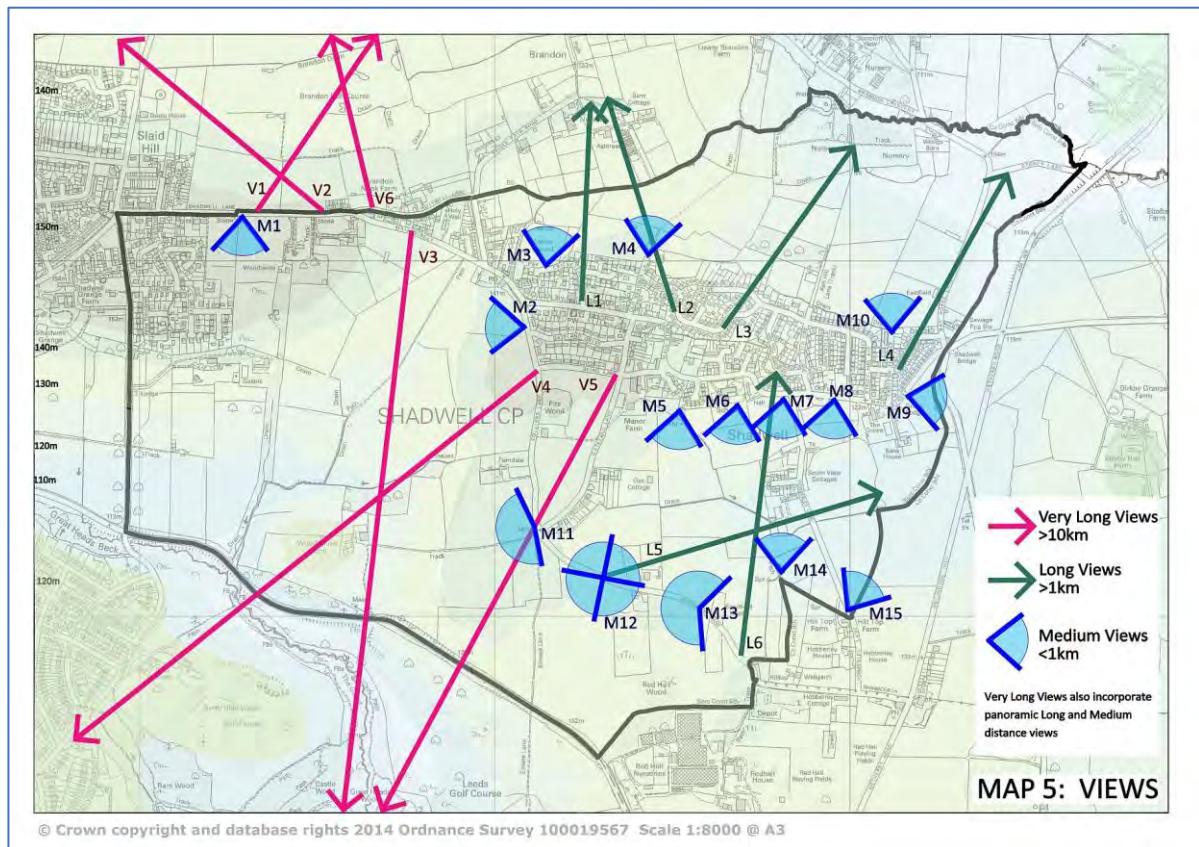
Objective 2: Ensure development respects the existing visual character of Shadwell and provide guidance on maintaining and improving the local distinctiveness of buildings and the landscape of the spaces between them

Good urban design is essential if we are to produce attractive, high-quality, sustainable places in which people will want to live, work and relax... Good design always arises from a thorough and caring understanding of place and context. ("By Design - Urban design in the planning system: towards better practice" DETR 2000 – Foreword)

- 6.2.2 That context includes buildings, the spaces between them and their accessibility as well as climate and climate change. Positive design will respect and where appropriate improve the quality of the environment to which it will contribute.
- 6.2.3 Good design has positive benefits - it can add economic value to buildings and community value to places. A well-designed group of buildings, a street, or a green space can make people feel better about the place they are in. Just as the best designs of the past are treasured for their contribution to Shadwell's local distinctiveness, so too the developments of the future need to maintain the quality of design displayed by the best of the past.
- 6.2.4 The design of new development therefore needs to be based on an understanding of the character of its location: the evolution and pattern of existing streets and spaces, and the quality of the existing building forms, materials and architectural detailing. The Conservation Appraisals for Shadwell's two conservation areas describe their special character and provide recommended actions which will assist

in preserving and enhancing that character in those areas. Outside the conservation areas and within the village envelope, most development has been in the form of suburban type estates, with designs base on the stylistic approaches current at the time of building. Nevertheless, despite common themes of scale and form, each of these areas is distinctive: in addition to differing building styles, that distinctiveness derives from the location, the topography, the pattern of development and the spaces, views and vistas created (see Maps 3 and 5). The character of these areas is described in more detail in Appendix B but even this is not exhaustive and those proposing development will need to carry out their own assessment.

6.2.5 In addition to the local views and vistas particular to individual character areas there are many views that are important to the area as a whole, linking the village envelope to its rural landscape, both near and far. These can be categorised as very long views, more than 10km, relating Shadwell to its regional location; long distance views of over 1km toward areas beyond the immediate surroundings; and medium distance views of less than 1km, most panoramic, revealing the qualities of the open countryside beyond the village envelope, and anchoring the village within its historic, rural landscape setting. Very long-distance views incorporate long and medium -distance views, while long-distance views incorporate medium-distance views. The views identified are not necessarily from a single spot – many are available from continuous locations along a road or path, and individual assessments of development proposals affecting them will be necessary.



VIEWS

VERY LONG DISTANCE VIEWS >10km

V1: *Shadwell Lane northeast to North York Moors.*

V2: *Shadwell Lane north-west over Wharfedale.*

Both V1 and V2 views are available from most of this length of Shadwell Lane

- V3: *Main Street south to Emley Moor mast and beyond to the Peak District. This view is available from most of this length of Main Street, and includes medium distance panoramic views.*
- V4: *Colliers Lane south-west to Leeds city centre towers and the Peak District/south Pennines beyond..*
- V5: *Blind Lane/Gateland Lane south to south-west, across Leeds city centre to Emley Moor and the Peak District beyond.*
- V6: *Hollywell Lane north to Wharfedale*
- All Very Long distance views also incorporate long distance views and medium distance panoramic views.*

LONG DISTANCE VIEWS > 1km

- L1: *Cricketer's View north over rooftops toward Tarn Lane.*
- L2: *Ash Hill Drive north-west over rooftops toward Tarn Lane.*
- L3: *Ash Hill Drive north-east over rooftops toward Ling Lane.*
- L4: *Crofton Rise north-east over rooftops toward Ling Lane.*
- L5: *Winn Moor Lane north-east to Birkby Hill, incorporating medium distance panoramic views.*
- L6: *Winn Moor Lane north to Shadwell village, incorporating medium distance panoramic views.*

MEDIUM DISTANCE VIEWS <1km

- M1: *Shadwell Lane, southward, along the full length of the road where it adjoins fields.*
- M2: *Colliers Lane, westward to Main Street and including fields with ridge and furrow markings (see Map 9).*
- M3: *Cricketer's View, north across the old cricket ground.*
- M4: *Old Brandon Lane, northward.*
- M5: *Manor Court footpath, southward.*
- M6: *School playing field, southward.*
- M7: *Main Street (east of Hobberley Lane), southward.*
- M8: *Main Street (along and west of the bus terminus), southward.*
- M9: *Main Street, east over the beck to Coal Road.*
- M10: *Crofton Terrace, north.*
- M11: *Colliers Lane/Winn Moor Lane, 180° view westward.*
- M12: *Winn Moor Lane, 360° view.*
- M13: *Winn Moor Lane, 270° view westward.*
- M14: *Footpath 109, northward.*
- M15: *Hobberley Lane, north-eastward toward Wetherby Road and Birkby Hill.*

- 6.2.6 The requirements for good design apply to development of any scale: even alterations to existing buildings should ensure that existing qualities are not compromised. Good design does not necessarily mean copying the existing exactly: new development which is clearly of its current period can also be appropriate in the right location, where it still respects the scale and other dominant qualities of its local surroundings such as the palette of materials and where it will enhance the existing character. Like all new development, the reasons for its design must be justified.

- 6.2.7 “Building in Context” (CABE and English Heritage 2006) states that the *“right approach is to be found in examining the context for any proposed development in great detail and relating the new building to its surroundings through an informed character appraisal”* (p5). It goes on to state that a successful project will:
- *“relate well to the geography and history of the place and the lie of the land;*
 - *sit happily in the pattern of existing development and routes through and around it;*
 - *respect important views;*
 - *respect the scale of neighbouring buildings;*
 - *use materials and building methods which are as high in quality as those used in existing buildings, and;*
 - *create new views and juxtapositions which add to the variety and texture of the setting.”* (p5).
- 6.2.8 Good design also aims to improve environmental sustainability by reducing reliance on non-renewable resources, including using appropriate materials from sustainable sources, reducing waste, improving insulation and providing renewable energy sources where possible.
- 6.2.9 Design guidance, specifically intended for development within Shadwell, is provided in Appendix B.

6.3 Policy HLC3: Positive Design: National and Local Policy

6.3.1 The NPPF states that:

“The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, (and) creates better places in which to live and work” (NPPF para 124) and that *“Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development”* (NPPF para 125)

6.3.2 The Core Strategy reinforces that, stating in Policy P10:

“New development for buildings and spaces, and alterations to existing, should be based on a thorough contextual analysis and provide good design that is appropriate to its location, scale and function.”

6.3.3 By encouraging those proposing development to achieve excellence in design, the following policy will ensure that any development respects local distinctiveness and particularly those aspects defined within this Plan:

Policy HCL3 – Positive Design

Proposals for development should be of high-quality design that respects local distinctiveness and character and has regard to the Character Area appraisal in Appendix B and Map 4 and the Design Guidance in Appendix C. Development proposals should respect:

- the scale of buildings in the locality, their materials and detailed design features;
- townscape setting, including the Gateway I, Landmark Structures and local views identified in Map 3;
- the spaces between buildings including existing trees, hedges and planting and hard landscape features such as boundary walls, fences and natural paving materials.



7.1 Policy ENV1: Village Envelope and the Rural Environment - Policy Intention

- 7.1.1 To concentrate development within the village envelope and to ensure the village retains its rural setting.

Objective 1: Preserve the setting of the village in the Green Belt and open countryside.

Focus development within the village envelope

7.2 Policy ENV1: Village Envelope and the Rural Environment – Justification and Evidence

- 7.2.1 Shadwell is located close to the edge of the Leeds conurbation. While the Shadwell Parks are within the Main Urban Area as defined by the Core Strategy, Shadwell village itself maintains its rural setting, surrounded by green fields and woodland providing a diverse ecology. For that reason, development will be directed toward the existing built-up area of Shadwell - the village envelope which is defined on Map 2 as the Parish area excluding the Green Belt
- 7.2.2 All the countryside surrounding the village is included in the Leeds Green Belt with land to the north also designated a Special Landscape Area (positive factors: strong structure and visual unity, interesting topography, high scenic quality, attractive groups of buildings, natural or semi-natural woods, trees, hedgerows, water bodies). An area alongside the Ring Road is designated an Urban Green Corridor (see Map 2). This area of Green Belt is particularly important in achieving one of its main aims – preventing the coalescence of settlements – in view of the proximity of the main urban area of Leeds. All the land identified as Green Belt is of a high visual quality and is virtually all well-used agricultural land.
- 7.2.3 The relationship between the village and its surrounding countryside is an extremely strong one, in terms of both use and visual experience. Continuing agricultural activity throughout Shadwell’s history has resulted in a rural landscape setting for the village which is one of Shadwell’s heritage assets. The western part of the village itself is at the highest point of an undulating landscape, with shallow valleys to the north, east and west. There are panoramic long-distance views over Leeds to the Pennines, west to Wharfedale and over the Vale of York to the North Yorkshire Moors (see Map 5). These, together with a variety of attractive medium and short distance views of fields, hedgerows, hedgerow trees and woodland within its folds, are an important characteristic of Shadwell. These views (shown on Maps 3

and 5) have consistently been identified by the local population as one of the most important aspects of Shadwell. In the initial survey, 94% of respondents considered the rural atmosphere to be important (12.1%) or highly important (81.9%). The countryside provides a natural, historic, beautiful and cherished landscape setting providing a degree of separation from the city and is a contributing factor in giving Shadwell its rural identity.

- 7.2.4 The rural environment is also an important contributory factor in the health and well-being of residents. It is widely recognised that viewing and being within the natural environment can be beneficial for mental and physical well-being (“A review of nature-based interventions for mental health care” Natural England 2016). Government statistics show that “*The health of people in rural areas is on average better than that of urban areas with higher life expectancy and infant mortality and a lower number of potential years of life lost (PYLL) from cancers, coronary heart disease and stroke*” (“Health and wellbeing in rural areas” Local Government Association and Public Health England 2017, quoting Public Health Mortality Statistics).
- 7.2.5 The local flora and fauna are extremely diverse, especially given the proximity to the main urban area. For instance, there are thriving badger, deer, and vole populations; red kites and kestrels are commonly seen above agricultural land, and woodpeckers and owls are common within the woodland areas. “Shadwell and its People” provides a comprehensive list of plants growing in and around Shadwell on page 117 and on page 119 there is a similar description of birds seen in Shadwell. The continuity of hedges and the woodland areas are particularly important for biodiversity and in addition to field hedges, roads here are generally lined with both hedges and trees. There are becks at the bottom of the valleys on both the north and south sides of the village which, with the network of hedgerows and hedgerow trees between fields, provide corridors enriching wildlife habitat.
- 7.2.6 The countryside around Shadwell includes several public footpaths and bridleways which enable the community to access and experience the rural landscape and participate in physical exercise (see Map 8). In 2012, Shadwell Parish Council carried out a condition survey of all these routes and they continue to be monitored for any maintenance needs.
- 7.2.7 There are existing pockets of development in the Green Belt, notably along Gateland Lane, Hobberley Lane and Bridle Path Road. On Gateland Lane, single-sided ribbon development of two-storey stone detached and semi-detached houses line a small portion of the road and a side road, with some tree planting on boundaries. On Hobberley Lane a single cul-de-sac (Charville Gardens) of two-storey brick detached houses is also lined by tree-planted boundaries and forms a group with a combination of large and small older properties based on historic farmsteads. On Bridle Path Road, development spread along its length is based on older villas and farm building conversions, with some modern farm buildings. In addition, there are several traditional farm building groups, mostly well-screened by tree planting around them, some still working farms, though many now used purely for residential purposes. A character appraisal of the countryside surrounding the village is contained in Appendix B.
- 7.2.8 These are all buildings set within a dominant landscape and it is important that they retain that essential character. Thus, expansion of these groups will generally be resisted and any development that is permissible in principle should respect the scale, materials and containment within the landscape of the existing.
- 7.2.9 Policy HCL3: Positive Design applies to any development outside the village envelope in the Countryside character area.

7.3 Policy ENV1: Village Envelope and the Rural Environment – National and Local Policy

7.3.1 The NPPF recognises the importance of the rural environment through:

“protecting and enhancing valued landscapes” and “recognising the intrinsic character and beauty of the countryside” (NPPF Para 170)

as well as attaching great importance to the Green Belt (NPPF Para 133), regarding the construction of new buildings, with some exceptions, as inappropriate in Green Belt (NPPF Para 145).

7.3.2 Green Belt boundaries, once established, should only be altered in exceptional circumstances, through the preparation or review of the Local Plan (NPPF para 136). A partial boundary review has been carried out as part of the Leeds Local Development Framework, through the Leeds Site Allocations Plan and no change has been proposed for the Green Belt boundary within the Shadwell area.

7.3.3 The following policy ensures that Shadwell’s rural setting remains paramount as a result of any development; but should there be a further Green Belt boundary review which affects the area, the policy makes provision for that eventuality.

Policy ENV1 – Village Envelope and the Rural Environment

Development should be located within the village envelope as defined on Map 2 unless it is appropriate to be Green Belt **or can demonstrate very special circumstances**, or is on land allocated for development by the Leeds Local Plan.



8.1 Policy ENV2: Trees, hedges and gardens – Policy Intentions

- 8.1.1 To ensure that Shadwell retains its landscape character of trees and that tree groups and hedges within the countryside and trees and hedges within the village envelope are retained wherever possible and replaced where necessary, and that the character of Shadwell is not eroded by over-development of gardens.

Objective 2: Ensure development respects the existing visual character of Shadwell and provide guidance on maintaining and improving the local distinctiveness of buildings and the landscape of the spaces between them

8.2 Policy ENV2: Trees, hedges and gardens – Justification and Evidence

- 8.2.1 There are several areas of mature and self-generating woodland within the Parish boundary which are all important in sustaining the rural and green aspect of Shadwell and acting as biodiversity habitats and wildlife corridors connecting the village and its surrounding countryside (see aerial image below). All are included in Natural England's Priority Habitat Inventory as Deciduous Woodland and the National Forest Inventory as Broadleaved Woodland.
- 8.2.2 Pitts Wood on Colliers Lane, Dan Quarry off Shadwell Lane and the connecting woodland stretching from the Ring Road to the house called Woodlands (this wood contains a huge tree estimated to be 300 years old) and woodland north of Woodhouse Farm all contain a variety of mature, largely deciduous, trees in self-generating natural woodland. Dan Quarry is registered as Common Land, and the village, through Shadwell in Bloom, takes an active and watchful part in its management. The dominant tree varieties in these woodlands are oak, ash, beech, sycamore, silver birch, rowan and holly. Two areas of woodland north of the village – one south of Brandon Crescent and the other off Ash Hill Lane are both more recent managed plantations. There is also a Traditional Orchard at Hobberley Lodge, listed in the Priority Habitat Inventory.

- 8.2.3 Many of the houses, particularly within the core of the village and some of the 19th century villas to the east and west, are set in large garden plots whose mature trees, hedges and other planting provide an important landscape setting for the buildings; a setting which should be retained. In isolated instances where trees have become over-mature with pending problems of safety, a management scheme would ensure that over-mature trees are replaced in good time and development proposals should include this where necessary. Where development is likely to affect existing trees which contribute to the amenity of the area, an assessment should be made of their condition and their significance in the landscape. Particular attention should be given to the retention of native trees which belong to a threatened species (e.g. Ash, Elm, Horse chestnut, Oak), and any tree hosting species of insect or other wildlife which are themselves threatened or of conservation concern. Native species hedges, too, act as roosting and nesting places for birds, and as corridors for wildlife in general. They also provide orientation markers for bats, and porous boundaries for hedgehogs to pass between gardens while hunting for food.
- 8.2.4 Smaller gardens also make an important contribution to the landscape character and their hedges and shrubs also provide an important habitat for wildlife. Gardens may now have an even greater bird diversity than the surrounding agricultural land.
- 8.2.5 In the initial survey, in response the question “How important to you are trees and green spaces outside the greenbelt?”, 92.4% of respondents felt them to be important or highly important. Individual comments also highlighted the importance of retaining trees as part of the village character. At the Issues and Options stage, 72 out of 74 respondents agreed that the Neighbourhood Plan should promote a programme of tree management.
- 8.2.6 In addition to their importance for wildlife and their role in providing a visually stimulating setting for buildings in Shadwell, trees and gardens also contribute to human health and well-being:

“Provision of trees, natural habitats, cycle paths, parks and walkable green spaces helps promote physical and mental wellbeing, improves air quality and reduces perceived noise levels in urban areas” Planning a Healthy City: Housing Growth in Leeds - Director of Public Health Annual Report 2014-15.

“Gardens help control urban temperatures, protecting us from extreme heat and cold. They help prevent flooding, provide important habitats for wildlife and improve human health both psychologically and physically” Garden Matters: Urban Gardens – Dr Tijana Blanus and Abigail Page, Royal Horticultural Society Science Review 2011



8.3 Policy ENV2: Trees, Hedges and Gardens – National and Local Policy

8.3.1 The NPPF recognises the importance of established trees:

“development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons” para 175.

8.3.2 The NPPF excludes residential gardens from its definition of “previously developed land” and recommends policies on development of gardens:

“Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.” Para 70.

8.3.3 Leeds Core Strategy does not include specific policies on development of gardens but includes Policy P12: Landscape:

“The character, quality and biodiversity of Leeds’ townscapes and landscapes, including their historical and cultural significance, will be conserved and enhanced to protect their distinctiveness through stewardship and the planning process”
and states that landscape can be perceived in numerous forms, including a single tree (para 5.5.53).

8.3.4 Extensive Tree Preservation Orders are in place protecting the existing woodlands and other trees within Shadwell. Trees of a certain size within the Conservation Areas also have some protection. Further Tree Preservation Orders could be considered to protect appropriate trees not currently covered.

8.3.5 Leeds Natural Resources and Waste Local Plan (NRWLP) requires a 3:1 replacement scheme for any trees removed due to development. The following policy reflects that requirement and where replacement is

agreed to be elsewhere, suitable locations should be selected in consultations with the Parish Council to ensure that such planting does get carried out.

Policy ENV2: Trees, Hedges and Gardens

Proposals for development within residential gardens should not:

- significantly increase the density and grain of existing development in the surrounding area; or
- significantly reduce the landscape contribution to the appearance of the area.

Development should ensure that healthy trees and hedges within and adjacent to a development site are retained unless there is strong justification for their removal. Retained trees and hedges should be protected during development and retained and maintained thereafter. Where trees and hedge plants are removed they should be replaced by suitable species, on a three-for-one basis, within the site unless otherwise agreed. Replacement planting should be carried out at the same time as (or the first planting season immediately following) any removal.



9.1 Policy ENV3: Local Green Spaces – Policy Intentions

9.1.1 To retain existing green spaces which contribute to the character and quality of life in Shadwell by designation as Local Green Spaces.

Objective 2: Ensure development respects the existing visual character of Shadwell and provide guidance on maintaining and improving the local distinctiveness of buildings and the landscape of the spaces between them

9.2 Policy ENV3: Local Green Spaces – Justification and Evidence

9.2.1 Shadwell contains a variety of green spaces of various sizes, most of which contribute to its character and residents’ quality of life either through their visual attributes, their historic associations or their use for recreation. These range from Holywell Park to small areas of open green space important in the townscape. Whilst most of these are within the village envelope, there are also specific areas beyond it which are worthy of retention either because of their accessibility (Pits Wood and Dan Quarry for example) or because of their historic relevance to Shadwell (Ridge and Furrow Field).

9.2.2 All these spaces are described in Appendix C which includes an assessment of their significance to Shadwell and suitability for designation against the NPPF criteria (see 9.3.1 below).

9.2.3 In the initial survey, in response the question “How important to you are trees and green spaces outside the greenbelt?”, 92.4% of respondents felt them to be important or highly important. Individual comments also highlighted the importance of retaining open space as part of the village character.

