

## Shadwell Community Walkabout

10:00 2<sup>nd</sup> Dec 2017

Attended by:

Debbie Potter,  
Ian Halmshaw  
Helen Jordan  
Jeremy Thompson  
Denise Trickett  
Alice Pratt  
Peter Baker RIBA MRTPI IHBC (Walk leader)

Peter Baker outlined the purpose of the walkabout, which was to look in detail at some of the aspects, features and facilities of the village which will be relevant to the policy intentions currently under consideration:

- Visual character of the village: Scale, spaces, landscape, materials
  - If there is an intention to include policies concerning the character of the village, we need to analyse what that character is
  - Shadwell Conservation Area and the draft Holywell Triangle Conservation Area have character appraisals, already which will provide the basis for any policy wording applicable to them
  - The visual character includes: scale, spaces, views and vistas, landscape quality, materials.
- Potential Local Green Spaces
  - Several spaces have been put forward through the questionnaire, the issues and options exhibition and steering group workshop discussions as being of particular significance to the community, and these will be looked at. We will also see what other spaces might be considered. These will be analysed against the criteria set by the NPPF prior to their consideration by the wider community.
- Locations for benches
  - The desire expressed for more seating around the village can be included in a policy and/or a project, but it will be helpful to know where these could be placed.
- Heritage assets
  - The conservation area appraisals both include “positive” buildings, which, whilst they are within a designated heritage asset (the conservation area), are not themselves designated. Outside the conservation areas there are also some buildings which probably qualify as non-designated heritage assets – i.e. of historic value locally to the village.
  - The list of non-designated heritage assets will be assessed against the criteria set out in Historic England guidance and in consultation with the LCC Conservation team.
- Trees
  - Trees within conservation areas have limited protection and some trees are covered by TPOs. We will look at any that have no protection but ought to, and relate this to the policy intentions to retain tree cover in the village.

As a result of the walk, the following was established:

## 1. Visual Character.

- a. The two main areas of the built-up village outside the conservation areas are the Cricketers, Gateland Drive area and the Ash Hills.
- b. The Cricketers built at the turn of the 21<sup>st</sup> century is a group of detached two storey houses built in a red multi brick with some tile hanging and some stone features and a mix of grey and brown concrete roof tiles. Most of the roads are block paved with front gardens defined by low hedges and planting. The roads follow a gently curvilinear plan on a sloping site, providing unfolding views along them and glimpses of the countryside to the north. There are few substantial mature trees on the site, though one, an over-mature silver birch to the rear of 107/109 Main Street, does stand out. [post-walk check shows that while a few other, smaller trees on the estate have TPOs (added prior to it being developed judging by the reference – 1998/1 and 1999/78), this one is unprotected, perhaps because of its condition and overmaturity].
- c. The section of Main Street 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 listed stone Library (the former 1814 Methodist chapel) sits opposite the present stone Methodist Church (1892). Houses on either side are in a mix of ages, styles and materials, but all are two storey and present a fairly consistent building line with front gardens defined by walls and hedges. There are a few front garden trees and the vista to the west is terminated by a significant group of trees lining the road as it bends round to the north-west.
- d. Gateland Drive, built in the 1960s, has a gentle double curve which helps to limit a direct line of sight along it. It is lined by detached two story stone houses behind front hedges and has grass verges both sides each with a continuous line of small street trees. Blind Lane is straighter, but with similar houses of the same period, and has views southward across open countryside.
- e. Ash Hills is a large estate, also built in the 1960s and also consisting of two storey stone detached houses (some with rooms in the roof and dormers at first floor). The network of streets varies from straighter alignments to the east, with low front walls or hedges, and more curvilinear to the east with generous open fronts with lawns, shrubs and garden trees. At many junctions, private side gardens are lined by trimmed tall evergreen hedges, providing a contrast to that general openness. There are a number of older trees pre-dating the development, set within it.
- f. Crofton Rise to the east of the conservation area includes light beige brick semi-detached houses on the north side and bungalows on the south side aligning it, with a grass verge on one side and low stone walls lining the gardens. Main Street parallel with Crofton Rise is lined only on the north side with detached bungalows with their white painted gable ends facing the road.