9.2.4 The proposals for designation as local green spaces were put forward as part of the consultation on policy intentions and endorsed as a result. Consultation with Leeds City Council officers resulted in two spaces: the Community Garden and the Shadwell-in Bloom planted bus terminus island, being removed.

9.2.5 An overview of a note by the Parliamentary Office for Science and Technology refers to several research conclusions on green space and health and includes the following statements:

“Areas with more accessible green space are associated with better mental and physical health”
and:

“the risk of mortality caused by cardiovascular disease is lower in residential areas that have higher levels of ‘greenness’”. (“Greenspace and Health” Houses of Parliament POST note 538, October 2016).

9.2.6 Furthermore:

“Natural, green environments are often perceived as places to relax, escape and unwind from the daily stresses of modern life, thus having a positive effect on our emotional wellbeing.... lower mental distress and higher wellbeing is linked with living in urban areas with more green space, highlighting further the importance of policies to protect and promote urban green spaces for community wellbeing” Ecominds: effects on mental wellbeing (Mind 2013).

9.2.7 Green spaces thus have an important influence on health and well-being. “Planning a Healthy City - Housing Growth in Leeds” (ibid) highlights this:

“Provision of trees, natural habitats, cycle paths, parks and walkable green spaces helps promote physical and mental wellbeing, improves air quality and reduces perceived noise levels in urban areas”.

9.3 Policy ENV3: Local Green Spaces – National and Local Policy

9.3.1 Local green spaces can be designated within a Neighbourhood Plan (NPPF paras 99, 100) where the green space is:

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

Appendix C sets out how the designated Local Green Spaces conform to these criteria.

9.3.2 Leeds Core Strategy includes Policy P12: Landscape:

“The character, quality and biodiversity of Leeds’ townscapes and landscapes, including their historical and cultural significance, will be conserved and enhanced to protect their distinctiveness through stewardship and the planning process”

9.3.3 In para 5.3.52, the Core Strategy affirms the part such spaces can play, irrespective of size:

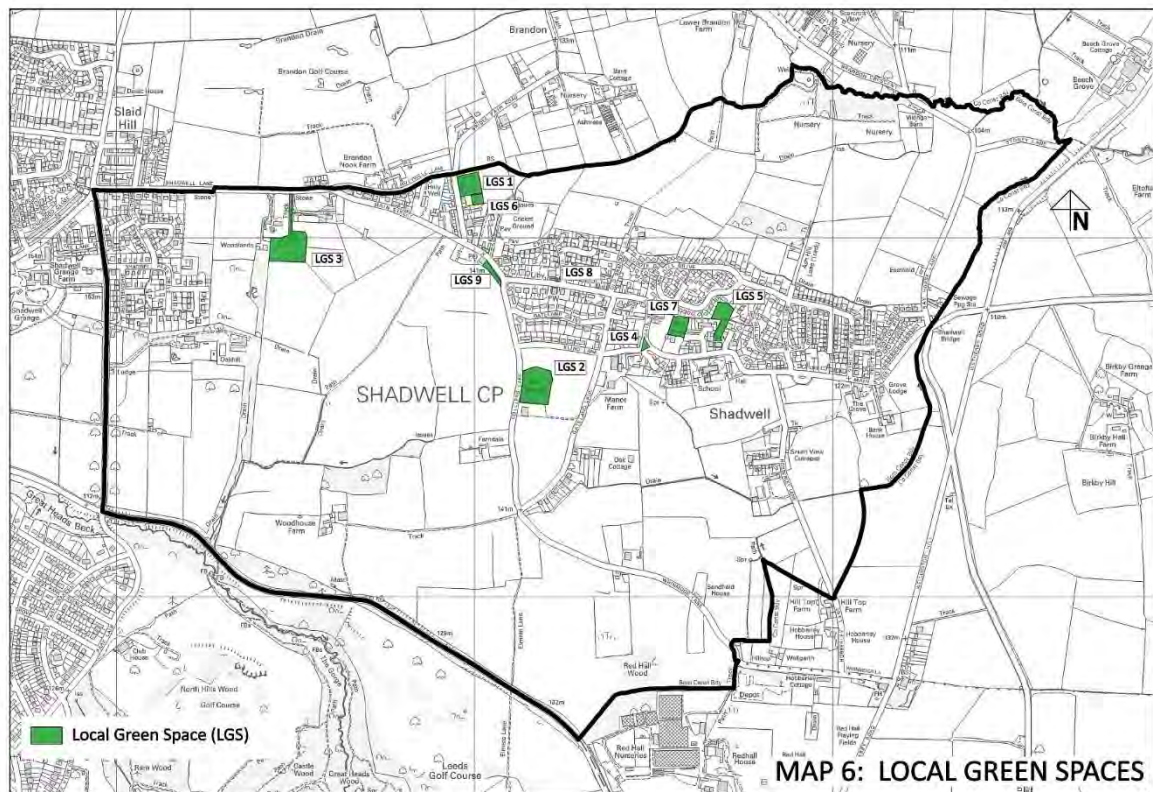
Landscape provides the setting for our day-to-day lives and contributes towards our ‘sense of place’. Its distinctiveness is a consequence of its character, quality, biodiversity, cultural, archaeological and historical form, to function as an environment for plants, animals and us, and as a recreational resource.

Policy ENV3: Local Green Spaces

The following spaces, identified on Map 6 and in Appendix D, are designated Local Green Spaces:

- LGS1: Holywell Park (the recreation ground)
- LGS2: Pits Wood
- LGS3: Dan Quarry
- LGS4: Village Green
- LGS5: St Paul's Churchyard
- LGS6: Allotments
- LGS7: Tennis Courts
- LGS8: Library Garden
- LGS9: Woodland east of the Red Lion

Inappropriate development on any Local Green Space should not be approved except in very special circumstances.



10 Policy COM1: Retention of Community Facilities



10.1 Policy COM1: Retention of Community Facilities – Policy Intention

- 10.1.1 To ensure that, where possible, existing valued community facilities are retained in use.

Objective 3: Retain existing valued community facilities and support new or replacement facilities which support the needs of residents

10.2 Policy COM1: Retention of Community Facilities – Justification and Evidence

- 10.2.1 The list of facilities contained in the following policy (and shown on Map 7) are those which are particularly valued and the loss of any one of them through development or a change of use would be detrimental to the future of Shadwell. Community facilities provide a wide range of benefits for residents, particularly contributing to health and well-being through active uses and social interaction.
- 10.2.2 In each case, the initial survey showed that a large majority of residents felt these facilities to be important or highly important to them and their families. These facilities have all been considered by the Parish Council for nomination as Assets of Community Value. A full assessment of each is included in Appendix D.
- 10.2.3 Protecting the social aspect of life in a rural village will help encourage a diverse and young population enabling Shadwell to thrive. In 15 years, the aim is that the varied clubs and societies will continue to flourish and ensure the maintenance, survival and if necessary replacement of existing community buildings.

10.3 Policy COM1: Retention of Community Facilities – National and Local Policy

- 10.3.1 Policy COM1 is consistent with the F1 Use Class for Local Community and Learning and public houses being sui generis.
- 10.3.2 The NPPF promotes healthy and safe communities and states that:

“to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should” (among other things) “guard against the unnecessary loss

of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs" (para 92).

10.3.3 Leeds Core Strategy Policy P9 – Community and other Services, states that:

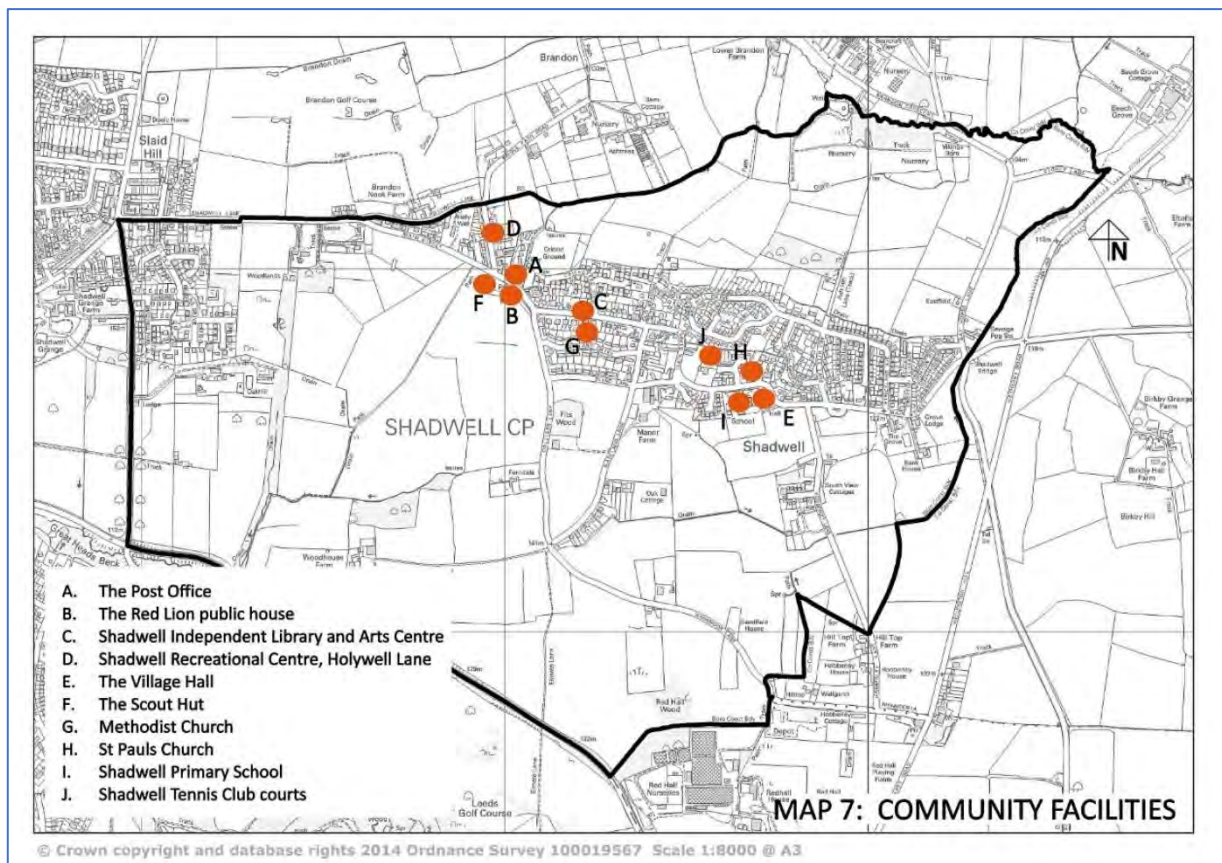
"Where proposals for development would result in the loss of an existing facility or service, satisfactory alternative provision should be made elsewhere within the community if a sufficient level of need is identified".

10.3.4 Policy COM1 provides the local parameters for that Core Strategy policy

Policy COM1: Retention of Community Facilities

Proposals for development which would result in the loss, including through a change of use, of any of the following community facilities will be permitted only if it can be demonstrated that the use is no longer required or that there is a suitable alternative current provision within the village envelope or that a suitable new provision will be made:

- A. The Post Office
- B. The Red Lion public house
- C. Shadwell Independent Library and Arts Centre
- D. Shadwell Recreational Centre, Holywell Lane
- E. The Village Hall
- F. The Scout Hut
- G. The Methodist Church
- H. St Paul's Church
- I. Shadwell Primary School
- J. Shadwell Tennis Club courts



11 Policy INF1: Infrastructure Provision and Design



11.1 Policy INF1: Infrastructure Provision and Design: Policy Intentions

11.1.1 To promote the sensitive installation of necessary telecommunication and micro-energy equipment which does not adversely affect the character of Shadwell.

11.2 Policy INF1: Infrastructure Provision and Design: Justification and Evidence

11.2.1 Improvements to mobile coverage would enhance the experience of those living in Shadwell and whilst there are permitted development rights for the erection of telecommunications masts, there may be instances where these are included in development requiring planning permission. In such cases, their provision is to be encouraged, but carefully controlled so that they enhance rather than detract from the character of Shadwell.

11.2.2 Renewable or low carbon energy is an alternative to existing energy systems and can be produced at a group or individual dwelling level. This can help to limit air pollution and energy insecurity and help with home and national economics. Systems currently possible include solar energy from photovoltaic cells or solar thermal panels, biomass district heating or individual biomass boilers (using woodchip pellet fuel), wind turbines, hydro power, heat pumps (air or ground source) and energy from waste.

11.2.3 There are permitted development rights for the installation of all micro-energy generating sources which include restrictions on location, siting and size. But there may be instances where they are included in

Objective 8: Shape the provision of telecom and micro-energy infrastructure, suitable for residents' current and anticipated needs, in a way which respects the character of Shadwell

Objective 2: Ensure development respects the existing visual character of Shadwell and provide guidance on maintaining and improving the local distinctiveness of buildings and the landscape of the spaces between them

development which does require planning permission, and in general their use is encouraged because of their contribution to carbon-reduction, subject to careful design and location

11.3 Policy INF1: Infrastructure Provision and Design: National and Local Policy

- 11.3.1 The NPPF considers that part of the environmental objective of planning is to use natural resources prudently:.

The planning system should support the transition to a low carbon future in a changing climate.... It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure (NPPF para 148)

- 11.3.2 The NPPF also states that:

“Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections”. (NPPF Para 112)

- 11.3.3 Policies in the Core Strategy relating to low-carbon energy production are aimed primarily at large scale schemes. There is more detailed design guidance on achieving low-carbon energy use in new developments in “Building for Tomorrow Today - Sustainable Design and Construction” a Supplementary Planning Document (LCC 2011).

- 11.3.4 Small scale, single dwelling solutions such as solar thermal panels or photovoltaic panels for energy production and the provision of telecommunications equipment, whether mobile phone masts or individual satellite dishes can affect the quality of the environment, particularly in relation to listed buildings and conservation areas. Therefore, national and local policies relating to positive design as well as this Plan’s Policies HLC1, HLC2 and HLC3 and the relevant national and local policies and design guidance are also applicable to these forms of development.

- 11.3.5 The following policy supplements these by referencing important views and vistas in Shadwell which merit particular attention.

Policy INF1 - Infrastructure Provision and Design

Positively designed development involving the erection of telecommunications equipment or small domestic-scale low-carbon energy production equipment will be permitted providing it does not produce significant adverse impacts on the character of Shadwell and any heritage assets and the identified views and vistas.

12 Policy HOU1: Housing Mix



12.1 Policy HOU1: Housing Mix: Policy Intentions

12.1.1 To encourage the provision of housing suitable for older and younger people

Objective 9: Promote the provision of dwellings suitable for older and younger people, of an appropriate scale and in appropriate locations

12.2 Policy HOU1: Housing Mix: Justification and Evidence

12.2.1 The total number of households identified in the 2011 census is 778, comprising of 532 detached houses or bungalows (68%), 138 semidetached houses or bungalows (18%), 77 terraced houses (10%), and 31 flats (4%). Over 90% of dwellings are owner-occupied.

12.2.2 The population figures below are from the 2001 and 2011 national census and show the age ranges of the population of Shadwell Parish as well as the number of people in each age range. It also compares the percentage of the population in each age range with the percentages in Leeds as a whole. There has been a slight reduction in population over the ten years, but it is more notable that the percentage of people in the 18-29 age range (which would include most first-time buyers) is considerably less than in Leeds as a whole, while the percentage of those over 65 is considerably more.

	2001	2011	2011 %	Leeds %
0 – 4	99	107	5.8	6.4
5 – 17	331	266	14.4	14.2
18 – 29	150	149	8.1	21.2
30 – 64	935	909	49.2	43.7
65 plus	438	418	22.6	14.6
	1953	1849		

12.2.3 This confirms the view expressed during consultation that younger residents tend to move away, leaving the average age higher. There may be reasons for that other than the lack of homes which first-time buyers can afford: nevertheless, with the average house price in Shadwell over the last year at £399,022, twice as high as the overall average in Leeds of £197,784, and with even terraced properties at an average of £257,600 (Rightmove website, October 2019), it is a significant factor.

12.2.4 The higher than average numbers of older people may also reflect Shadwell's attraction to that age group. The Household Survey carried out as part of the Leeds Strategic Housing Market Assessment (SHMA) 2017 showed that 77.3% of older people want to stay in their own homes with help and support when needed and that 11.5% would like to move but are unable to, some because of the lack of suitable property in the area. It reported that:

“A key feature of the survey is to understand the aspirations and expectations of older people:

- 54.5% would like to move to a bungalow, and 53.4% expect to;*
- 23.1% would like to move into a flat and 15.7% expect to;*
- 62.1% would like a one or two-bedroom property and 72.8% expect to.*

The SMHA 2017 reports that ONS predictions are for a 30.2% increase in those over 65 by 2033 in Leeds. As the population ages, the need for more suitable and smaller properties is likely to grow.

- 12.2.5 The agreed Vision makes it clear that any additional housing should be contained within the village envelope, in order to preserve the integrity of the village in its rural setting, its defined extent and boundary within that landscape and to preserve the visual, aesthetic and historic character of the landscape itself. The importance of the Green Belt in preventing the coalescence of settlements is also a significant factor in that respect and thus new development should generally be within the village envelope (see Policy ENV1).
- 12.2.6 Though the public engagement and evidence gathering, no specific deliverable sites were identified within the village envelope. Nevertheless, in the 2013-2018 period, the Leeds Public Access website reveals that 17 new dwellings within that boundary received planning approval. Of these, five were on previously developed land and five more were created through conversion of an existing large house. Seven were on garden sites (four in a single very large garden). Of the 17 new dwellings, the size split was: 5 x 4/5 bedrooms; 8 x 4b; 1 x 3b; and 5 x 2b. All the two-bedroom units were from the conversion of a single house.
- 12.2.7 In view of ENV2, future development within gardens will be restricted, but conversions or redevelopment could, in appropriate circumstances, provide the opportunity for smaller dwellings suitable either for older or younger people.
- 12.2.8 Thus, it is expected that the neighbourhood housing needs will be supplied not by specific site allocations, but by small, windfall developments.
- 12.2.9 There are retirement home developments outside the area but nearby on Shadwell Lane. However, if a site becomes available within Shadwell, a small-scale housing development suitable for those in retirement would be desirable for those who do not wish to move away. Accommodation for older people tends to be in large units where providers can benefit from the economies of scale, but the use of assistive technology and remote emergency care could enable smaller developments to be viable (see “How to make use of assistive technology in housing” Chartered Institute of Housing 2012).
- 12.2.10 Research has suggested that what older people want as a minimum are:
- a property that is not too small with enough living space to sit, to eat, for hobbies and to have friends round;*
 - at least two reasonable sized bedrooms – or if not, at least an equivalent large enough flexible open-plan space; second (and third) bedrooms are often used for hobbies, as a study or dining area, for a couple to sleep separately (and not just for health reasons) and for family visitors (especially if family live at a distance) or for a carer to stay overnight; therefore many older people (especially couples) will prefer to have three bedrooms, especially if the living room is not large;*
 - storage space that is accessible;*
 - a reasonable sized kitchen with room for dishwasher and washing machine;*
 - a good size and attractive (not ‘hospital-style’) bathroom (and many will still prefer a bath to a shower – or want both);*
 - easy-to-manage and economical central heating system;*

- *pleasant outlook and some outside green space (private balcony or terrace, private garden or access to communal gardens);*
 - *housing that looks nice from outside, and if there are communal areas (e.g. apartment blocks) they should be welcoming, well cared for and not institutional (this applies especially to purpose-built older people's housing: see for example, Levitt Bernstein 2011);*
 - *housing that is well-located in terms of nearby green space, public transport, shops and leisure facilities, in a safe and secure location and with good road and pedestrian access (e.g. not up steep hills; with parking nearby)*
- (“ Older People’s Housing: Choice, Quality of Life, and Under-Occupation” JRF2012)

12.2.11 Small scale development is considered more suitable than large scale. Responses to the Neighbourhood Plan Questionnaire very clearly showed that there is overwhelming support for the existing regime of protection against substantial housing development given by the Green Belt. In the list of qualities included in the question “What do you appreciate about living in Shadwell?”, 95.6% responded that the rural environment was important or highly important, and 94% considered the Green Belt to be important or highly important. A large majority of respondents to the questionnaire also thought large developments would be unsuitable within Shadwell (85%), and in the consultation on Issues and Options, 84% favoured infill development in appropriate locations, with 86% agreeing that the Plan should provide for retirement housing.

12.2.12 However, there was also support for development suitable for smaller households. While most respondents in the earlier survey considered most housing type provision to be about right, more people (31.4%) thought there was insufficient provision of low-cost/affordable/starter housing than any other category.

12.3 Policy HOU1: Housing Mix: National and Local Policy

12.3.1 Part of the social objective of the NPPF in achieving sustainable development is:

“to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations” (para 8).

12.3.2 In Shadwell, these needs have been shown to include more accommodation for younger and older people. The NPPF defines older people as:

“People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.” (NPPF glossary)

12.3.3 The Leeds Core Strategy includes a requirement in policy H10 for new housing development to include 30% of dwellings which meet the requirements of M4(2) ‘accessible and adaptable dwellings’ of Part M of the Building Regulations, subject to the application of evidenced need locally, as defined by a Neighbourhood Plan. Older people are more likely to be in need of this level of accessibility its provision in any dwelling which meets the aspirations set out in 12.2.10 above would contribute to the full range of housing suitable for active older people.

12.3.4 Nevertheless, smaller dwellings provide both the opportunity for older people downsizing and for younger people requiring lower cost accommodation. The Leeds Core Strategy, in table H4, proposes a preferred target of 10% 1-bed and 50% 2-bed dwellings, with some flexibility for small schemes. In Shadwell, small schemes will be the means by which appropriate provision is made and Policy HOU1 specifies a requirement to ensure there is at least some provision of smaller homes to meet the local need.

- 12.3.5 The Leeds Strategic Housing Market Appraisal 2017 concludes that the OAN (Objectively Assessed Need) for housing to 2033 suggests a planned increase of between 44,240 and 60,528 dwellings to 2033 for Leeds as a whole. However, it is not expected this increase to be reflected to the same extent proportionately in Shadwell, as planned growth in the city is being directed to sites within or adjacent to the larger urban areas through the Leeds Site Allocations Plan. Moreover, the Leeds Core Strategy identifies Shadwell as a “village” settlement with no local centre and thus any major housing development would not be considered sustainable.
- 12.3.6 The Leeds Site Allocations Plan proposes no change to the Green Belt which surrounds or is adjacent to the village for housing. However, it is accepted locally that some change in the housing stock is inevitable, and desirable.
- 12.3.7 There are requirements set out in the Leeds Core Strategy for major developments to provide 35% affordable homes on-site, though it is unlikely that a suitably sized site will come forward in Shadwell. Below that threshold a contribution is required of developers for the provision of affordable housing elsewhere. Development of smaller houses would be desirable, however, to go some way toward provision for those entering the market, as well as houses suitable for the needs of older people and in line with the Leeds Core Strategy policy referred to in 12.3.3 above, the following policy is aimed at meeting that assessed local requirement, whilst not being unduly restrictive for very small developments.

Policy HOU1 – Housing Mix

- 12.3.8 Proposals for housing development on non-allocated sites should provide an appropriate mix of dwelling types and sizes that meets identified local housing needs, including smaller dwellings that make provision for older people and one- and two-person households.

13 Delivery Plan

13.1 Policies and Projects

- 13.1.1 Delivery of the Vision relies partly on implementing the policies in this Neighbourhood Plan, which will take effect as planning proposals are brought forward and will be administered by Leeds City Council as the local planning authority, or in the event of an appeal, by a Planning Inspector.
- 13.1.2 Some aspirations, summarised below as community action projects, are not achievable through planning policy and will require action by the local community in partnership with others. In this instance, the local community will continue to be represented by the Parish Council.
- 13.1.3 The Delivery Plan is aimed at helping to achieve the community's Vision for Shadwell and will be used in several ways:
- in pre-application discussions to show prospective developers where the priorities are when deciding on the type and location of development and how it could affect other aspects of the plan;
 - in the decision-making process on planning applications to ensure that the objectives of the Plan are met;
 - to demonstrate need and the priorities for specific projects when any bids are made for funding and when allocating expenditure of Community Infrastructure Levy (CIL) contributions;
 - to indicate where the responsibilities lie for carrying out or administering the projects and which partners may be able to assist, and;
 - to indicate to any relevant organisations planning any type of work or activity in the area where their budget decisions can be directed to best effect.
- 13.1.4 It will be the role of the Parish Council to oversee the progress of the Neighbourhood Plan by:
- monitoring planning applications and commenting as appropriate to the local planning authority;
 - acting as lead partner in delivery of projects;
 - seeking funding for projects;
 - allocating CIL contributions;
 - carrying out regular reviews of progress and reporting to the wider community, and;
 - liaising with the City Council's Community Committee.

13.2 Community Action Projects

- 13.2.1 The projects which have been identified through public engagement on the Neighbourhood Plan are set out below: The table at para. 13.9 sets out whether they are likely to be short term "quick wins", medium term, or long term; what partners the local community will need to work with; and the possible sources of funding.
- 13.2.2 Funding for projects may come from various sources, including:
- Shadwell Parish Council
 - Leeds City Council's normal budget;
 - Special grant funding where applicable;
 - CIL (Community Infrastructure Levy): a payment made by developers on receiving planning approval, to raise funds for the infrastructure needs arising from new developments. 25% of the CIL raised from developments within the Neighbourhood Plan area must be spent on projects in the area and this will be administered by Shadwell Parish Council;
 - Other sources as appropriate.

13.3 Project P-1: Children and Young People's equipped play facilities

- 13.3.1 The play area and equipment within Holywell Lane Park is the only children's play area in the village. The standard set in Leeds Core Strategy Policy G3 is for there to be two such facilities for every 1000 population, one of which to be within 720m of any dwelling. Shadwell does not meet either of those standards and the shortage was an element noted by many during the consultation process.
- 13.3.2 The east end of the village and the Shadwell Parks would be appropriate locations for additional play equipment, if space could be found, subject to the amenity considerations of possible neighbours. There are no sites currently available and provision as part of any small windfall sites (no major development is planned in Shadwell) is unlikely to be viable.
- 13.3.3 It is appropriate therefore to include future provision as a project to be undertaken by the community to identify a suitable site.

13.4 Project P-2: Allotments

- 13.4.1 The existing allotments adjoining Holywell Lane Park (at 0.075ha) also falls short of the recommendations in the Leeds Core Strategy Policy G3 (0.43ha for Shadwell's population within 960m of any dwelling). The six allotments are provided by the Parish Council and are oversubscribed with a further six on the waiting list.
- 13.4.2 There are no suitable sites currently available and provision as part of any small windfall sites (no major development is planned in Shadwell) is unlikely to be viable.
- 13.4.3 It is appropriate therefore to include allotments as a project to be undertaken by the community: both the retention and maintenance of the existing allotments and the identification of a suitable site for additional provision.

13.5 Project P-3: Tree audit

- 13.5.1 The importance of trees in Shadwell has been demonstrated by the responses to local surveys, and national and international evidence on the contribution trees make to the environment and to health and well-being.
- 13.5.2 Shadwell has several Tree Preservation Orders, and trees in the conservation areas also have some protection. However, the information on trees is outdated and a tree audit would identify trees of merit but without protection, to help maintain tree cover.

13.6 Project P-4: Seats

- 13.6.1 Shadwell has a limited number of public seats; two exceptions being by the library and the community garden. The Neighbourhood Plan Questionnaire identified a need for additional public seating. Seats can be beneficial, not just for relaxing and resting, but also to admire views and enjoy the qualities of the immediate environment. Some possible locations for additional public seating have been identified:
- Bus turn-round
 - Community garden (additional)

- East corner of Main Street and Colliers Lane
- Northwest corner of Gateland Lane and Blind Lane

13.7 Project P-5: Small medical centre

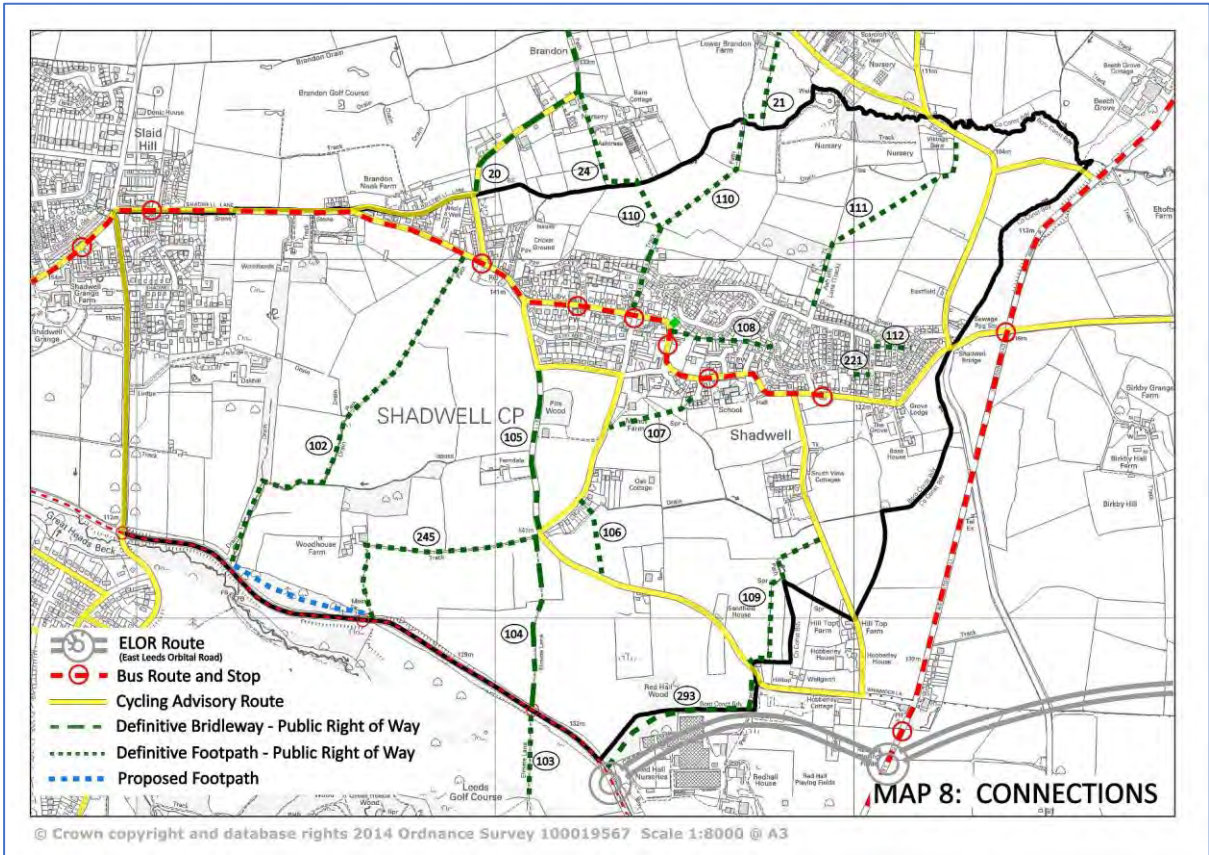
- 13.7.1 There is no health facility in Shadwell. Most residents are registered at Shadwell Medical Centre (which, in spite of its name, is 3.5km to the west) or Street Lane Practice in Roundhay. The nearest NHS dental practices are 3 miles away, though there are private practices nearer.
- 13.7.2 The Neighbourhood Plan Questionnaire highlighted a requirement for a new doctor's surgery or small health centre within the village. It is not expected that a large medical centre would be viable and such a proposal would probably not be compatible with the character of the village. The most likely possibility would be a satellite surgery of a larger practice elsewhere. It is expected, therefore, that any proposal would be for a small-scale surgery which would relate well to the size and scale of buildings in the village and would have minimal impact on any neighbouring properties. This might be on a small development site, if one becomes available, or by conversion of a suitable residential property, subject to acceptable parking arrangements and protection of amenity.

13.8 Project P-6: Speed reduction

- 13.8.1 Responses to the Neighbourhood Plan Questionnaire indicate a continuing concern with highway safety and the speed control measures currently in place.
- 13.8.2 There is also the prospect of increased traffic through the village resulting from future use of the East Leeds Orbital Route (ELOR). There is likely to be a bottleneck at the ELOR/Outer Ring Road (ORR) junction where it goes back to single carriageway, so there will be a temptation for drivers heading to Alwoodley to short-cut through Shadwell. Reducing that increase in volume will be difficult if it is not to inconvenience drivers heading into Shadwell.
- 13.8.3 Traffic speed control is therefore important, but as it is outside the realm of planning policy, it is included here as a project.

13.9 Project P-7: Footpath improvements

- 13.9.1 The Parish Council has a long-standing ambition to improve some of the footpaths and bridleways in the area.
- 13.9.2 To the west and north of Red Hall, a previously claimed/permissive bridleway which links the Outer Ring Road with Winn Moor Lane, skirting and through Red Hall Woods, has been dedicated as public bridleway (no 293) during the preparation of the Neighbourhood Plan.
- 13.9.3 A new footpath should be created through the woods adjacent to the north side of the Leeds Outer Ring Road to link footpath No 102 to the Woodhouse Farm footpath (Leeds Footpath 245). This proposal is included in the Rights of Way Improvement Plan for Leeds. The Plan also included a specific Path Improvement Project for Leeds Footpath 102 namely to upgrade this footpath to cycleway or bridleway by Agreement/Order – plus path widening and resurfacing work.

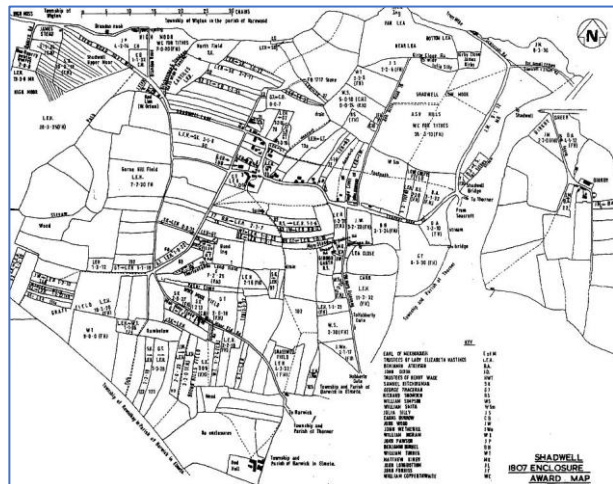


13.10 Projects – priorities, partnerships, funding

	Project	Short (S), Medium(M) or Long (L) term	Potential Partner(s) with the local community	Potential Funding
P-1	Find additional locations for children's and young people's equipped play facilities.	L	Landowners	PC/CIL/Grants
P-2	Retain and maintain existing allotments and find location for additional allotments	L	Landowners	PC/CIL/Grants
P-3	Carry out a tree audit to update Tree Preservation Orders	S	LCC	PC
P-4	Provide additional seating	S/M	LCC	PC
P-5	Encourage provision of small medical centre	M/L	Landowners/Local CCG	CCG/Practitioners
P-6	Seek improved methods of controlling traffic speed on Main Street, in consultation with the local community and the Highway Authority, that will improve the safety and experience of pedestrians and cyclists, and reduce air pollution and noise disturbance, whilst still allowing smooth and safe passage of buses, emergency vehicles and private vehicles through the village. Such measures may include the use of vehicle activated warning signs, and the amendment, repair or removal of some speed humps	M	LCC	LCC
P-7	<p><i>Footpath improvements:</i></p> <ul style="list-style-type: none"> • <i>Create a new footpath north of Leeds Outer Ring Road to link footpath No 102 to footpath 245. upgrade footpath no 102 to cycleway or bridleway plus path widening and resurfacing work.</i> • <i>Seek Public Right of Way status for the bridleway west and north of Red Hall and the footpath linking it to Winn Moor Lane</i> 	M/L	LCC	CIL
		PC = Parish Council LCC = Leeds City Council CCG= Care Commissioning Group CIL = Community Infrastructure Levy		

14.1 Historical Development

14.1.1 Shadwell is mentioned in the Domesday book as Scadewelle, but with no households, in the possession of Kirkstall Abbey. Changes in land use and ownership took place during the 16th Century with the dissolution of the monasteries. Although a Manor in the Honour of Pontefract in the post-Norman period, the township probably existed through the medieval period as individual houses and farms, mainly along the track which is now Shadwell Lane and Main Street. A chapel of ease, located close to Gateland Lane, is mentioned in a will of 1438, and existed until the early 19th century. The 1807 Enclosure Award map shows the village to the north and east of Manor Farm, clustered around the S-bend in Main Street which is the core of the village today. While some of the historic part of the village dates from the 18th and early 19th centuries, further development occurred during the Victorian period when large houses and villas were built by wealthy industrialists fleeing the smoke of the city.



Shadwell 1807 Enclosure Award Map (as copied for "Shadwell and its People" (Shadwell Local History Group 1978)

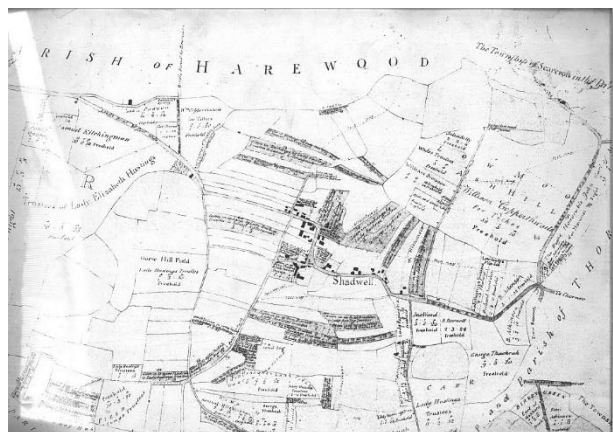
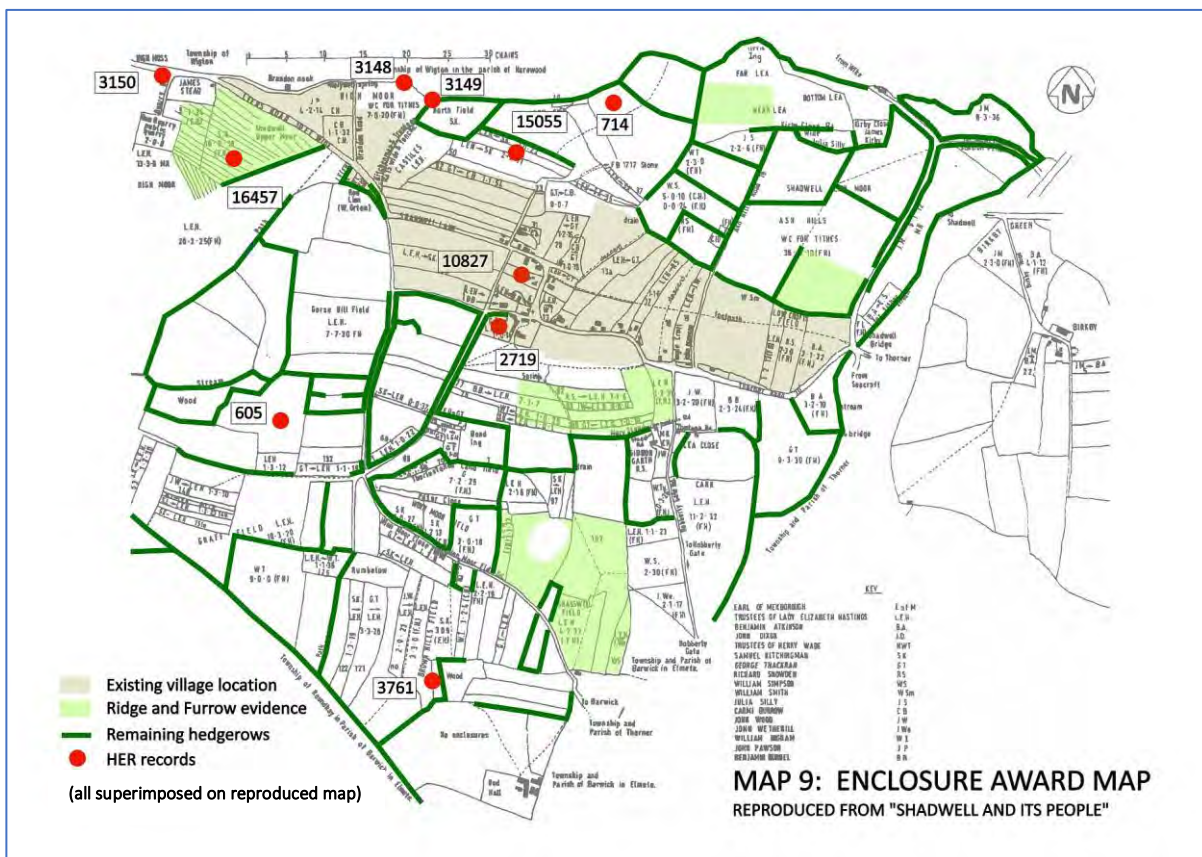


Image of original "Inclosure Award" Map

14.1.2 A more detailed history can be found in "Shadwell and its People" (Shadwell Local History Group 1978) and in the two Conservation Area Appraisal and Management Plans.

14.1.3 The agricultural landscape which provides the setting for the village is a palimpsest of Shadwell's historical evolution as a rural community: layers of change are evident in its features. The West Yorkshire Historical Environment Record (HER) includes crop mark features likely to indicate pre-medieval activity, a medieval pottery kiln and post-medieval ridge and furrow markings. In addition to the recorded ridge and furrow south of Main Street, other similar markings are also visible south of Manor Farm and LIDAR mapping (DEFRA Data Services) shows further ridge and furrow markings. Whilst these may be post-enclosure and the result of steam ploughing, they nevertheless represent an important aspect of Shadwell's historic development. The Leeds Historic Landscape Characterisation Project (Historic England/West Yorkshire Archaeological Advisory Service Jan 2017) classifies most of the land around Shadwell as enclosed land. The Enclosure Award Map of 1807 shows how the enclosure transformed what was previously likely to be an open field landscape into separate fields. Many of the field boundaries marked on the Enclosure Award Map of 1807 remain, either as hedgerows, fences or changes in level (see Map 9). All this direct connection to its history is a fundamental ingredient in Shadwell's identity and the rural landscape of Shadwell is, as a whole, an important heritage asset.



14.2 Listed Buildings

14.2.1 There are ten listed buildings or structures within Shadwell, only one of which, the Shadwell Independent Library, lies outside the Conservation Area. These are:

- Shadwell Branch Library (now Shadwell Independent Library) (Listing No 1375128)
- 125 Main Street (1375129)
- 133 – 139 Main Street (1375131)
- Manor Farmhouse, Outbuildings, Mounting Steps and Garden Wall (1375140)
- Barn and Byre Range north of Manor Farmhouse (1375143)
- Farm Buildings west of Manor Farmhouse (1375146)
- Church of St Paul (1375133)
- War Memorial in St Paul's Churchyard (1375135)
- 197 – 205 Main Street (1375132)
- 1 – 8 Crofton Terrace (1375243)

Listed buildings are also shown on Map 3.

14.3 Conservation Areas

14.3.1 Shadwell's two conservation areas are shown on Map 3. Shadwell Conservation Area (designated 17th September 1973 and reviewed and extended 25th September 2012) includes the historic core of the village, while the Shadwell Holywell Triangle Conservation Area (designated 8th November 2019) includes the 19th century villa and terraces development at the west end of the village. Conservation Area Appraisals and Management Plans have been adopted for both.

14.3.2 In addition to defining their character and providing guidance for development, the Conservation Area Appraisals and Management Plans also identify several Positive Buildings, included because they exhibit one or more of the following characteristics:

- landmarks
- evidence of the area’s history and development
- architectural merit
- local historical
- associations
- exemplifying local vernacular styles
- as groups which together make a positive contribution to the streetscape

14.4 Non-designated heritage assets

14.4.1 Non-designated heritage assets are buildings, structures, or other elements of the man-made environment which are not listed, in a conservation area or an ancient monument but are nevertheless of local significance, either because of their local historic or archaeological value or because of their architectural quality and positive appearance.

14.4.2 Outside the conservation area, non-designated heritage assets have been identified for assessment through local knowledge, map regression analysis, reference to local history information (e.g. “Shadwell and its People” (Shadwell WI Local History Group 1978) and “Leodis” website of historic photographs) and the community walkabout. The Historic Environment Record was also consulted.

14.5 Assessment criteria

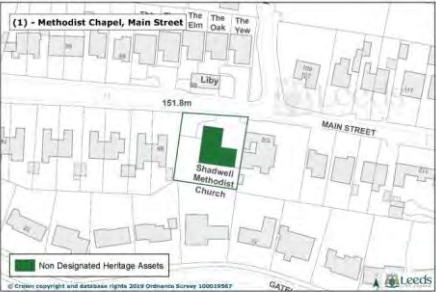

14.5.1 The assessment is based on the Historic England methodology set out in “Good Practice Guide for Local Heritage Listing” as described below with additional comments on local criteria and their justification in italics and square brackets. They also take account of the similar criteria used for “Positive Buildings” in the Conservation Areas (see 14.3.2 above).

Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions. <i>[Development in Shadwell remained little changed between the turn of the 20thC and its expansion in the 1960s. Pre-1939 buildings generally exhibit local building characteristics and materials while post war development generally followed national trends. Thus pre-1939 buildings have been considered positively in the age category]</i>
Rarity	Appropriate for all assets, as judged against local characteristics
Aesthetic Interest	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics
Group Value	Groupings of assets with a clear visual design or historic relationship
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Archival interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.
Historical Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures. Blue Plaque and other similar schemes may be relevant
Designed Landscape interest	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.
Landmark status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene
Social/Communal Value	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the ‘collective memory’ of a place


14.5.2 Each of the heritage assets listed below includes a description of how it meets at least two of the above criteria. Where a criterion does not apply, it has been omitted from the table. Where a building meets only one criterion, e.g. age but no others, it has not been included. The assessment has been made with the assistance of consultant Peter Baker RIBA MRTPI IHBC.