## 2. Potential Local Green Spaces.

- a. The following green spaces have been identified as potential Local Green Spaces and will be the subject of further assessment:
  - i. Holywell Park
  - ii. Village Green
  - iii. St Paul's Churchyard
  - iv. Community garden, Colliers Lane
  - v. Field with medieval ridge and furrow
  - vi. Bus turnaround

- vii. Library Garden
  - viii. Planted area Main St/Ash Hill Lane junction
  - ix. Planted area Main St/Cricketers View junction
  - x. Paved and planted area Main St/footpath links junction
- b. These will be assessed against the criteria set out in the NPPF:
- 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.
3. Locations for Benches:
- a. Potential locations for benches noted were:
- i. SE corner of the junction of Main St/Colliers Lane, facing the view of the shops. There is a wide pavement here which is used for residents parking (no.72 has no off-street parking), so that might need to be accommodated)
  - ii. Within the community garden on Colliers Lane. There are two benches here currently with space for one or two more, overlooking the view west
  - iii. Within the bus turnaround green area. There is no footway here but the carriageway is only used by buses (every 20 minutes), so crossing would not be hazardous. There is currently a bench for bus passengers at the bus stop but this faces the road and not the view.
  - iv. Winn Moor Lane, near the stone stile (by Barnaby Cottages), good view looking north.
  - v. Shadwell Lane, anywhere mid-way to Slaid Hill.
  - vi. Hobberley Lane, anywhere mid-way up the hill. (Problem—narrow verges, mostly.)
4. Heritage Assets
- a. The NPPF defines designated and non-designated heritage assets. Designated Heritage Assets (DHAs) include Listed Buildings and Conservation Areas. Non-designated Heritage Assets (NDHAs) are other assets identified by the Local Planning Authority (can be through Neighbourhood Plans).
  - b. “Positive” buildings within the Conservation Areas have been defined by their character appraisals. These are within DHAs but are not designated themselves.
  - c. Outside of the Conservation Areas, PB had prepared a list of NDHAs for the initial NP draft from a visual inspection, but they need to be systematically assessed against criteria set out in Historic England’s guidance for local listing. The milestone on Shadwell Lane 330m east of Slaid Hill will be included on that list. 112 Main St is of an age which could be considered, though possibly too altered.
5. Trees
- a. Some trees in Shadwell have some protection
- i. Trees within Conservation Areas have limited protection. This is a requirement to give 6 weeks’ notice to the Local Planning Authority (LPA) of intention to fell or carry out tree works – the LPA can give consent or ignore, in which case work can proceed, or can issue a Tree Preservation Order (TPO).
  - ii. Trees with TPOs require consent from the LPA for any works.

- iii. In both cases there are exceptions with respect to emergency works.
- b. Certain trees outside the Conservation Area and without TPOs were noted:
  - i. Group of trees on the south west side of the junction of Main Street and Colliers Lane. These terminate the view westward down Main Street.
  - ii. Oak tree opposite Ash Hill Lane on the south side of Main Street. This is a veteran tree and not well-shaped but possibly of historic interest.
  - iii. Silver Birch to the rear of 107 Main Street (over-mature tree)
  - iv. Line of trees south of Main Street east of the bus turnaround
  - v. Trees aligning the Coal Road
  - vi. Trees south of Oak Cottage (off Gateland Lane)
  - vii. Trees around Ferndale, Colliers Lane
  - viii. Trees around Hobberley Lodge, Hobberley Lane
  - ix. Trees around Hobberley House, Hobberley Lane
  - x. Woodland south of Bay Horse Lane along the Parish Boundary
  - xi. Red Hall Wood
- c. Some trees marked on the TPO map are no longer there:
  - i. 2 trees ref 1991/1 rear of 60 and 62 Ash Hill Gardens (by the footpath)
  - ii. Tree ref 2002/46 front garden of 223 Main Street (opposite the bus turnaround)