14.6 Assessment of non-designated heritage assets

14.6.1 Methodist Chapel, Main Street

Age	The chapel was constructed in 1892.
Rarity	This is the only example of gothic-style architecture in the village
 	
Aesthetic Interest	The building is a simple rectangular plan constructed in stone with a steep pitched slate roof, no tower or raised belfry, and with the gable facing the road. The gable contains a central gothic-arched doorway (partially blocked to form a window in 1972 when the side extension was built) with two smaller gothic-arched windows either side. Centrally above these is a large rose window.
Group Value	Together with the library, the chapel creates a group in views up Main Street from the west.
Archival interest	A history of the building is contained in "Shadwell and its People" (Shadwell WI Local History Group 1978)
Historical Association	The building was designed by G.F. Danby, a Leeds architect noted for his chapel designs
Landmark Status	Together with the library, the chapel creates a gateway landmark in views up Main Street from the west.
Social/Communal Value	The chapel represents part of the history of Methodism in Shadwell, and remains an important community asset
CONCLUSION	By virtue of its local significance in a number of described criteria, the building is included as a heritage asset.

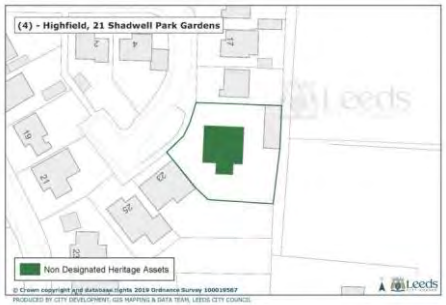

14.6.2 7, Old Brandon Lane

Age	Between 1894 and 1908. First shown on the 1908 OS map replacing glasshouses shown on the 1851 OS map
	 
Aesthetic Interest	The house is a three-bay stone-built traditional farmhouse style design with a central doorway facing Old Brandon Lane, slate pitched roof with chimneys at each end. A full-length extension to the rear is recent, window frames have been replaced and there is a recent central porch to the front. None of these changes detracts significantly from the strong form and design of the main public frontage.
CONCLUSION	By virtue of its age, materials and traditional form, the building is included as a heritage asset.

14.6.3 16-18, Old Brandon Lane

Age	Between 1934 and 1938. This pair of cottages is first shown on the 1938 OS map
	 
Aesthetic Interest	The cottages are stone built with slate roofs and a central chimney stack, orientated side on to Old Brandon Lane. Originally having a single door with gabled porch, and window to ground floor and a single window to the first floor, both have been extended sideways, continuing the existing roofline and adding an additional window to each floor.
Group Value	The two houses act as a pair.
CONCLUSION	By virtue of its age, materials and traditional form, the building is included as a heritage asset.



14.6.4 Highfield, 21 Shadwell Park Gardens

Age	Late 19 th C. The house first appears on the 1893 OS map (as Cyprus Villa)
Rarity	In the middle of the 1970s Shadwell Parks estate, this is the only surviving element of its previous uses.
 	
Aesthetic Interest	The stone 3-bay house, with double-pitched slate roof, has a central doorway flanked by angled bay windows on the ground floor with two paired windows and a central single window on the first floor. Three chimney stacks, each with a pair of tall pots, to the gable ends (fourth has been removed). An outbuilding to the rear is original and converted to garages with accommodation above and added dormers. There are also modern extensions to the rear of the house.
CONCLUSION	By virtue of its age, materials and design, and as the sole reminder of the area's previous form of development, the building is included as a heritage asset.



14.6.5 Oakhill, Roundhay Park Lane

Age	Between 1851 and 1893. This substantial house first appears on the 1893 OS map
Rarity	There are no other houses of this design style within Shadwell
 	
Aesthetic Interest	The house is faced in ashlar sandstone, with the south facing front having a main gable to the east with centrally-placed stone mullion windows linked to a conjoined pair of gables on the west, with similar mullioned windows, by a short section containing the main entrance door with a columned portico set between the projecting gables either side. Ornate chimneys surmount the slate roofs. A single storey range of connected extensions to the east and north form a northern courtyard. It is believed that some of the windows contain art nouveau style stained glass.
CONCLUSION	By virtue of its age, materials and distinctive design, the building is included as a heritage asset.


14.6.6 Oakfield House, Roundhay Park Lane, with gate piers

Age	Between 1851 and 1893. The southern half of the house first appears on the 1893 OS map, together with part of its outbuildings, with the northern half added and joined to extended outbuildings by 1921
Rarity	The mix of design styles is not seen elsewhere in Shadwell
	 
Aesthetic Interest	<p>The stone-built house, close to Roundhay Park Lane, is an eclectic mix of Victorian styles: gables with ornamental verge boards, castellation, stone mullions to some windows, timber framing and two-storey bay windows. Underlying consistency is delivered by the stone walling and slate steep pitched roofs.</p> <p>There are two square stone gate piers with triangular copings set back from the road. The curved entrance walls are not original and the piers forming a pedestrian entrance just inside the main gateway were probably at the ends of the original curved wall on the road side.</p>
Landmark Status	The building defines the edge of the built-up area of Slaid Hill and features as a landmark in passing views along Roundhay Park Lane.
CONCLUSION	By virtue of its age, materials, distinctive design and landmark qualities, the building is included as a heritage asset.


14.6.7 Gateway walls and piers, Roundhay Park Lane entrance to Oakhill

Age	This lodge to Oakhill, with contemporary gateway walls and piers, was built at about the same time as the main house (see 14.6.5), also first appearing on the 1893 OS map. The lodge was demolished in September 2019.
Historical Association	This locally rare example of an Arts and Crafts style gate lodge had unaltered main elevations. The gateway walls and piers remain as the entrance to Oakhill and are historically associated with it.
	 
Aesthetic Interest	<p>The Lodge was constructed in stone with ashlar stone quoins and window surrounds, with a slate roof forming four gables, one on each elevation, with ornate, deeply overhanging barge boards. Two angled oriel windows overlooked the drive entrance, either side of the central door, with a central window above in the gable.</p> <p>The stone entrance gate piers match those of Oakfield House (above) but the curved walls are original with stone matching the now demolished building, with triangular copings. The roadside piers have the same triangular stone copings as the main piers, with the shafts constructed of coursed stone like the walls. The north roadside pier is lower.</p>
CONCLUSION	By virtue of their age, materials, form, details and design, and connection with Oakhill, the gateway walls and piers are included as a heritage asset.



14.6.8 Woodhouse Farmhouse and Barn

Age	The original house (now extended) and barn are both shown on the 1851 OS map
	
Aesthetic Interest	<p>Woodhouse Farmhouse includes the original traditional stone-built Georgian style 3-bay façade with slate roof, a central doorway with sash windows to both floors and chimneys on each side gable-end. This main façade faces south with a range at right angles on the north side, also probably original. A further range, creating an H-plan was added in 2011, with stonework and slates to match the original.</p> <p>Woodhouse Farm Barn is a 2011 conversion of the earlier threshing barn, with large arched openings now filled with glazing. Additional small windows, sympathetic to the original building in scale provide additional light.</p>
Group Value	The Farmhouse and the Barn form a single group.
CONCLUSION	By virtue of its age, materials, traditional form and details (where original) the building is included as a heritage asset.


14.6.9 Elmtree House, Gateland Lane

Age	Between 1851 and 1893. The house first appears on the 1893 OS map.
	
Aesthetic Interest	<p>Elm Tree House is a traditional stone-built Georgian style 3-bay house with slate roof, a central doorway with pedimented timber door surround and double sash windows to both floors (single over the door) and chimneys on each side parapet gable-end. The main façade faces south with the rear roof extended down over an outshot extension facing the track off Gateland Lane. The house has been extended to the east in two parts, the later, southern part being more modern in appearance.</p> <p>The house has higher status detailing than the traditional Georgian house style, of which it is a type.</p>
CONCLUSION	By virtue of its age, materials, traditional form and details the building is included as a heritage asset.

14.6.10 71-73 Gateland Lane

Age	Between 1851 and 1908. 71 and 73 first appear on the 1893 OS map.
Rarity	There are few red-brick buildings in Shadwell of that period.
 	
Aesthetic Interest	<p>Nos 71 and 73 are a pair of brick built hip roof houses, with stone heads and sills to windows. The main, south-facing, façade of each house has a central door with double windows to either side and above (single over the door). Each has a short two-storey north wing on east and west sides respectively, with the resulting gap between them filled in later (but by 1921) with more or less identical two-storey hipped roof extensions.</p> <p>The symmetry of the two main buildings and their detailing provides architectural interest and these are therefore included as heritage assets.</p> <p>No 69, to the east, was constructed later and not included.</p>
Group Value	The houses act as a pair providing group value
CONCLUSION	By virtue of its age, materials, form, details and design, the building is included as a heritage asset.



14.6.11 95-101 Gateland Lane with front boundary wall and gate piers

Age	These houses first appear on the 1921 OS map but were probably built shortly before WW1.
 	
Aesthetic Interest	<p>This group consists of two pairs of identical semi-detached houses, stone-built with ashlar stone heads and sills to sash windows and hipped slate roofs with central chimneys. The central part of each pair breaks forward with entrance doors in the internal corners with a hipped porch roof over. They have been little altered apart from side extensions to 95 and 101 (single and two-storey respectively) matching materials, form and details. The original front boundary wall remains, together with narrow square gate piers with pyramid tops.</p> 
Group Value	The houses together form a group.
CONCLUSION	By virtue of their age, materials, form and details and grouping, the building is included as a heritage asset.



14.6.12 103-105 Gateland Lane

Age	This pair of houses date from towards the end of the 19 th C. and are first shown on the 1893 OS map.
 	
Aesthetic Interest	Originally built as a pair of small single-bay cottages, in stone with a hipped slate roof and central chimney, both have since been extended in similar materials. 105 has a straightforward two-storey extension, continuing the hip roof sideways and to the rear. 103's extension is more complex with a lower two storey gable-end with lunette window to the side, a simple gable to the side and rear and single storey extensions to the front linking the house to original single storey roadside outbuildings. Although these extensions have masked what must have been a simple duality of the original form, nevertheless the overall effect of a fairly complex assembly of forms, all in the same materials, provides an interesting visual composition.
Group Value	The houses as a pair form a group with 1-3 Winn Moor Lane and walls
CONCLUSION	By virtue of its age, materials, traditional forms, details and its contribution to group value, the building is included as a heritage asset.



14.6.13 1-3 Winn Moor Lane with garden and front boundary walls

Age	This pair of houses date from towards the end of the 19 th C. and are first shown on the 1893 OS map.
 	
Aesthetic Interest	Originally built as a pair of small single-bay cottages, in stone with a double pitched slate roof, parapet verges and central chimney. No.1 has a single storey side lean-to, extended from an original outshot, also with parapet verges, as well as further low-key extensions connecting the house to a one and a half storey original outbuilding on Gateland Lane. No.3 has a modern two storey side extension with carport under, with the roof continued across to a reconstructed parapet verge to match the original. A 2m high stone wall to Gateland Lane encloses the garden of No.1, curving to form a set-back drive entrance. while a lower stone wall marks the front gardens following the bend at the junction with and along Winn Moor Lane. All the walls have half-round copings.
Group Value	The houses as a pair, with walls, form a group with 103-105 Gateland Lane
Landmark status	The buildings mark the corner at the four-way road and track junction. There are carport openings and modern fenestration facing east, but the landmark effect remains.
CONCLUSION	By virtue of its age, materials, traditional form and details (where original), its contribution to group value and its landmark location, the building is included as a heritage asset.

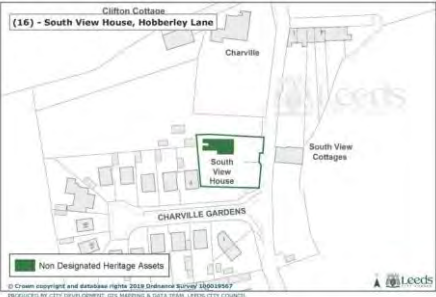

14.6.14 Wainscott Cottage, Winn Moor Lane

Age	The house is shown on the 1851 OS map and subsequent maps as three cottages, but more recently has become a single house
 	
Aesthetic Interest	The house is constructed in stone with a double pitched slate roof and stone surrounds to windows (though these may be part of the more recent conversion – it is not a traditional detail in this area). The building is close to, but at a slight angle to the road with a high stone wall along the road edge, concealing small outbuildings behind it. A later south-facing two storey extension has been added in the same style. Later outbuildings and garages, also in stone with pitched roofs have been built to the west, but do not form a group.
Landmark Status	The building sits at a high point along Winn Moor Lane with good views of it in both directions. As such it forms a mid-way landmark along the length of this stretch of the road.
CONCLUSION	By virtue of its age, materials, traditional form and its landmark location, the building is included as a heritage asset.



14.6.15 Hoberley Lodge, Hoberley Lane

Age	The building is shown as Hoberley View, three houses in a single terrace on the 1851 OS map.
 	
Aesthetic Interest	Hoberley Lodge is a rectangular stone building with double pitched slate roof and chimneys, with its east gable end set back slightly from Hoberley Lane. Its southern main elevation is 6 bays wide in total but with windows along the first floor irregularly placed. On the ground floor there is a variety of extensions; a porch, a hip-roofed octagonal room, a tiled bay window and a conservatory. The north elevation, with a single projecting two-storey porch, faces single and two-storey stone outbuildings across a small yard on the northern boundary of the property. Window openings have stone heads and sills.
Group Value	Together with the outbuildings, the property forms a small group.
CONCLUSION	By virtue of its age, materials and traditional form, grouped with its original outbuildings, the building is included as a heritage asset.



14.6.16 South View House, Hobblerley Lane

Age	Shown on the 1851 OS maps.	
		
Aesthetic Interest	South View House is a stone building with a stone-slate double pitch roof, to the west of Hobblerley Lane, with its main elevation facing south. Window openings are small with stone heads and sills. It is partially concealed from public view by a more recent stone garage close to the road.	
CONCLUSION	By virtue of its age, materials and traditional form, the building is included as a heritage asset.	

14.6.17 South View Cottage, Hobblerley Lane

Age	The cottage is shown on the 1851 OS map.	
		
Aesthetic Interest	South View Cottage directly adjoins Hobblerley Lane opposite South View House and is stone-built with large tooled stone quoins and square windows with stone heads and sills. The roof is slate with ridge at right angles to the road and is partly double pitched and partly mono-pitch with a north early extension forming a butterfly roof with the original. A later extension on the north east corner is flat roofed.	
Group Value	South View Cottage, Poplar View and the connecting garden wall, form a group	
CONCLUSION	By virtue of its age, materials and traditional form and detailing, and group value, the building is included as a heritage asset.	

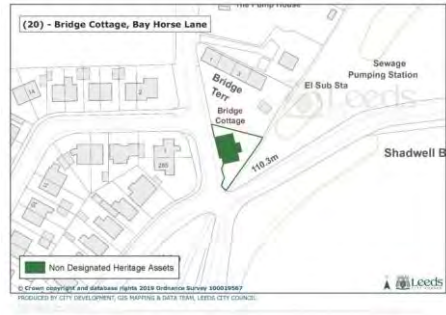

14.6.18 Poplar View and garden wall, Hobberley Lane

Age	First shown on 1807 Enclosure Award Map, and on 1893 OS map as four cottages with outbuildings to the east, Poplar View is now two properties, one of which has been extended more recently to the east enlarging the pre-existing outbuildings.
	
Aesthetic Interest	<p>Constructed in stone, the three-cottage building faces south with its west gable directly onto Hobberley Lane. It has a concrete tiled double pitch roof with parapet verges and one remaining chimney. Windows have stone heads and sills. The more recent extension continues the form of the building but with slate hanging to the first floor.</p> <p>A 1.2m stone garden wall with half-round copings runs along the edge of Hobberley Lane, the length of the garden separating South View Cottage and Poplar View, with a single break for a shared drive.</p>
Group Value	South View Cottage, Poplar View and the connecting garden wall, form a group
CONCLUSION	By virtue of its age, materials and traditional form and detailing, and group value, the building is included as a heritage asset.



14.6.19 Clifton Cottages, Hobberley Lane

Age	Part of the two properties now forming Clifton Cottages is shown on the 1807 Enclosure Award Map and the complete footprint is shown on the 1851 OS map.
	
Aesthetic Interest	<p>The two properties, set away from the road along a short track, both face south and both have a northern elevation in stone but otherwise are distinctly different. The western part has been rendered on the south and west sides and painted white but probably retain the original window openings. A double pitched tiled roof also retains one chimney. The house on the east is one and half storeys on the north side, and two storeys on the south side, also rendered with a slate roof and conservatory extension to the south.</p>
CONCLUSION	By virtue of its age, materials and form and detailing the building is included as a heritage asset.



14.6.20 Bridge Cottage, Bay Horse Lane

Age	Bridge Cottage is shown on the 1851 OS map. A 1932 photograph (Leodis) shows only the north half as two storeys.
	 
Aesthetic Interest	Directly facing onto Bay Horse Lane, the stone-built cottage, with a rectangular plan on two floors, has a slate hipped roof with a single off-centre chimney at ridge level. From historical map and photo analysis, it seems various extensions/outbuildings have come and gone over the years. Current extensions to the south side and rear are relatively modern. Windows on the frontage are modern replacements/enlargements. A stone front garden wall links the building to Shadwell Bridge walls
Group Value	Bridge Cottage, 1-3 Bridge Terrace and Shadwell Bridge walls together form a distinctive group
Landmark Status	Bridge Cottage marks the crossroads at the lowest point in Shadwell.
CONCLUSION	By virtue of its age, materials, traditional form and detailing, and group value, the building is included as a heritage asset.



14.6.21 1-3 Bridge Terrace, Bay Horse Lane

Age	Bridge Terrace appears as four cottages on the 1851 OS map and has later extensions at either end. Now three properties.
	 
Aesthetic Interest	Constructed in stone, the terrace's gable end faces Bay Horse Lane with main entrance facades facing south and the side of Bridge Cottage. The building has a double-pitch roof, now with a concrete tile finish. The original four cottages, three at the higher level by Bay Horse Lane and one at a slightly lower level, are marked by the four chimneys and evenly spaced windows with stone heads and sills. The terrace has 20 th C. two storey extensions to either end, apparent only in the slightly differing stone and window size/spacing.
Group Value	Bridge Cottage, 1-3 Bridge Terrace and Shadwell Bridge walls together form a group
CONCLUSION	By virtue of its age, materials, traditional form and detailing, and group value, the building is included as a heritage asset.


14.6.22 Shadwell Bridge walls, Main Street/Bay Horse Lane/ Carr Lane/ Coal Road

Age	Unknown, but repair work was carried out in 1932 (Leodis photo).	
		
Aesthetic Interest	The beck, emanating from springs west of Hobberley Lane, is carried diagonally under the crossroads on its route north to connect to Scarcroft Beck. The low parapet walls and bridge abutments are constructed in coursed stone with semi-circular copings, and curve to follow the road alignments.	
Group Value	Bridge Cottage, 1-3 Bridge Terrace and Shadwell Bridge walls together form a distinctive group	
CONCLUSION	By virtue of their likely age, quality of materials and group value, the walls are included as a heritage asset. NB As the beck is the Parish boundary, only half of the walls are included within the Neighbourhood Plan area.	

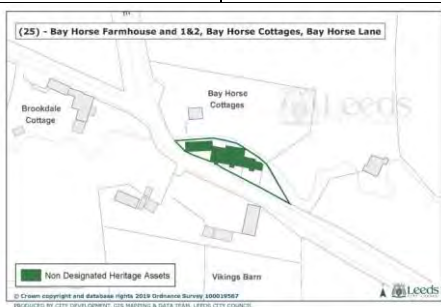

14.6.23 Pumping Station, off Bay Horse Lane.

Age	The pumping station was constructed when Shadwell changed from being part of Wetherby District to Leeds in 1911. It first appears on the 1934 OS map	
Rarity	It is unusual to find a utility building with an element of architectural merit and is the only such building in Shadwell.	
		
Aesthetic Interest	The pumping station collects foul sewage from the eastern half of the village to this low point and pumps it by rising main to the main gravity sewer. The building is brick-built with a double-pitched slate roof and parapet gables with horizontal kneelers. The gable includes a circular window and there is a small octagonal vent on the ridge centre with a conical top. Ornate ridge tiles.	
Social/Communal Value	The pumping station is a reminder of the importance to the community of such a utility.	
CONCLUSION	By virtue of its age, design, and community value, the pumping station is included as a heritage asset.	



14.6.24 Viking Barn, Bay Horse Lane.

Age	Late 19 th C – first shown on 1893 OS map, converted to residential use early 1980s.
	 
Aesthetic Interest	The barn is stone-built with a double-pitch stone slate roof, its gable end aligning the edge of Bay Horse Lane and has been converted to residential use. A lower garage wing has been added to the south end of the barn, facing north to Bay Horse Lane, as well as lean-to single storey extensions wrapping the south and east elevations of the barn. A porch and window openings have been added to the barn.
Group Value	Viking Barn, Bay Horse Farm and Bay Horse Cottages form a group.
CONCLUSION	By virtue of its age, materials and traditional form the barn is included as a heritage asset.

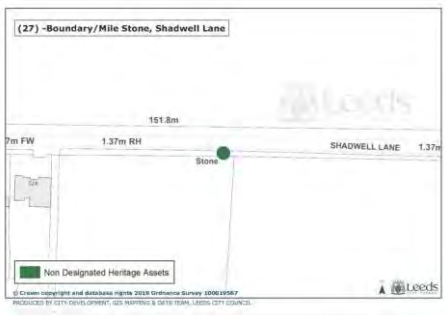

14.6.25 Bay Horse Farmhouse and 1&2, Bay Horse Cottages, Bay Horse Lane.

Age	Shown on the 1807 Enclosure Award map and on 1851 OS map as the Old Bay Horse Inn but became Bay Horse Farm in 1887 (Leodis) and shown as such on the 1893 OS map.
	 
Aesthetic Interest	This stone-built range of buildings, set between the road and a beck, consists of the taller central farmhouse, originally the main part of the Inn and the two, slightly lower cottages either side, both converted from outbuildings post 1926 (Leodis photo). The farmhouse is a traditional design with central door and two flanking windows and two above, with stone heads and sills. It has a stone-slate roof with brick chimneys on each gable at ridge level. The cottages either side are less formal, with windows and doors inserted without stone features and with slate roofs and no chimneys. 1, Bay Horse Cottage – to the west of the farmhouse also includes a conversion of a former single storey attached outbuilding, continuing the range of buildings.
Archival Interest	Shadwell History Society has background material on the use as an Inn, e.g. “Coal was transported from the Waterloo Main Colliery to Harewood House and it is said that the innkeeper never needed to buy coal as when the delivery men stopped for a drink they were in the habit of leaving coal in payment”.
Group Value	Viking Barn, Bay Horse Farm and Bay Horse Cottages form a group.
CONCLUSION	By virtue of its age, history of use, materials and design the buildings are included as a heritage asset.

14.6.26 Norwood House, Old Brandon Lane.


Age	Early 19 th century original with later additions
	
Aesthetic Interest	The core of the house has the traditional 3-bay frontage in stone with central doorway. Later extensions at right angles to the house maintain the materials and form of the original. A modern conservatory has been constructed across the original front façade.
CONCLUSION	By virtue of its age and traditional details, Norwood House is included as a heritage asset.

14.6.27 Boundary/Milestone, Shadwell Lane.


Age	Unknown, possibly 18th C. Shown on the 1851 OS map as marking the location where the Parish boundary crosses, as it runs west to east, from the south side of Shadwell Lane to the north side.
	
Aesthetic Interest	The stone is approx. 25cm x 15cm x 60cm high (above ground), with a rounded top. It has mile markings on it.
Rarity	This is the only milestone of its type in Shadwell.
Social/Communal Value	The boundary stone relates the current Parish boundary to its history
CONCLUSION	By virtue of its age, rarity and social value, the boundary stone is included as a heritage asset.

(All birds-eye aerial imagery + 14.6.6 © Google 2018)

14.6.28 Pair of stones, south of Shadwell Lane, leading to Dan Quarry.

Age	Unknown, possibly 18th C. Benchmark position shown on 1851 OS map and marked as “Stones” with benchmark on the 1906 OS map.
	
Aesthetic Interest	The stones are irregular in shape and the larger stone includes a benchmark on its north side. It also includes sockets indicating their possible use as gateposts to the quarry.
Archival Interest	The Historic Environment Record (record no 3150) refers to a boundary stone here: both are just south of the Parish Boundary
Social/Communal Value	The stones record an early benchmark, possibly relate the current Parish boundary to its history and possibly mark the entrance to an early quarry
CONCLUSION	By virtue of its age, archival interest and social value, the stones are included as heritage assets.

14.6.29 Boundary Stone, north-east of Holywell Park

Age	Unknown, post-medieval
	
Aesthetic Interest	The stone is irregular in shape, with no carving and is of little aesthetic interest
Archival Interest	Included on the Historic Environment Record (record no 3149) as a boundary stone on a change of direction in the Parish boundary, 40m nw of another, on another change of direction, which is no longer present.
Social/Communal Value	The stone relates the current Parish boundary to its history
CONCLUSION	By virtue of its age, archival interest and social value, the boundary stone is included as a heritage asset.

14.6.30 The historic landscape of Shadwell, described in 14.1.3 and defined by the area denoted “Countryside” on Map 4, although not a specific artefact, can nevertheless be considered a heritage asset. By virtue of its age (various, but much of what can be seen on the surface dating from the 1807 Enclosure Awards), archaeological interest (some recorded, some apparent but unrecorded), and its social and communal value in giving identity to Shadwell’s rural village atmosphere, it meets the criteria set by Historic England.

15.1 Introduction

15.1.1 The oldest part of the village is located around the two S-bends in Main Street, and this was designated a Conservation Area in 1973. The Conservation Area was extended in 2012 to include the mid-19th century development at the east end of the village. A further Conservation Area based on the Holywell Triangle toward the west end, also of mid-19th century origin, was designated in 2019. Both are supported locally as they give some protection to houses which are not listed, but have some historical importance, particularly for group value.

15.1.2 Outside the Conservation Areas but within the village envelope, development has taken the form of separate estate development, mainly in the late 20th century. Beyond the village envelope the countryside surrounding the village provides its important rural setting, contributing to its overall rural character. These areas are described in more detail in paragraph 15.4 et seq.

15.2 Conservation Area character

15.2.1 The character of the Conservation Areas is set out in detail in the two Conservation Area Appraisals, along with guidance for development there. In summary;

- Shadwell Conservation Area: linear development along Main Street is made up of large detached properties, small cottages and independent earlier farm complexes, domestic in scale, of traditional, unornamented design and built of coursed stone. Main Street is defined by strong build lines, whether front boundary walls, or back-of-pavement location of many properties, sitting alongside key green spaces such as wide grass verges and large gardens. Glimpses of the countryside surroundings, particularly to the south, emphasise the rural and countryside feel of the historic settlement of Shadwell and the importance of the setting of the conservation area.
- Shadwell (Holywell Triangle) Conservation Area: Developed through the infill of large 19th century villa properties, the three edges of the triangle each have their own individual character. Main Street is defined by a strong and gently curved boundary wall, with terraces, semi-detached and villa properties set behind it. By contrast, the east-west section of Holywell Lane is narrower with more pronounced curves giving it a rural lane quality with a variety of buildings closely defining its south edge and tall hedgerows with trees to the north. Its straight north-south section differs again and includes a more urban character with building lines closely enclosing it.

15.3 Character appraisal method

15.3.1 The following is an appraisal of the character of areas outside the conservation areas for consideration in connection with Policy HLC3 – Positive Design. The appraisal follows a community walkabout in which a systematic assessment of the following attributes was made:

- Topography
- History
- Pattern of development
- Building form, scale and materials
- Space and landscape
- Views and vistas
- Movement

15.3.2 The walkabout was led and guided by Peter Baker RIBA MRTPI IHBC, who has prepared the following appraisal.

15.4 Character of areas

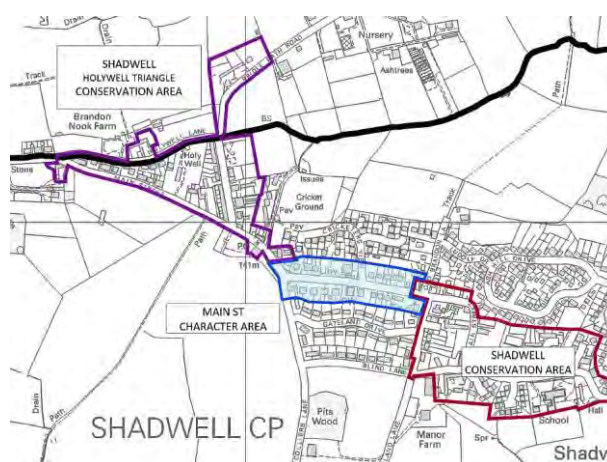
15.4.1 Eight character areas (shown on Map 4, p14) have been identified (excluding the conservation areas). These are:

1. Main Street (between the Conservation Areas)
2. Gateland Drive/Blind Lane
3. Ash Hills
4. Stricklands
5. Crofton Rise
6. Shadwell Parks
7. Cricketers
8. Countryside

15.5 Character area appraisal

15.5.1 Main St (between the Conservation Areas)

- Topography: The section of Main Street running east-west between the two conservation areas (from Colliers Lane to Gateland Lane) is a straight length of road sloping down in both directions from a high point by the Library. To the south is steeply rising ground while the land to the north is level with the road before it slopes gently downward.
- History: The listed stone Library (the former 1814 Methodist chapel) which the present stone Methodist Church (1892) opposite were for many years the only buildings along this section of road. By the early 1930s most of the present houses on the north side of the road had been built along it, while the first to appear on the harder-to-develop south side were the pair on the corner of Main Street and Colliers Lane, built by 1956. The remainder of the south side of Main Street was complete by 1965, while more recent development sits behind the library on the north side.
- Pattern of development: Main Street is a straight section of road and buildings are set back some 10m from it on both sides, except for the Library and the Methodist Church which, together with their elevated position create a focal point for the area.
- Building form, scale and materials: All the buildings are either one or two storeys high, though the higher ground of the south side lifts the apparent height of the bungalows there. The variety of construction periods has resulted in an eclectic mix of styles and materials including red brick and

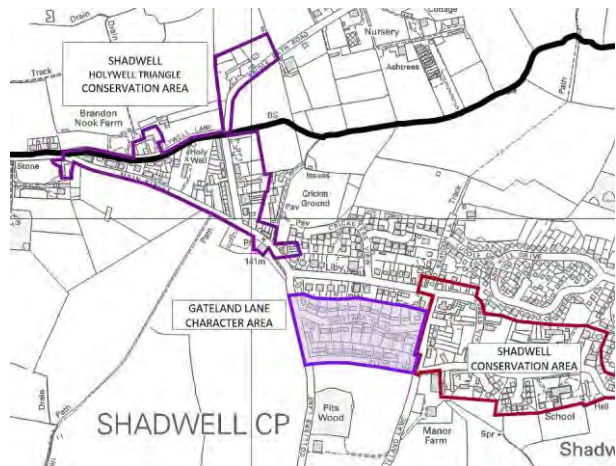


hip roofs of the 30s and 50s, buff brick gable-fronted bungalows of the 60s, and both red brick and stone of more recent development, some with hipped roofs and some with straight gables.

- Space and landscape: Front gardens are well-landscaped. On the south side, tall hedges and the rising ground creates more of a landscape edge with houses less visible behind it. There are a few garden trees, while at the west end of this part of the village, the mature trees on the far side of the road curving to the north are a prominent feature.
- Views and vistas: The mature trees referred to above terminate the view westward down Main Street, while eastward, the view of the tightening arrangement of the buildings at the edge of the Shadwell Conservation Area encloses the space more there and helps to give this area its distinctive identity.
- Movement: The carriageway and footways of Main Street are the dominant feature of the space and the primary means of moving through it and experiencing the vistas, east and west. As a straight road, with no natural restrictions on speed, the space tends to feel vehicle dominated.
- Key characteristics:
 - Variety of building styles
 - Well-landscaped gardens
 - Trees terminating the vista westward

15.5.2 Gateland Drive/Blind Lane

- Topography: The area lies to the south of the section of Main Street described above. The land rises and falls gently east-west from its centre, as well as north-south. Across Colliers Lane to the west and Blind Lane to the south, open countryside falls away with the trees of Pits Wood forming a dominant feature.
- History: While Colliers Lane, Gateland Lane and Blind Lane (which bound the area to the west, east and south respectively) are historic routes, the development of Gateland Drive through the middle dates from the early 1960s with buildings along the north side of Blind Lane following later that decade. Houses on Gateland Drive were probably laid out as a single development,
- Pattern of development: Gateland Drive was designed and built as an elongated double S-shape, with detached houses set well back from the footways and following the undulating plan. At Colliers Lane, houses turn to face the road. Houses on Blind Lane with its single gently curved plan, follow that simple line.
- Building form, scale and materials: Along Gateland Drive there is a consistent scale of wide, two storey houses with ridges parallel to the road, but with gable features facing it. All are constructed of random-coursed stone walling with white painted windows. That consistency is varied by roofs of either stone, terracotta-red or grey concrete tiles and different features on different houses – catslide roofs, double height porches, arched windows – giving each its own individuality. Along Blind Lane there are also different designs of house, but in groups along the row. Some houses have

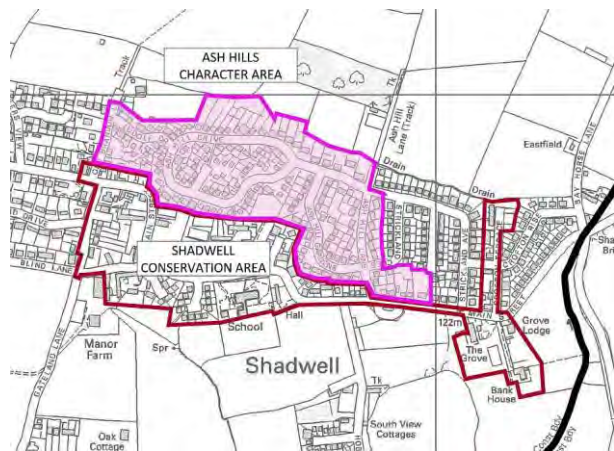


hipped roofs, some have gables facing the view, some include upper level balconies. Two or three are single storey.

- Space and landscape: The double S curve of Gateland Drive includes a grass verge between the road and footway which is planted with ornamental trees. The shape of the road and the trees prevent a continuous view and give the space a sense of containment and intimacy. Stone garden walls are low, and the generous front gardens of lawns, trees and shrubs give the space an arcadian feel. Houses on Blind Lane - also with a verge but no street trees - have shorter front gardens behind their low stone walls but are also well-landscaped. The south side is defined by a field hedge close to the carriageway with no footway.
- Views and vistas: Gateland Drive, with its undulating plan, provides unfolding vistas of its own landscaped space. Approaching the west end, this vista opens to a long-distance view across open countryside, which are panoramic from Colliers Lane (see Map 5). Blind Lane also has long-distance views to the south, though these are more restricted by the hedgerow on the roadside.
- Movement: Gateland Drive mainly serves the houses and does not have a through road function. This, together with the street trees and the spatial quality, gives it a sense of peace and tranquillity. Blind Lane too, is relatively quiet, though does provide an alternative route between Gateland Lane and Main Street via Colliers Lane.
- Key characteristics:
 - Curvilinear alignment
 - Grass verges and street trees
 - Generous garden plots, well landscaped
 - Large houses well set back from the road
 - Westward views

15.5.3 Ash Hills

- Topography: Ash Hills is located north of Main Street and northwest of the village core. The land slopes gently down from south to north and west to east. Part of the northern boundary of the estate is marked by a tree-lined drainage ditch as the slope levels out. To the east the site abuts the Stricklands area.
- History: The Ash Hills were constructed as a single estate through the 1960s: together with the smaller Stricklands and Crofton Rise estates, it was the first major development in Shadwell and more than doubled its size.
- Pattern of development: From the access point off Main Street at Ash Hill Lane, the roads through the estate form a pair of interconnected irregular loops, with two cul-de-sacs. The houses all tend to be on the same axis, with the roads taking a meandering route through the spaces they create. This creates a more apparently random arrangement, with each house having a unique, generally angled, relationship with the road.
- Building form, scale and materials: A mix of detached houses and dormer bungalows are all stone-built in random coursing, with white painted windows and eaves, but plain verges. Roofs are grey or

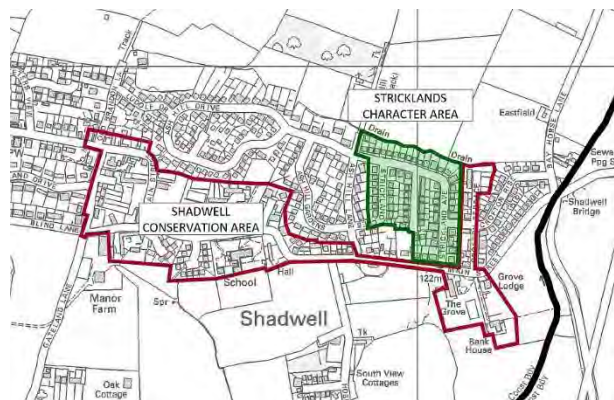


terracotta-coloured concrete tiles, and some have flat roofed garages and porches. Although all houses are on the same axis, some are orientated at right angles to others and, combined with the mix of storey arrangements and the varying relationship to the road, this provides visual variety and interest.

- Space and landscape: There are few front boundaries: generous front lawns fill the irregular shaped spaces between the houses and the road, with some shrubbery and tree planting. Where houses have private garden spaces by the road, tall hedges about the roads. There are a few groups of mature trees, some contained within private garden areas.
- Views and vistas: The curving roads create unfolding internal vistas, but there are few locations where long-distance views are revealed. From the highest point of the estate, at the southern end of Ash Hill Drive, distant fields and trees can be glimpsed over the rooftops of the lower houses (see Map 5).
- Movement: There is only one main access points for traffic into the estate from Main Street, so movement is concentrated at Ash Hill Lane, dissipating as the interconnected road system provides more choice of routes. For pedestrians, the ancient definitive footpath (no 108) between Ash Hill Gardens and Main Street provides a more direct route to and from the west, as does the short footpath link between Ash Hill Drive and Main Street. There is also a definitive footpath (no 111) along Ash Hill Lane to the north, leading to Bay Horse Lane.
- Key characteristics
 - Orientation of houses relative to the roads
 - Variety and openness of spaces created by that relationship
 - Mix of house designs with consistency of materials and details
 - Groups of mature trees in garden areas

15.5.4 Stricklands

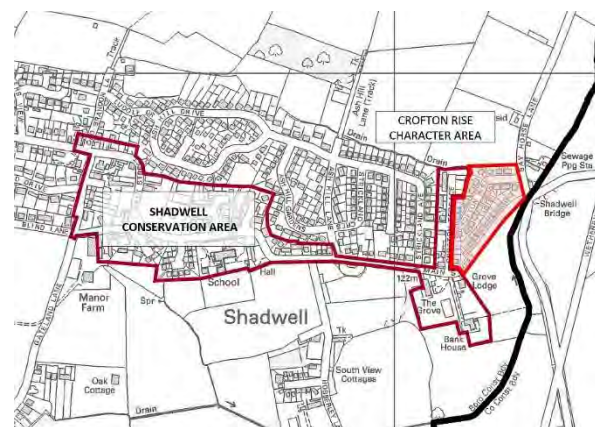
- Topography: The Stricklands area is located north of Main Street and east of the Ash Hills. The land is generally level with a gentle slope down west to east. The northern boundary of the estate is marked by the continuation of the tree-lined land drain ditch with also marks the edge of the Ash Hills. To the east the site abuts the Crofton Terrace strip of the Shadwell Conservation Area.
- History: The Stricklands were constructed as a single estate through the 1960s, just prior to the Ash Hills.
- Pattern of development: Strickland Lane connects the area to Main Street and there are also links west and east to the Ash Hills and Crofton Rise respectively. The roads through the estate form a single rectangular loop, with a central cul-de-sac. Parallel rows of houses and bungalows align the roads, closely spaced and set back at a consistent distance of about 7.5m.
- Building form, scale and materials: The houses are mostly two-storey detached with some dormer bungalows in corner positions. They are built in buff brick with boarded feature panels, white painted windows, eaves and bargeboards and grey concrete tiled roofs.



- Space and landscape: The layout of the houses creates rectilinear spaces with garden planting behind low stone or brick walls. Some of the roads include narrow grass verges between the road and the footway. There are some trees within private garden areas.
- Views and vistas: There are no external views from the public domain, with internal vistas along the roads closed by the houses along the roads at right angles. Mature trees along the northern boundary can be seen over the rooftops of the houses closing northward views.
- Movement: There are only two main access points for traffic into the estate from Main Street, one of which is via Ash Hill Drive. For pedestrians, there are no alternatives to the road pattern.
- Key characteristics
 - Regularity of house arrangement relative to the roads
 - Mix of two storey and single storey houses
 - Variety of house types and designs, with a consistency of materials.
 - Grass verges in places
 - Front boundary walls

15.5.5 Crofton Rise

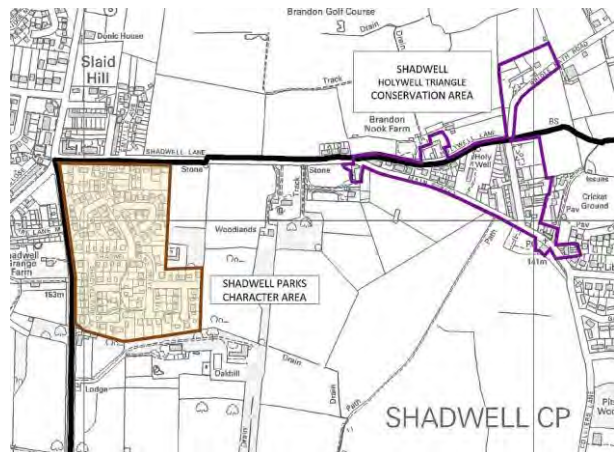
- Topography: This triangular area lies at the eastern edge of the village envelope, on a marked eastward slope down from Crofton Terrace to Main Street and Bay Horse Lane.
- History: Crofton Rise was built in the late 1960s at a similar time as the Ash Hills.
- Pattern of development: Development here consists of buildings along the north side of Main Street, set on the slope above it, and the parallel Crofton Rise to the north with buildings both sides. Crofton Rise bends at each end, giving it a single elongated S-shape.
- Building form, scale and materials: There are two-storey semi-detached houses on the north side of Crofton Rise while all the rest of this development consists of bungalows. On Crofton Rise, most houses and bungalows have hipped roofs with small frontward projecting gables over bay windows, are constructed in buff or light red brick with grey concrete tile roofs and have timber panel features in gables. On Main Street, the bungalows are detached, mostly with full timber-clad gables creating a stepped array facing the road. These are also brick built but with stone facades facing the road.
- Space and landscape: All the buildings are comparatively close to the road with short (3-5m) gardens and step up the slope. Crofton Rise has a grass verge between the carriageway and footway on the north side, which increases the sense of space. Gardens have low stone walls with shrub planting, grass and paving behind. On Main Street, the bungalows are set above the road, with low brick walls and short, sloping lawns. The south side of Main Street is lined with mature trees and hedgerow, delineating the edge of the countryside beyond.



- Views and vistas: The slope of both roads allows for long-distance views north-eastward from the higher levels, of hills and trees over the rooftops, more marked from the higher Crofton Rise (see Map 5).
- Movement: Crofton Rise mainly serves only the houses on it, though it does provide a short route between Strickland Avenue and Bay Horse Lane. Main Street at this point is the primary route eastward in and out of the village. The bend in Main Street close to the Crofton Terrace junction has been narrowed to 4.5m wide as a traffic-calming measure. Whilst this is theoretically sufficient for two cars to pass each other on a minor road, cars actually tend to stray across the unmarked centreline at normal speeds: in practice making it a single-lane carriageway, but with no warnings.
- Key characteristics
 - Regularity of house arrangement relative to the roads
 - Defined locations for two storey and single storey houses
 - Array of gable ends along Main Street
 - Regularity of house types and designs and consistency of materials.
 - Front boundary walls
 - Long distance north-east views

15.5.6 Shadwell Parks

- Topography: Shadwell Parks is part of the main urban area on the western edge of Shadwell Parish, closer to the Slaid Hill local centre than the village itself. The land is a comparatively level area, bounded to the north by Shadwell Lane and to the west by Roundhay Park Lane.
- History: Most of the area was previously occupied by Shadwell House and its grounds (formerly called Hambleton House) and Crossways, house and grounds (formerly called Westview), both built in the late 19thC. Two smaller properties along the eastern boundary of the present estate were Highfield and Hawthorne House, also late 19thC. Highfield remains, tucked away at the end of a modern cul-de-sac. There is, however, little else left of the previous features of those properties, though the northern boundary of Shadwell House is apparent in a present fence line. Apart from a few houses along Shadwell Lane, most of those properties were demolished and the present estate constructed in the late 1970s. Crossways was demolished in the early 1990s and replaced by four houses and a large bungalow retaining the Crossways name. The houses along Shadwell Lane have either been replaced or totally re-modelled in recent years, except for the oldest pair of 1930s semis and a bungalow.
- Pattern of development: The old northern boundary of Shadwell House, referred to above, marks the division between two distinct styles, presumably as the estate was constructed by two different developers. The southern part has a rectilinear road pattern with a single access from Roundhay Park Lane connecting to the northern part of the estate and to a series of cul-de-sacs. The northern

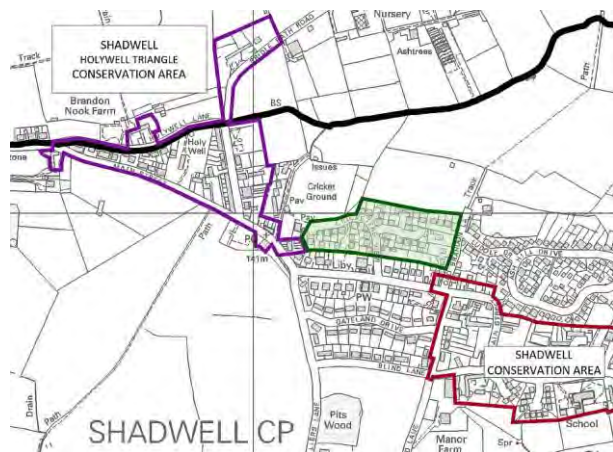


part is slightly more curvilinear, with a central spine from Shadwell Lane and cul-de-sacs either side. All the properties, except the present Crossways face onto the estate roads; thus, rear gardens and a mix of fencing styles, heights and conditions align Roundhay Park Lane above the original stone boundary wall, creating a less attractive appearance here.

- Building form, scale and materials: Along Shadwell Lane, not part of the estate development, are a few houses (and a bungalow) of various materials and forms; render, stone, brick, though all set back from the road on a gently undulating building line and all exhibiting gables of various sizes facing the road. In the southern part of the Shadwell Parks the houses are all detached and built in a light buff brick, with hipped roofs and faux neo-Georgian features – colonnaded porches, white shutters and small-paned windows and dentil eaves. In the northern part houses are also detached and with the same brickwork, but with double pitched roofs, some dormer bungalows and generally closer together. The houses built on the site of Crossways are much larger, but of a similar style and colouring.
- Space and landscape: Almost all the properties have open plan frontages, with only low shrubs in places and lawns behind. Where side gardens abut the road, there are tall hedges and, in some instances, walls. Some front garden trees have matured to create impact on street scenes. Within the southern part there is a small communal space at the backs of gardens, only accessed from two narrow paths.
- Movement: The main road through the estate links Shadwell Lane and Roundhay Park Lane, with cul-de-sacs off it. All roads, even cul-de-sacs are conventional with footways either side. Apart from the two footpaths mentioned above, which do not provide a particularly useful short cut, all pedestrian movement is along the road network.
- Key characteristics
 - Consistent style of pastiche Georgian style houses
 - Open plan frontages

15.5.7 Cricketers

- Topography: Located on the north side of Main Street, the land slopes down northward to a pre-existing hedgerow which aligns with the northern boundary of the Ash Hills. To the east the land is bounded by Old Brandon Lane and to the west by the boundary of the old cricket field.
- History: The Cricketers was constructed as a single estate at the turn of the 21st century partly on the site of a market garden specialising in roses.
- Pattern of development: The houses are arranged alongside roads set out in a T-shape plan, with Cricketers View as the stem with a connection to Main Street and curving westward toward the old cricket field. Cricketers Fold forms the eastern leg. Like Ash Hills, the houses are all set out on the same axis, with the roads meandering between them, giving

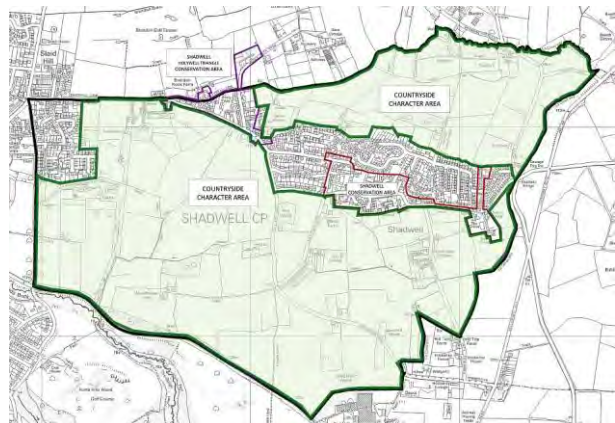


each house a unique relationship with the road.

- Building form, scale and materials: All the houses are two-storey and detached, most with hipped roofs and projecting front gables of various sizes, some over angled bay windows. Garages to the side are single storey or with dormers over, all combining to create complex building forms. The houses are built in red brick, some with tile hanging to first floors and with concrete tile roofs. Window frames are brown.
- The arrangement of houses does not provide well-defined spaces, but identity is provided through the complexity of the buildings and the topography. Front gardens are small and irregularly shaped, with some grass and shrubs defining the boundaries. Higher walls and fences shield private spaces where these abut the road. Alongside the old cricket ground the one-sided development of the road opens this space to the countryside beyond a mature, pre-existing hedgerow. There are a few small trees within the public realm. Only the main access road is tarmac with standard footways either side: the remainder of the roads are grey or brindle block-paved shared space cul-de-sacs.
- Views and vistas: the downward slope of Cricketers View provides distant views across countryside to the north over and between the houses (see Map 5). At the western end, by the old cricket field, there are wider views northward, but restricted by the mature hedge.
- Movement: The estate has only one access, so all movement is directed toward that. Within the shared space areas, where pedestrians have equal rights to drivers, car movement tends to be slower, aided along Cricketers Fold by the highway geometry.
- Key characteristics
 - Meandering road alignment with a common axis for the houses
 - Variety of small spaces created by that relationship
 - Complexity of house forms and consistency of materials.
 - Boundary walls of varying heights
 - Cul-de-sac paving materials and shared space design
 - Mid-distance northward views

15.5.8 Countryside

- Topography: A full description of the topography of the countryside surrounding the village envelope is at para. 7.2. In summary the land is undulating farmland, with hedgerows defining field boundaries, groups of woodland, and trees enclosing what were previously farmhouses and associated buildings.
- History: use of the land for agriculture dates to pre-conquest times, evidenced by Shadwell's inclusion in the Domesday book as "Scadewell". Until the Shadwell Enclosure Award of 1807, farming was based on the open field system and the ridge and furrow field south of Main Street at its west end, is a remnant of that era (see Policy ENV3 Local Green Spaces) and Appendix C 15.3.10. The field boundaries evident today reflect some of the original enclosures, but most fields have been amalgamated into the larger



areas apparent today. The 1852 OS map also shows a few small sandstone quarries south of the village envelope, and the names of Pits Wood and Dan Quarry provide current evidence of that. A few of the existing farmstead groups of buildings and isolated properties were probably established soon after the Enclosure Award and others constructed through the 19th century.

- Pattern of development: Most of the individual farmstead groups remain though no longer in agricultural use. Most of these are surrounded by tree-sheltered boundaries, contributing to the appearance of the countryside. There are small groups of houses built together at the southern end of Gateland Lane and toward the north end of Hobberley Lane. In the northern part of the Parish, apart from the tracks of Old Brandon Lane and Ash Hill Lane there are no roads. South of the village envelope, Gateland Lane and Colliers Lane combine at Winn Moor Lane, which itself meets Hobberley Lane before joining Wetherby Road (A58). All these roads include long straight sections with sudden bends, and this together with the undulating landscape, provides a variety of views from them (see Map 5).
- Building form, scale and materials: Some of the original farmstead buildings remain, in varying styles depending on their period. However, all tend to be stone-built, and two storeys. Most have been extended and altered, and other original farm buildings have been converted, retaining their exterior, stone-built forms. Though the original stone buildings are no longer part of the farms they once served, there are a few more modern agricultural shed buildings. The later groups of houses are also stone-built and generally two storey, though there are some bungalows on Gateland Lane. At Charville Gardens, a cul-de-sac off Hobberley Lane, the houses are more urban in style: brick with bay windows and hip roofs.
- Space and landscape: As rural development, the landscape dominates: original farmsteads are surrounded by tree shelters and the hedgerows either side of the roads are the primary feature for those passing along them. Occasional gaps in the hedges allow distant views, particularly back to the village from Winn Moor Lane (see Map 5).
- Movement: The previously described roads are the main routes for traffic. Most do not have footways, but with traffic volumes comparatively low, walkers tend to make use of the roads as well. There are also several public footpaths and public bridleways (see Map 8) crossing the fields or along their boundaries and these are well-used. When the East Leeds Orbital Route is constructed at the south end of the Parish, joining the Ring Road at Red Hall, there may be a tendency for drivers to divert via Wetherby Road and Winn Moor Lane en route to Slaid Hill and beyond, to avoid what could become a bottleneck as the new dual carriageway reverts to single lane traffic.
- Key characteristics
 - Narrow lanes
 - Undulating countryside with views across fields
 - Stands of woodland
 - Linear groups of existing development along Gateland Lane and Hobberley Lane
 - Isolated farmstead buildings with tree planting set in open countryside

16 Appendix C: Design Guidance

16.1 Design in Context

1. The following guidance applies to development throughout the neighbourhood area. There is additional guidance on development in the Conservation Area Appraisal and Management Plans.
2. The key to good design is understanding the context and recognizing that the scale, form, materials and detailed design of buildings in Shadwell, the way they are arranged in the townscape, and the appearance and use of the spaces between them, are all important ingredients in the quality of the local environment. Development proposals should demonstrate how these specific local ingredients, described in the character area appraisals in Appendix B and summarised as Key Characteristics, have influenced the design.

16.2 Siting and Location

3. The extent of the built-up part of the village should not grow. Any development should generally be within the existing Village Envelope (see Map 2). Outside this area, conversions of existing buildings should retain the character defined by small, tightly knit groups of buildings defined by tree-planting within the countryside setting.
4. Development in gardens is normally undesirable as gardens are an essential part of the village character, and are important for biodiversity, health and well-being. However, exceptionally there are some gardens which might be big enough, and with good enough access, to allow a limited number of new dwellings to be sited, provided the general grain of development (its spacing and arrangement) in the immediate area and its landscape quality is not compromised. The arrangement of houses, gardens and roads varies in different parts of Shadwell and any new development should maintain the local character created by those arrangements.
5. Replacement of a house, in poor condition, which has no historic importance, with good quality new build can sometimes be justified in Shadwell. Some increase in density might also be regarded as sustainable. The landscape quality of the location will be a significant consideration.
6. There are various potentially redundant agricultural buildings within Shadwell. Where such a building is genuinely redundant, and in other ways is suitable for conversion to residential use, such conversion could be acceptable. It is likely, however, that nearby new build would be inappropriate, particularly if the redundant building is within the Green Belt.
7. The location of development should preserve the existing views and vistas in Shadwell (see para. 6.2.5 , Maps 5 and descriptions in the character appraisals in Appendix B).

16.3 Building design:

8. Any development should be appropriate in scale, form, massing, materials, design and character, in relation to its location and context within Shadwell.
9. Shadwell is made up primarily of family homes, but there is a shortage of accommodation for the elderly and for smaller households such as first-time buyers and development aimed at these groups would be encouraged, providing it is of an appropriate scale. Flats will be appropriate where they are designed to have a similar scale to the house-sized buildings prevalent in the village.
10. Generally, though not exclusively, the buildings in Shadwell are two stories and this should be the norm for new development. Three stories are only likely to be acceptable where the location warrants the emphasis of additional height and this can be justified by urban design studies.
11. Development should respect the character of neighbouring development, particularly in the estate areas where there is a consistent pattern of design, and high quality contemporary design is acceptable for new buildings where this will enhance the overall character of Shadwell. This would be

most appropriate where such designs can contribute positively to their context and not adversely affect traditional focal points and vistas.

12. Materials should be appropriate to the context in which the development sits. Thus, local natural sandstone, with Welsh slate roofing is the first choice for building materials in most cases where the development relates to any heritage assets. Where development forms part of a street frontage, materials should be chosen to reflect those that surround it. Where the development occupies a more prominent location, materials which contrast, while still respecting those prevalent in the area, could be appropriate.
13. The historic fabric of Shadwell, including its freestanding walls and other structures, should be retained whenever possible during renovation work, rather than just copied in new material. Re-pointing should generally be done with lime mortar, particularly on stone buildings and raised “ribbon” pointing (which can cause deterioration of the masonry itself) should be avoided.
14. The arrangement of buildings in Shadwell does not always follow a regular pattern and extensions should be handled carefully. Permitted development rules allow some extensions which nevertheless might be inappropriate to a property and location. Professional advice should always be sought, and impact on neighbouring properties and streetscape should be assessed. Further detailed guidance is given in “Householder Design Guide” (LCC).
15. Renewable energy developments should respect the significance and character of heritage assets.. Where they are fitted to new buildings and ideally also on existing buildings where possible, they should be integrated into the roof covering rather than being placed on top. External insulation cladding would not usually be appropriate on non-designated heritage assets where the existing walling material, usually stone, contributes to its character, or on a single house where it forms part of a larger group (e.g. semi-detached houses or terraces).

16.4 Landscape treatment of new development

16. Where it is acceptable to fell trees in Shadwell as a result of development these should be replaced on a three-for-one basis. Development involving the loss of trees covered by Tree Preservation Orders or within the Conservation Area will not normally be permitted.
17. Applications for new development should demonstrate how any retained and/or proposed planting relates to and reflects the existing landscape of Shadwell. Where appropriate, such landscaping should maintain or create green corridors and wildlife habitats. Any new green corridors created as part of new development schemes should be considered as new links for public access wherever possible (see Section 13: Community Action)

17 Appendix D: Local Green Spaces

17.1 Introduction

17.1.1 Para. 9.3.1 of this Plan outlines the purpose of Local Green Spaces and this Appendix sets out detailed information on the green areas selected for assessment and the form that assessment has taken. The designated Local Green Spaces are shown in their context on Map 6, and in more detail in the individual assessments that follow.

17.2 Assessment criteria

17.2.1 The criteria for the designation of Local Green Spaces is set by the NPPF in its para.100:

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

17.2.2 All the areas assessed are in or in close proximity to the community and are not extensive tracts of land. They therefore meet the first and third criteria for inclusion as Local Green Spaces. The following assessment outlines whether and how they meet the second criterion.

17.3 Assessment

17.3.1 LGS1 Holywell Park

- Holywell Park is a very well-used recreation space owned by Leeds City Council and covering 0.42 hectare with trees on its boundaries. The play area and equipment on the north side, run by a Trust, is the only children's play area in the village. It consists of a small enclosed area, most of which is rubber surfaced, in which there is play equipment (swings, roundabout, climbing frame, slide, etc.) suitable for young children, a large open area of grass with rubber surfaced goal areas at either end, one of which incorporates a basketball hoop, a landscaped area with seating, a picnic area with a picnic table, and a car park. Just to the south of the play area is a small area of the only allotments in the village.
- The inclusion of Holywell Park as a Local Green Space was endorsed at the Policy Intentions public consultation event on 7th April 2018.
- As the only open space used for public recreation, Holywell Park has significant value for the local community, meets the criteria set out in para 100 of the NPPF and has been designated a Local Green Space.



17.3.2 LGS 2 Pits Wood

- Pits Wood on Colliers Lane contains a variety of mature, largely deciduous, trees in self generating natural woodland. The area is marked on the 1847 OS map and its undulating terrain of bumps and hollows suggests it may have been formed as a result of earlier, small-scale sandstone quarrying. Pits Wood is included in the Forestry Commission’s National Forest Inventory as a broadleaf woodland and in the Natural England’s Priority Habitat Inventory as deciduous woodland.
- Although not public land, Pits Wood is fully accessible to the public and well-used for walking and nature study by the local community.
- The inclusion of Pits Wood as a Local Green Space was endorsed at the Policy Intentions public consultation event on 7th April 2018.
- Due to its historic and natural significance and its use, Pits Wood has significant value for the local community, meets the criteria set out in para 100 of the NPPF and has been designated a Local Green Space.



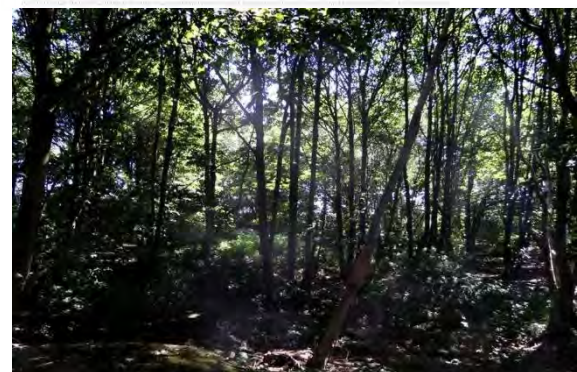
17.3.3 LGS 3 Dan Quarry

- Dan Quarry, also a worked-out sandstone quarry, is owned by Leeds City Council and registered as Common Land, and the local community, through Shadwell in Bloom, takes an active and watchful part in its management. Shadwell in Bloom’s website describes the area’s wildlife:

“There are many sycamores, but also birch, oak, holly, yew and hawthorn. In spring there are bluebell, dog’s mercury, wood sorrel and wild garlic, with foxglove, red campion, brambles, nettles and others becoming common as the season progresses. Many birds were seen, including tree creeper, jay, and swifts at the wood edges. The wood forms an important terminus to a woodland corridor which runs continuously southwards and joins the gorge in Roundhay Park.”

<https://www.shadwellinbloom.com/index.php/dan-quarry>

- Dan Quarry is covered by a 2006 Tree Protection Order and is particularly important as a woodland:

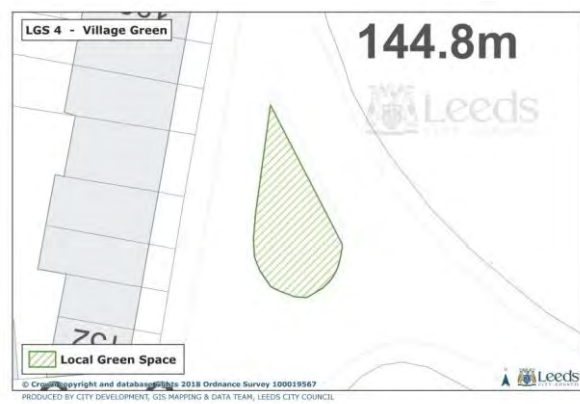


“The unusual thing about the wood is that it has remained largely undisturbed for perhaps a century or more, and is approaching a natural growth for a deciduous Yorkshire woodland. Such “natural” habitats are now extremely rare, and although the wood is small, it clearly has conservation value from this alone. It has an interesting mix of plants, most of them not to be seen in other woodlands in the area, which are either managed plantations or are extremely disturbed and eroded by human activity”. (Report by J S Turner, Emeritus Professor of Biology, Leeds University).

- The area does not form a through route, and although publicly accessible, the woodland’s natural habitats remain relatively undisturbed.
- The inclusion of Dan Quarry as a Local Green Space was endorsed at the Policy Intentions public consultation event on 7th April 2018.
- Due to its historic and natural significance and as common land, Dan Quarry has significant value for the local community, meets the criteria set out in para 100 of the NPPF and has been designated a Local Green Space.

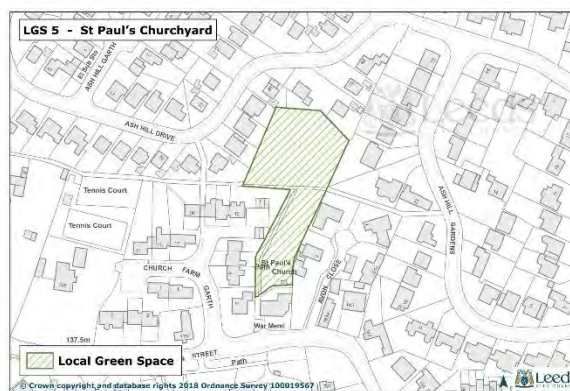
17.3.4 LGS 4 Village Green

- The Village Green at the junction of Main Street and Blind Lane and next to Manor Farm, has been the focal point of the village throughout its history. The roadway in front of the cottages on its west side was formerly Stocks Hill, and the Village Green itself was the location of the old stocks. To the south, a further area of grass above a low stone wall was the pinfold, used to impound stray animals. Though small, this open green area forms an important visual contrast to the narrowness of Main Street either side.
- The green space also includes a low hedge, an ornamental tree, flower beds, a seat, a post box and a millwheel with “Shadwell 2000” carved into it.
- The inclusion of the Village Green as a Local Green Space was endorsed at the Policy Intentions public consultation event on 7th April 2018.
- Due to its historic significance and its use, the Village Green has significant value for the local community, meets the criteria set out in para 100 of the NPPF and has been designated a Local Green Space.



17.3.5 LGS 5 St Paul's Churchyard

- St Paul's Church was built in 1842, to designs by R D Chantrell, architect of Leeds Minster. The churchyard was expanded to the north after 1861. The churchyard includes a garden by Main Street and at the northern end, a more recent Garden of Remembrance, created and cared for by members of the local community, where cremated ashes are interred.
- There are some mature trees in the centre of the churchyard, with the remainder of the area kept mown between the gravestones. A public footpath (Leeds Footpath no 108) crosses it in the centre, and the area forms a quiet and tranquil haven in the centre of the village.
- The inclusion of St Paul's Churchyard as a Local Green Space was endorsed at the Policy Intentions public consultation event on 7th April 2018.
- Due to its historic significance and its tranquillity, St Paul's Churchyard has significant value for the local community, meets the criteria set out in para 100 of the NPPF and has been designated a Local Green Space.



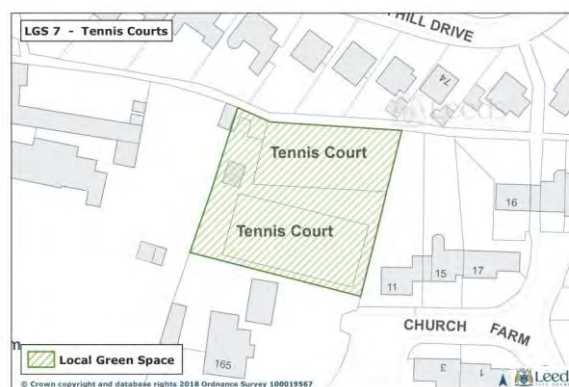
17.3.6 LGS 6 Allotments

- Shadwell has six allotments in an area adjoining Holywell Park, at the rear of the Recreational Centre. It includes a composting facility used by Shadwell in Bloom, which is also available to the local community. The allotment area was the creation of Shadwell Parish Council and Shadwell in Bloom with Leeds City Council and as improved by a drainage scheme in 2007 but there is an extensive waiting list and an additional site is being sought for further allotments (see Projects).
- Although adjacent to Holywell Park, its different use warrants its inclusion as a separate Local Green Space.
- The inclusion of the Allotments as a Local Green Space was endorsed at the Policy Intentions public consultation event on 7th April 2018.
- Due to their recreational, social and environmental qualities, the allotments have significant value for the local community, meet the criteria set out in para 100 of the NPPF and have been designated a Local Green Space.



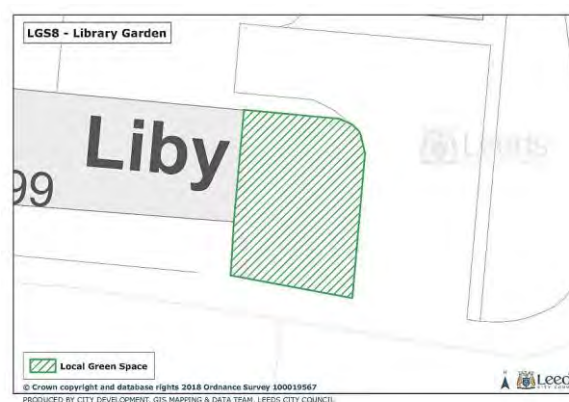
17.3.7 LGS 7 Tennis Courts

- Shadwell Tennis Club has two hard courts with surrounding mainly grassed grounds and a timber club house, with changing facilities. The site lies in a peaceful and quiet location between houses north of Main Street and south of Ash Hill Drive, behind an historic stone wall along the public footpath (Leeds Footpath 108) which provides its access. The tennis courts are an important recreational facility in Shadwell and the Club attracts players of all ages.
- The inclusion of the tennis courts as a Local Green Space was endorsed at the Policy Intentions public consultation event on 7th April 2018.
- Due to its provision of specific recreational facilities, the tennis courts have significant value for the local community, meet the criteria set out in para 100 of the NPPF and have been designated a Local Green Space.



17.3.8 LGS 8 Library Garden

- Adjoining Shadwell Library is a small garden planted out with silver birch, planting beds and with a seat. Managed by Shadwell in Bloom, it is owned by the community as part of the library ownership and includes a small noticeboard. The garden provides a pleasant location for relaxation and an attractive setting for the listed library building.
- The inclusion of the library garden as a Local Green Space was endorsed at the Policy Intentions public consultation event on 7th April 2018.
- Due to its provision of specific recreational facilities, the library garden has significant value for the local community, meets the criteria set out in para 100 of the NPPF and has been designated a Local Green Space.



17.3.9 LGS 9 Woodland east of the Red Lion

- To the east of the Red Lion is a 10-metre-wide (approx.) strip of woodland between the road and the fields. It was at one time a garden for the pub. It is full of mature trees which form an important termination of the view down Main Street toward the west as described in the Main Street character area appraisal in Appendix B. The loss of that group of trees would be highly significant, adversely affecting the character of the area.
- The inclusion of the woodland arose from proposals made at the Policy Intentions public consultation on 7th April 2018.
- Due to its landscape character, mature trees and importance in the townscape, the woodland east of the Red Lion has significant value for the local community, meets the criteria set out in para 100 of the NPPF and has been designated a Local Green Space.



17.4 Green spaces excluded as Local Green Space

17.4.1 Bus terminus island

- Located toward the eastern end of the village, the island formed by the bus terminus is a well-cared for area of grass, trees, shrubs and planting beds managed by Shadwell-in-Bloom. It is in a prominent position on Main Street and an important part of the landscape there. The project for additional public seating (see Project P-4 para 13.6) includes a proposal for a seat on this island.
- The inclusion of the bus terminus island as a Local Green Space was endorsed at the Policy Intentions public consultation event on 7th April 2018.
- Due to its landscape and streetscene qualities, the bus terminus island has a significant value for the local community and meets the criteria set out in para 100 of the NPPF. However, the Local Highway Authority, in which the land is vested, consider that “there is a fundamental principle that highway authority powers cannot be fettered by such a use” and therefore, though carefully planted and maintained by the local community, the **Bus Terminus Island has not been designated a Local Green Space.**



17.4.2 Community Garden, Colliers Lane

- The provision of the community garden, including five raised herb beds, was the result of an initiative by members of Shadwell-in-Bloom and enables members of the community to help themselves and learn about the use of a wide variety of herbs. The garden is located on a wide verge on the west side of Colliers Lane close to Pits Wood, with panoramic views over the surrounding countryside (including ridge and furrow markings south of Main Street), see Map 9). In addition to the raised beds there are ornamental trees, shrub and bed planting. It also includes a seat and the project for additional public seating (see Project P-4 para 12.6) includes a proposal for a further seat here.
- The inclusion of the Community Garden as a Local Green Space was endorsed at the Policy Intentions public consultation event on 7th April 2018.
- Due to their provision of specific recreational facilities, the community garden has significant value for the local community, and meets the criteria set out in para 100 of the NPPF. However, the Local Highway Authority, in which the land is vested, consider that “there is a fundamental principle that highway authority powers cannot be fettered by such a use” and therefore **the Community Garden has not been designated a Local Green Space.**



17.4.3 Main Street/Cricketers View

- Just to the east of the Library Garden, this wide verge with hedges to the rear, was planted with trees, grass and a planting bed as part of the Cricketers development. This provides an attractive feature at the junction and, with the adjacent Library Garden (LGS8), forms part of the wider street scene rather than a stand-alone feature.
- However, due to its lack of particular significance, it is considered this area does not meet the criteria set out in para 100 of the NPPF and therefore **the green area at the junction of Main Street and Cricketers View has not been designated a Local Green Space.**



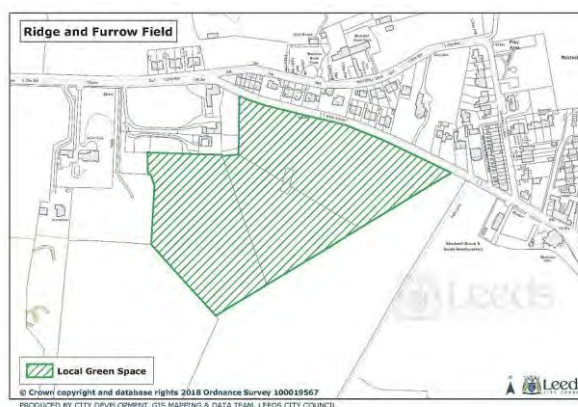
17.4.4 Main Street/Ash Hill Lane

- At the junction of Ash Hill Lane with Main Street, the footway is separated from the carriageway by this area of grass which includes a small planting bed. The area accentuates the entrance to the estate and is a positive feature in the townscape here. However, it is only a part of the public realm that forms that feature, defined by houses and low walls and also including the road itself. In that respect it does not form, on its own, a particularly significant feature.
- Due to its lack of particular significance, it is considered this area does not meet the criteria set out in para 100 of the NPPF and therefore **the green area at the junction of Main Street and Ash Hill Lane has not been designated a Local Green Space.**



17.4.5 Ridge and Furrow Field, Main Street

- The Ridge and Furrow field lies on south-eastern sloping land to the south side of Main Street, at its western end. It is currently within the Green Belt and is therefore protected from development.
- The area is of particular importance to the village as part of its heritage: The field is one of the few locally remaining visible manifestations of farming practices of the past
- However, the field is only one part, albeit a particularly visible part, of the wider historic landscape around Shadwell and Local Green Spaces cannot include large tracts of land. Therefore, **the Ridge and Furrow Field has not been designated a Local Green Space.**



18 Appendix E: Local Community Facilities

18.1 Introduction

18.1.1 Policy COM1 sets out those community facilities which should be retained where possible because of their value and importance to the local community in Shadwell. Both national and local policies reinforce this aim of retaining facilities which contribute to the sustainability of communities.

18.1.2 All the following facilities were highlighted as important in the initial survey, and evidence has been gathered on their use and role in the community life of Shadwell. Their location is shown on Map 7.

- A. The Post Office
- B. The Red Lion public house
- C. Shadwell Independent Library and Arts Centre
- D. Shadwell Recreational Centre, Holywell Lane
- E. The Village Hall
- F. The Scout Hut
- G. St Paul's Church
- H. The Methodist Church
- I. Shadwell Primary School
- J. Shadwell Tennis Club

18.1.3 In each case, the proposal was endorsed at the Policy Intentions public consultation event on 7th April 2018 and owners/operators were consulted and contributed to the assessments below.

18.2 Assessment

18.2.1 A. The Post Office.

- A Post Office service was introduced in Shadwell in 1855 and has been in the current premises for at least 50 years. It also serves as the only convenience store in Shadwell. In 2017 the shop served a total of 84,604 customers, with 603 per week using the Post Office. As well as Shadwell residents (and those from nearby Slaid Hill) it serves residents from other villages where such services have been cut (Thorner, Scarcroft, East Keswick and Harewood) and local businesses, both from within the village and from Slaid Hill, who rely on the Post Office for banking services. The shop is open daily 07.30 – 19.00 (Sundays 08.00 – 13.00). The main benefits to the community are:
 - Convenient access to a village store that opens every day of the year (excluding Christmas Day).
 - Access to more than 2,000 lines of stock, covering groceries and everyday essentials. Many residents use the business daily whereas for others it is useful for making “distress” top-up purchases.
 - Access to a Post Office that offers a comprehensive range of services, from mailing, benefit payments and Government services, to banking and travel money.



- An important access point for local businesses requiring banking, mail and other business services.
- A village social hub where people are able to meet and chat and where staff are able to keep an eye out for more vulnerable members of the community.
- If the shop and/or Post Office were to close, there would be the immediate loss of a community focal point. Residents would have to travel outside the village to access services, causing problems for the more vulnerable and those who are less mobile. Against a backdrop of bank closures, the loss of Post Office services would result in residents and businesses losing access to cash and convenient banking services. It would become more difficult for many residents to access benefits and pension payments.

18.2.2 B. The Red Lion public house

- The Red Lion is a popular gastropub used by between 1000 and 2000 people per week. It also provides meeting facilities, hosting nine regular community groups and others more sporadically. It is open daily in the afternoon and evening. The pub is where old and young come to meet friends and family. Many come in on their own, for casual chat with others they know, or bar staff.



- Without the pub, Shadwell would lose a primary social hub as well as a fully catered venue (food and drink) for celebrations – birthdays, retirements, presentations, funerals, etc.

18.2.3 C. Shadwell Independent Library and Arts Centre

- Together with regular openings as a café, the Library and Arts Centre is used by all sectors of the community on a regular basis, with over 100 people per week using its free book borrowing and other activities. The local community took over the library from Leeds City Council in 2012 and has continued to develop it since then, receiving a Duke of York's Community Initiative Award in 2016. It is staffed entirely by volunteers and is open four days a week. The Hardback Café opens on two days, with the Sweet Memories Café, particularly for people living with dementia, opening once a month. The building is also used for regular group meetings (including the Neighbourhood Plan Steering Group), classes, events and various activities. As a community facility it lessens possible isolation and encourages involvement and social interaction. It inspires people to get involved and work together to improve their quality of life.



- If the Library closed, Shadwell would lose a huge community asset which contributes to developing community involvement and participation and brings a wide range of people together; people of different ages, ethnicities, abilities, educational and social background and employment, reflecting that of Shadwell.

18.2.4 D. Shadwell Recreational Centre

- The Recreational Centre provides a large indoor community space in Shadwell, capable of holding large meetings and events. Used by an average of 100 people per week, it is run on a volunteer basis and as such offers low hire costs to user groups. The building has a stage, toilets and kitchen, plus ample parking and easy access to the neighbouring play park. The



centre is open seven days a week and is in regular use for a variety of groups, organisations and activities (including Parish Council meetings) and is also used as a Polling Station. A project is starting (2018) which will look at the construction of a replacement building on the site, demonstrating the community's confidence in its future.

- If closed, Shadwell would lose a key indoor facility and base for a wide range of community groups.

18.2.5 E. The Village Hall

- Built in about 1850, Shadwell Village Hall was the village school until 1962. It was then purchased by St. Paul's Church, on behalf of the community, and became the Village Hall. Since then it has been in constant use and is booked every week-day evening by various groups, and usually at the weekend for parties, meetings, and other events. The Hall has ample parking, can accommodate up to 100 people, has facilities for a full meal to be served and includes a small stage with stage lighting and sound. It is the base for a wide variety of activities, with up to twenty local groups using its facilities on a regular basis.



- If the hall was to become unavailable for whatever reason, there would be fewer opportunities for residents to socialise. The hall is used as a meeting point for many of the older residents in Shadwell and through toddler group many parents with young families meet there too.

18.2.6 F. The Scout Hut

- The Scout and Guide Headquarters site provides a safe and secure managed facility for all the organisation's uniformed youth groups in the community, from Brownies to Young Leaders, for adult volunteer led outdoor and indoor meetings, activity sessions, storage and ready use of equipment and materials used for value-based



educational programmes. It is open every evening (occasionally on Fridays and weekends) and is also made available of organised voluntary community use.

- Without such a facility, Shadwell’s young members would have to travel elsewhere for meetings and activities or miss the opportunities the premises provide for them to develop a variety of skills and reach their full potential, through challenging activities, unique experiences and the chance to make a positive impact in the local community.

18.2.7 G. Methodist Church

- There has been a Methodist church in Shadwell since 1814, initially in what is now the Shadwell Library and Arts Centre and from 1892 in the present building. The church is regularly used by about 35 people per week, having one weekly Sunday service and five regular meetings of various community groups. There is additional use at fortnightly, monthly and quarterly and annual events together with one-off events such as weddings and funerals, more than doubling that average weekly use. The church provides a place for worship and prayer open to the community and a venue for social groups, including particularly the elderly (Moor Allerton Elderly Care).
- If the Methodist Church were not available, the community would suffer the loss of a well-established venue for worship, group activities and community event, loss of a place for the elderly to meet and the end of joint activities with St Paul’s Church.



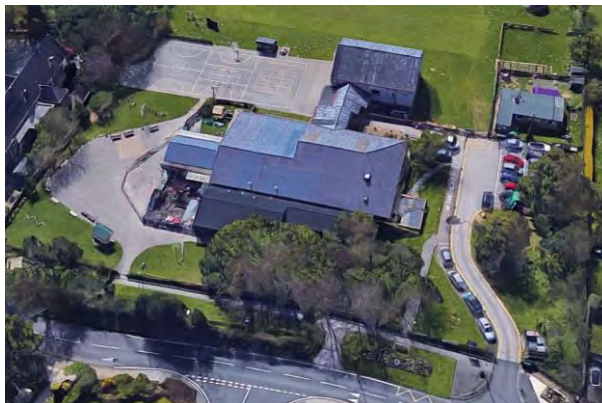
18.2.8 H. St Paul’s Church

- St Paul’s Church is a unique building in Shadwell, Grade II listed and built in 1842, having been designed by one of Leeds foremost early Victorian church architects, R D Chantrell, architect of Leeds Minster. About 30-40 people per week attend the two Sunday services. It also provides space for baptisms, weddings and funerals throughout the year and welcomes other gatherings in the church building. There are also joint activities with the Methodist Church.
- Without the church, there would be no Anglican place of worship in Shadwell. The nearest Anglican church is in Thorner.



18.2.9 I. Shadwell Primary School

- Shadwell Primary School is the only school in Shadwell and provides an important community and educational facility in the village, used by 1,150 pupils and staff and 1000 parents. It also hosts The Shadwell Horticultural Society Annual Flower Show and various sports clubs including Little Lions Rugby, Five Star Sports, Shadwell United FC and Leeds Karate Academy. In addition to mainstream education it includes a pre-school nursery and provides before- and after-school clubs and extra-curricular activities.

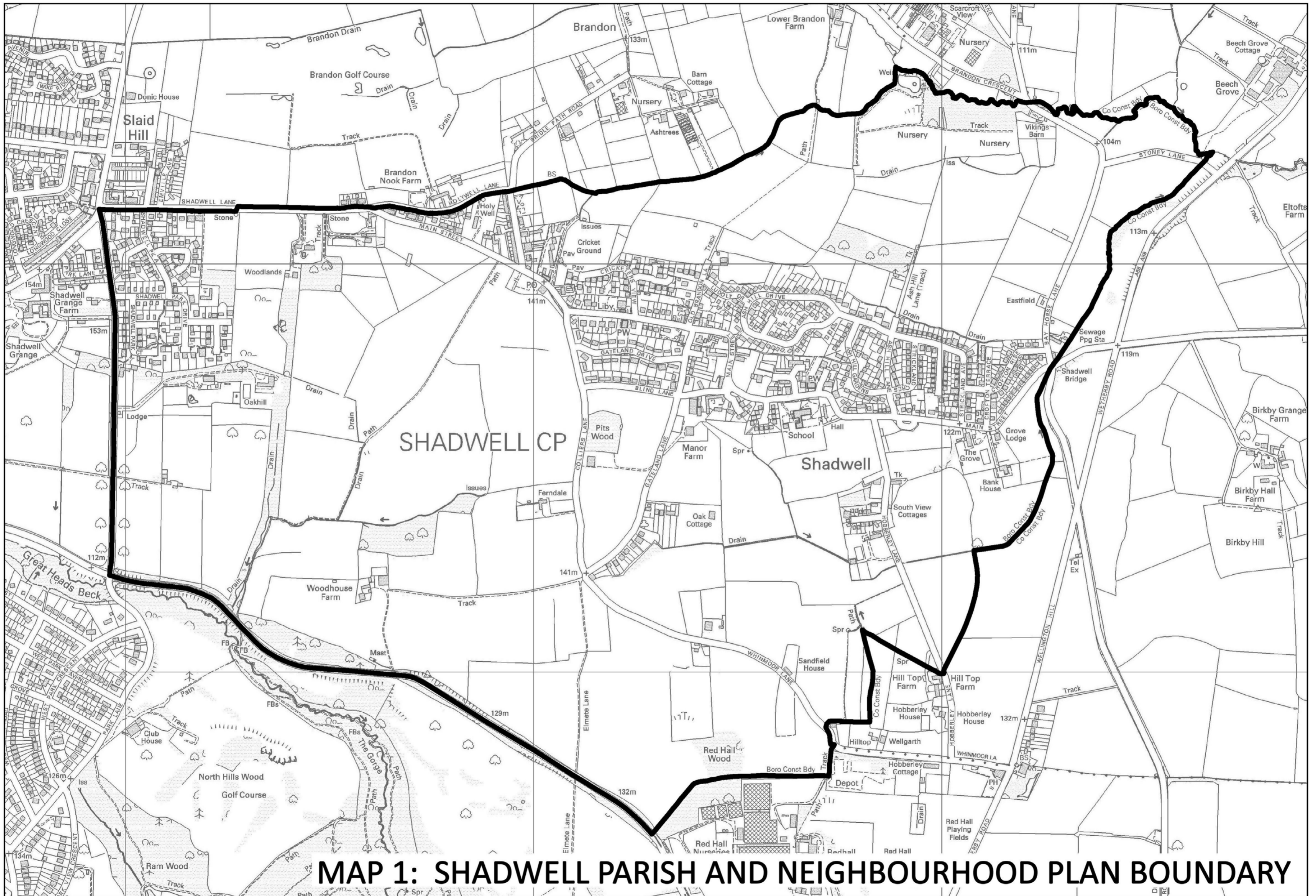


- All local schools are full, and closure would exacerbate the problem, leaving children further to travel and fewer opportunities for community activity.

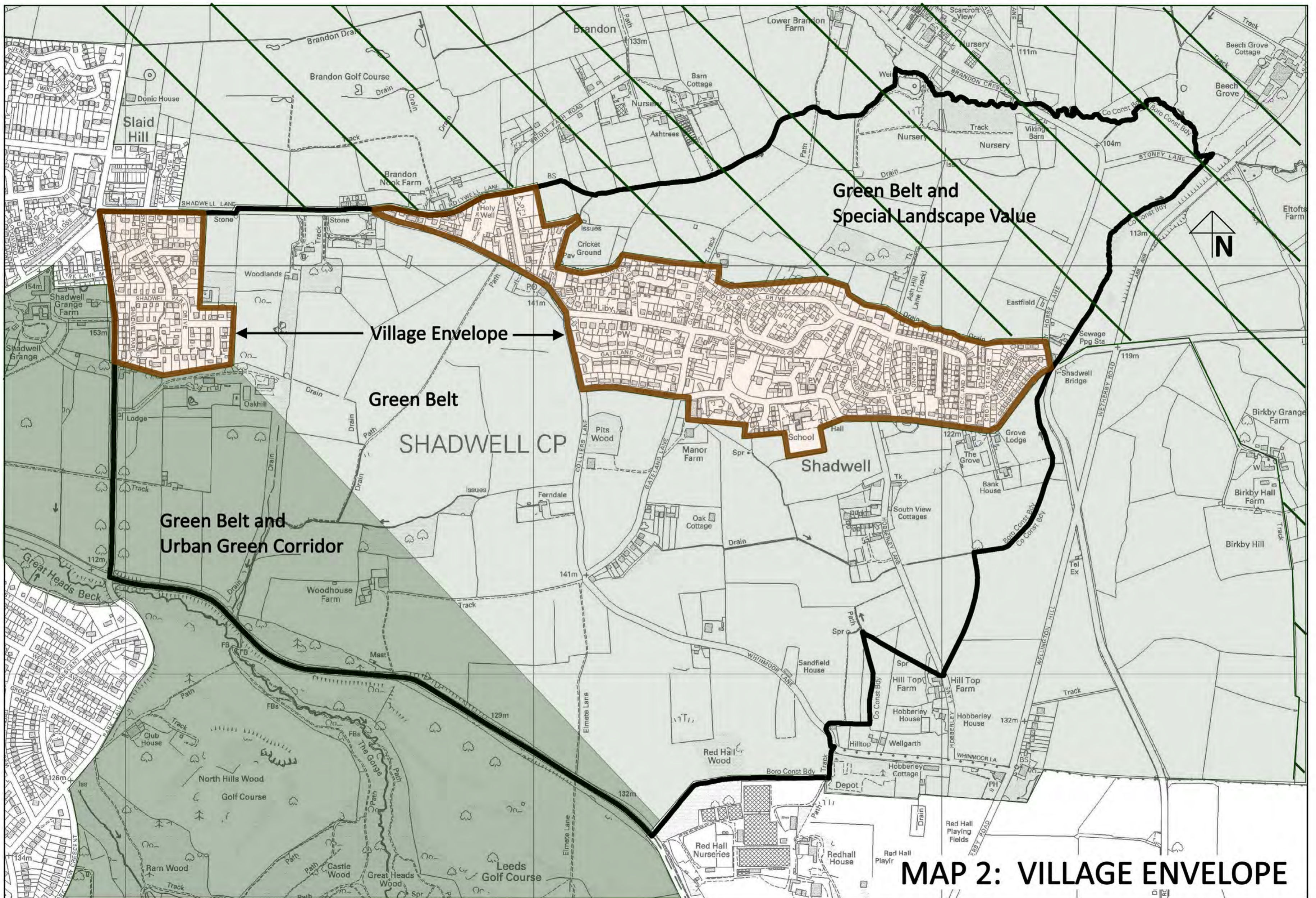
18.2.10 J. Shadwell Tennis Club courts

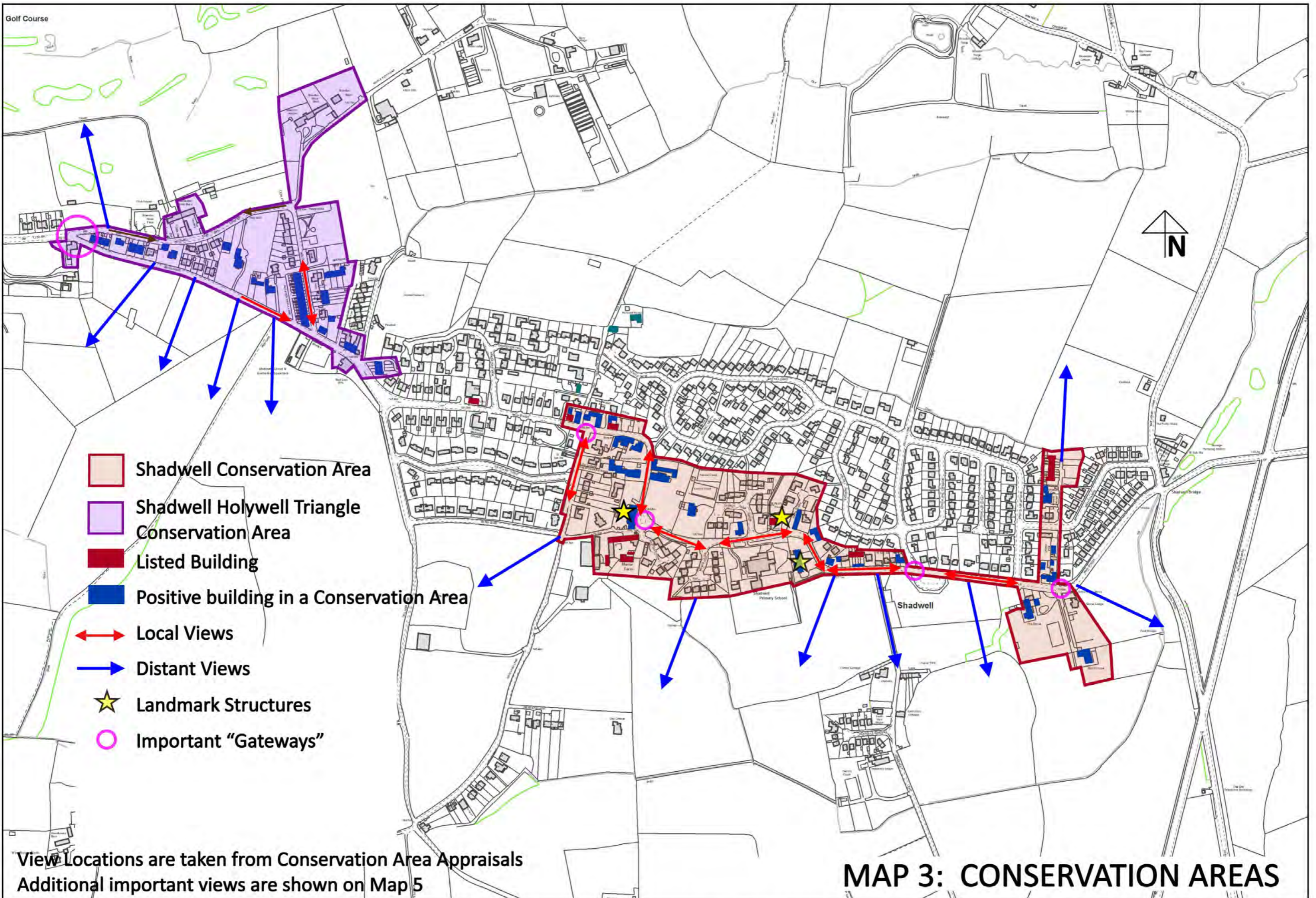
- The Tennis Club consists of two hard courts available daily and is used by approximately 64 people per week, including an after-school club for Shadwell Primary school children, a Seniors U3A group and adult and children members. Junior and adult coaching is available. The facility provides fun and active lifestyles for all members of the local community and the wider area, as well as developing skills, teamwork and community links, particularly with the local primary school. Recently this long-standing club has been re-invigorated with new members, an active committee and an excellent junior coach and, in partnership with other local tennis clubs and U3A provides opportunities and competitions for young and old alike.
- Without the club, local adults and children would have to travel a considerable distance to the nearest tennis court and primary aged children would not have access to quality coaching of tennis skills.

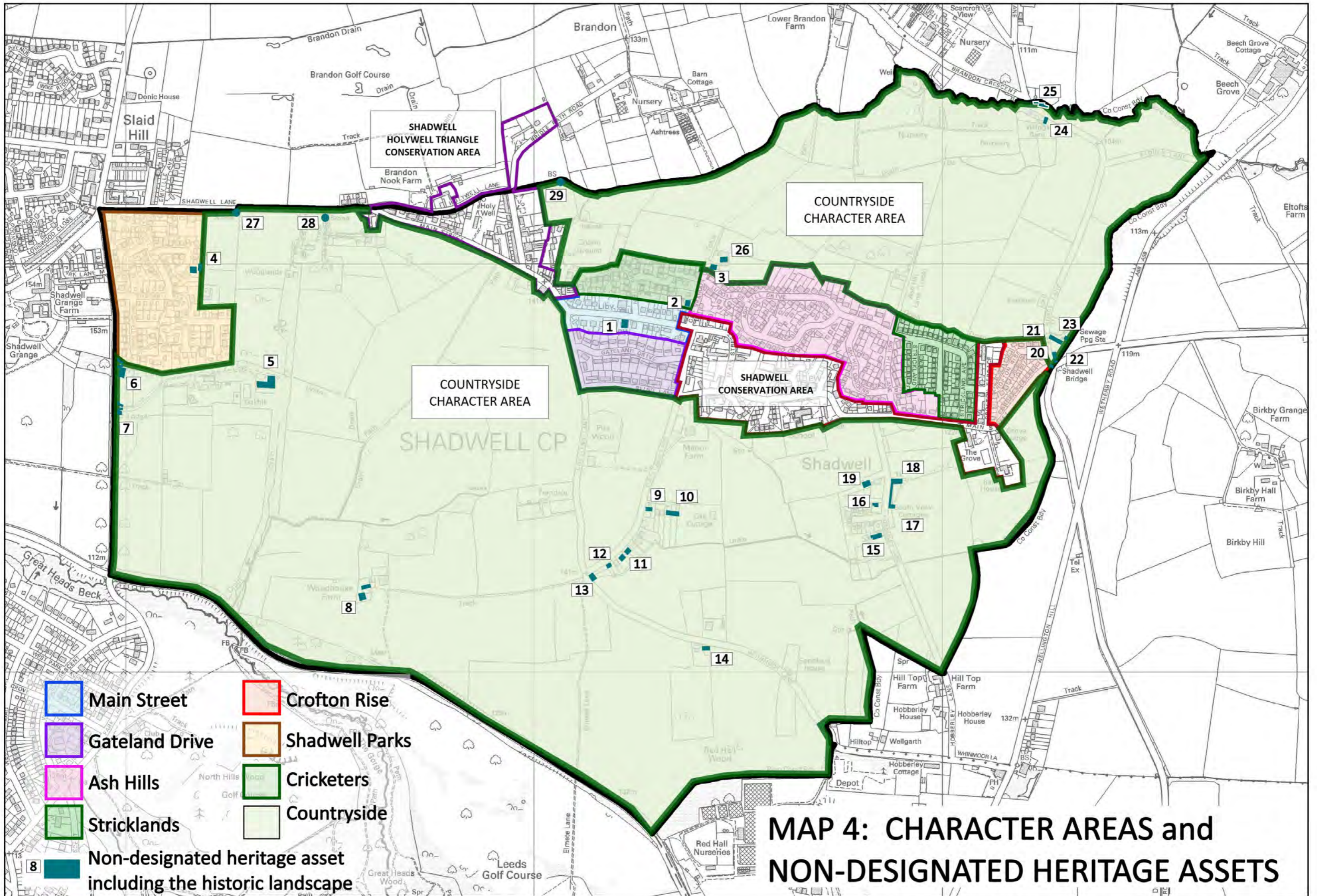


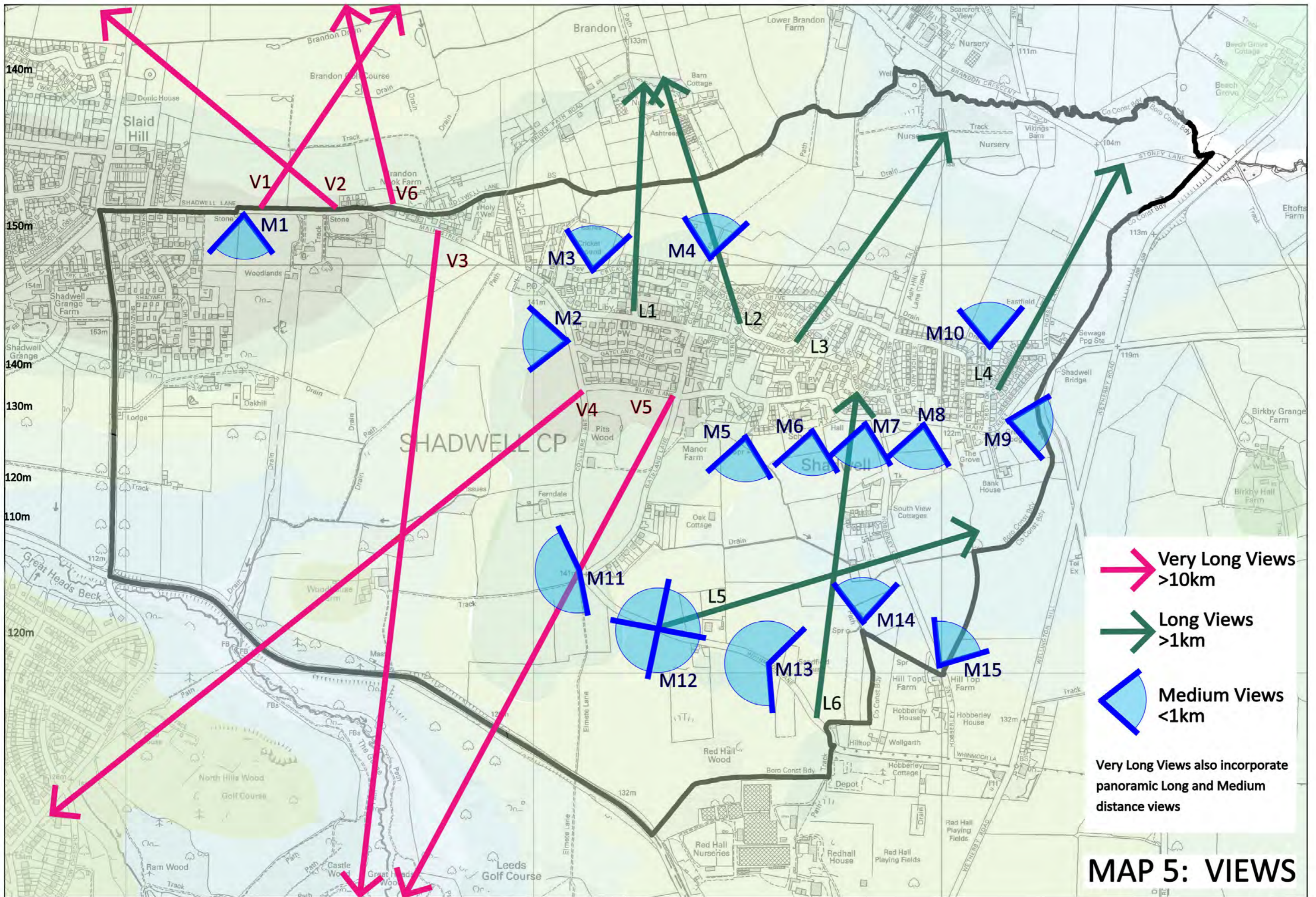


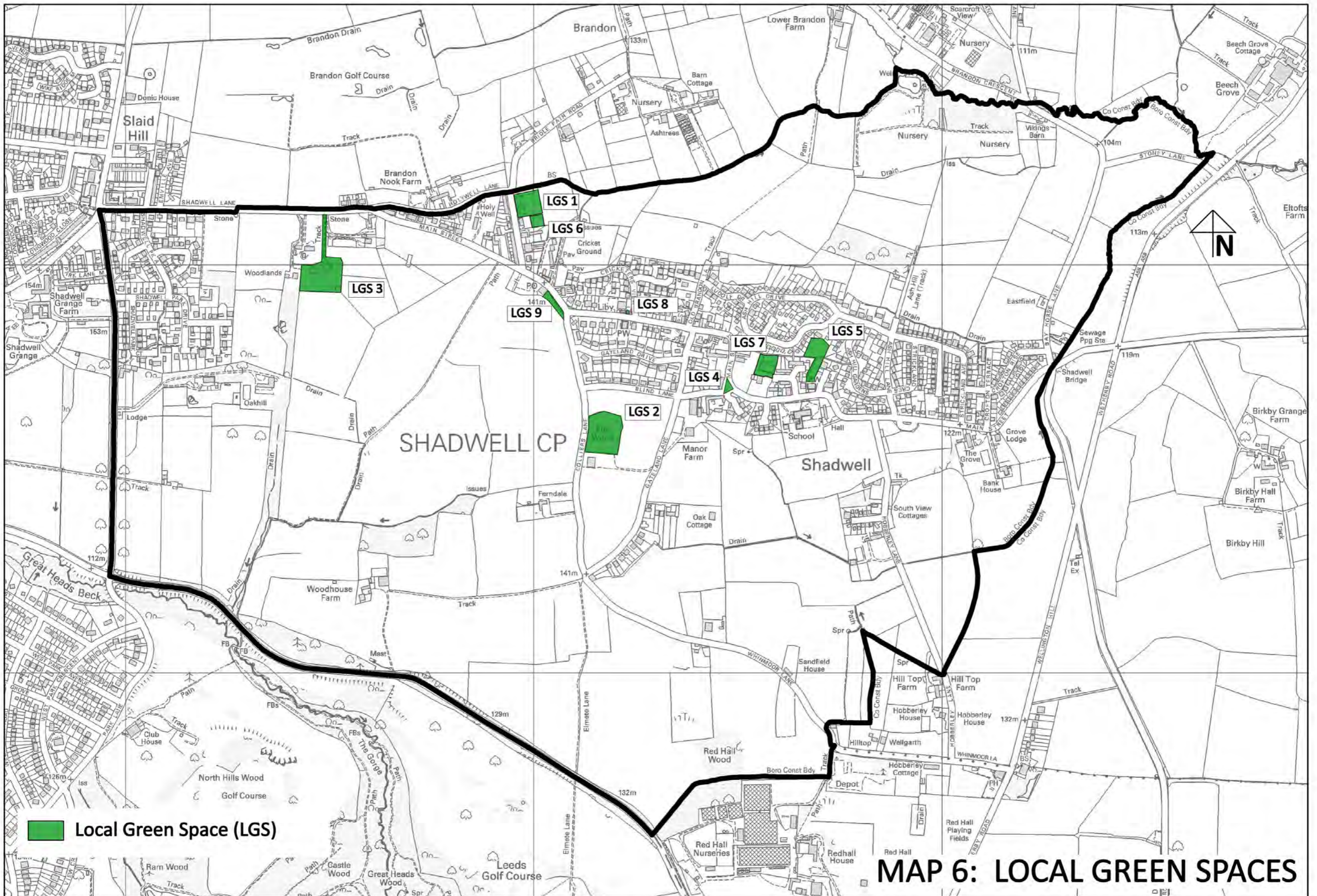
MAP 1: SHADWELL PARISH AND NEIGHBOURHOOD PLAN BOUNDARY

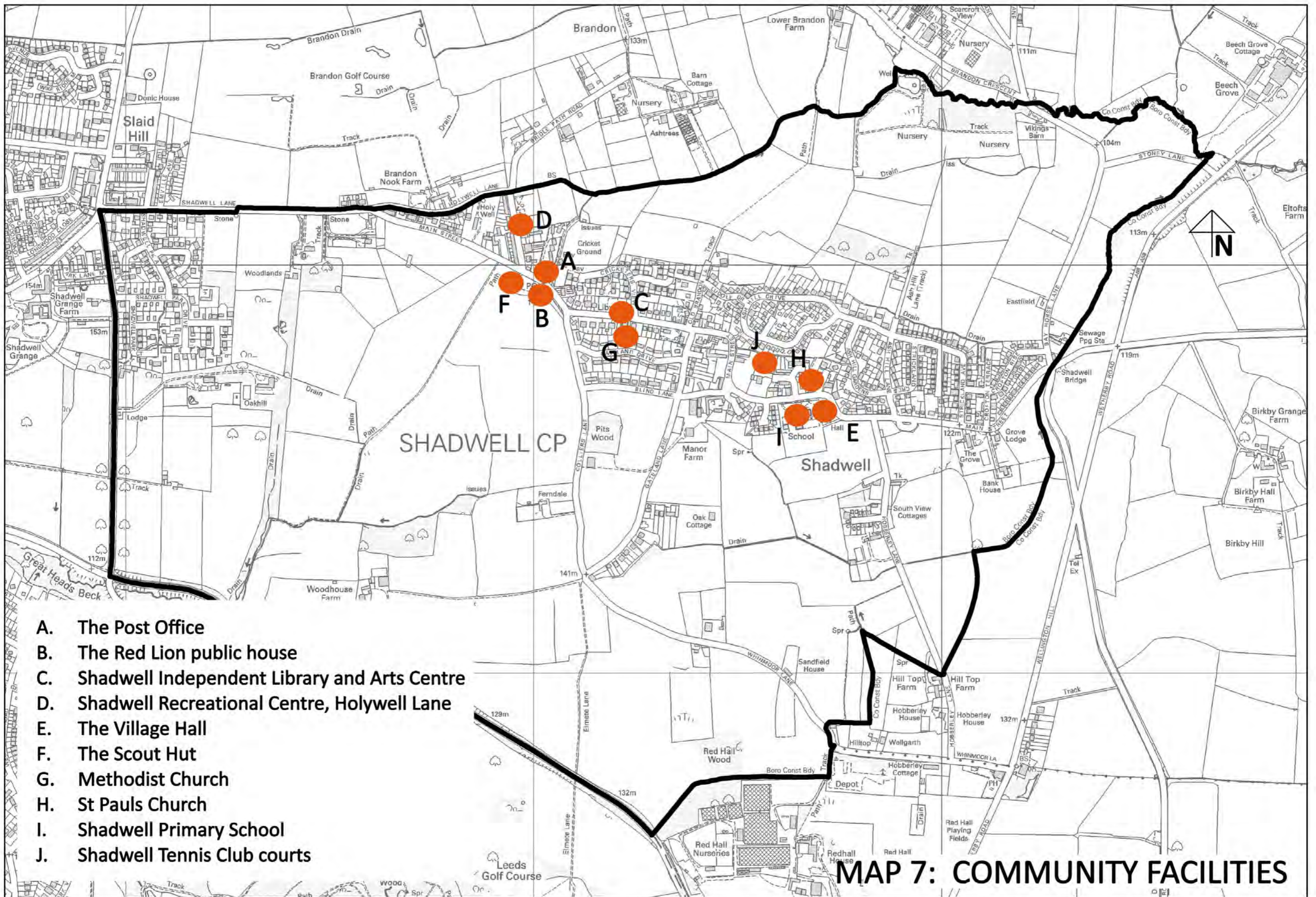






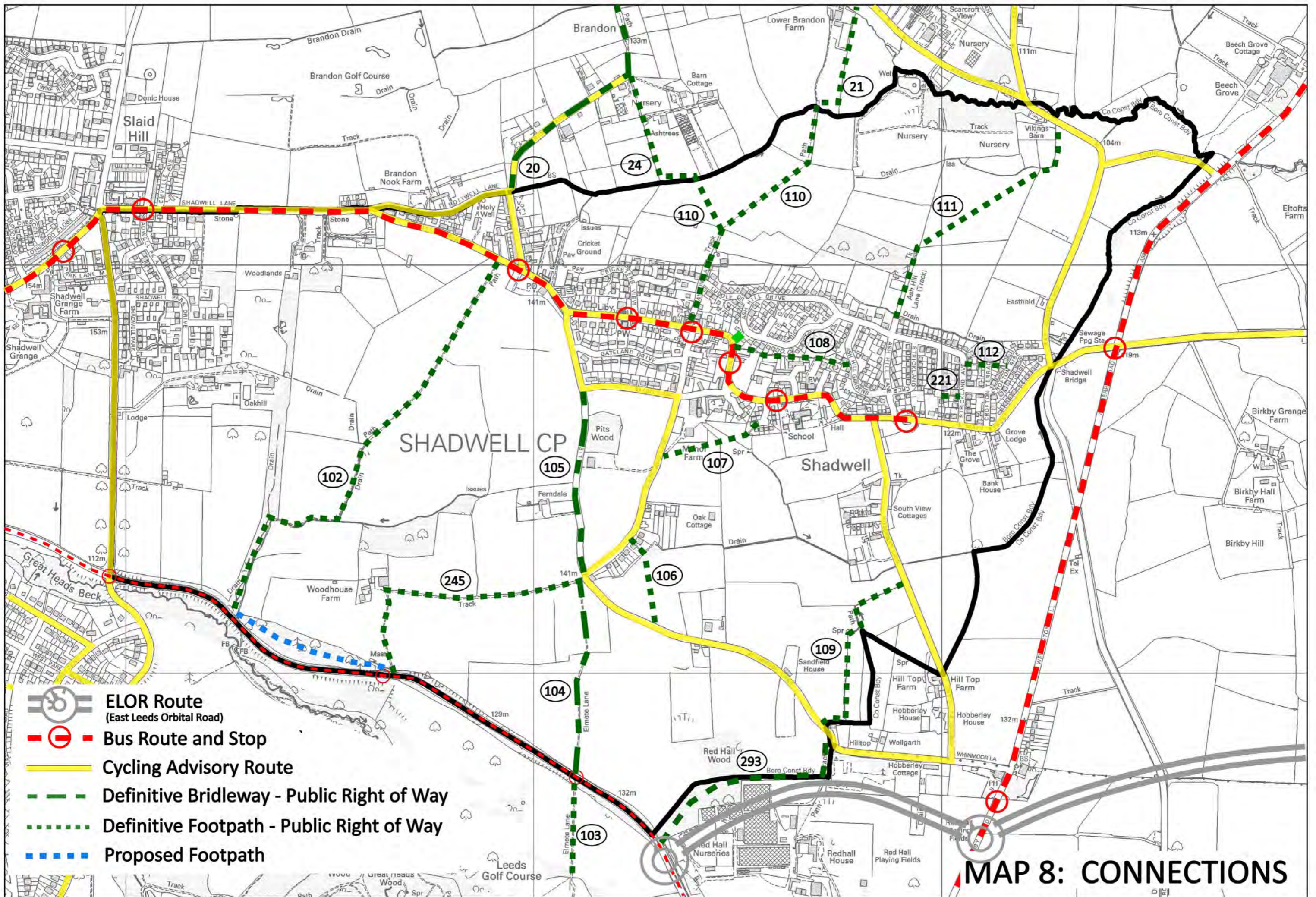






- A. The Post Office
- B. The Red Lion public house
- C. Shadwell Independent Library and Arts Centre
- D. Shadwell Recreational Centre, Holywell Lane
- E. The Village Hall
- F. The Scout Hut
- G. Methodist Church
- H. St Pauls Church
- I. Shadwell Primary School
- J. Shadwell Tennis Club courts

MAP 7: COMMUNITY FACILITIES



MAP 8: CONNECTIONS