

SHADWELL



NEIGHBOURHOOD PLAN

POLICY INTENTIONS - DRAFT



Contents

1	Introduction	3
2	A Vision for Shadwell	4
3	General Policy GEN 1	5
4	Policy HLC1: Development in Conservation Areas.....	6
5	Policy HLC2: Non-Designated Heritage Assets.....	8
6	Policy HLC3: Positive Design	10
7	Policy ENV1: Rural Environment	12
8	Policy ENV2: Trees	15
9	Policy ENV3: Local Green Spaces	17
10	Policy COM1: Retention of Community Facilities	19
11	Policy INF1: Infrastructure Provision and Design.....	20
12	Policy HOU1: Housing Mix	22
13	Delivery Plan	24
14	Appendix A Non-Designated Heritage Assets.....	28
15	Appendix B Local Character	36
16	Appendix C Local Green Spaces	43
17	Appendix D Local Community Facilities	47

1 Introduction

1.1 About Shadwell

- 1.1.1 Shadwell is a village set in open countryside just to the north of the A6120 Ring Road. The Shadwell Parish boundary extends east to Wetherby Road, south to the Ring Road and west to include the Shadwell Parks at Slaid Hill, with the northern boundary tight to Shadwell village itself (see Map 1). The village is surrounded by Green Belt, with land to the north of the village designated an Area of Special Landscape Value

1.2 The Neighbourhood Plan

- 1.2.1 Shadwell Neighbourhood Plan will set out a vision and locally-specific policies for the development of land within Shadwell Parish until 2028. These are in general conformity with the strategic policies contained in the National Planning Policy Framework (NPPF) and the Leeds Local Development Framework (LDF), consisting of the Core Strategy and Site Allocations Plan. If it passes examination and 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.

1.3 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 discussion at 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.
- 1.3.3 A questionnaire was distributed throughout the village and on-line in January 2013, covering topics including the village generally (what was liked and what could be improved), transport, housing, community facilities and education. 315 responses, about 17% of the population, were received and reported at the Open Day on June 8th, 2013. As a result of the information acquired, a Vision and Objectives document was prepared in November 2013.
- 1.3.4 In February 2014 consultants Peter Baker Associates were appointed to help facilitate the Plan process. A workshop was held with pupils at Shadwell Primary School in July 2014 and a series of workshops with the steering group in which the issues of village character, urban design and heritage, community facilities, the natural environment, transport and services infrastructure, and housing were all explored in more detail.
- 1.3.5 An Issues and Options document based on these was prepared and a public exhibition and drop-in event held on November 29th 2014 attended by over 70 people. A further questionnaire was distributed at the exhibition, on-line and in local shops, to get the community's views on the Vision, the Objectives, the character assessment and guidance for development as well as the options for each of the issues described and which are referenced within the Plan within each topic area.

1.4 Policy Intentions

- 1.4.1 Following a further period of evidence gathering and analysis, proposals for various policies intended to help achieve the Vision and Objectives of the Plan are now being put forward for consideration by the community. For each policy, the document sets out the objectives they aim to assist, the evidence on which they are based, and how they conform to overarching national and local policies.

2 A Vision for Shadwell

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:

Village atmosphere	This can be described as the distinct village identity provided through Shadwell's rural setting, its history, heritage and visual character and these attributes will be retained and strengthened
Community facilities	Existing valued facilities and structures will be retained and sensitively improved to ensure a stimulating social and educational environment will be provided for all
Village infrastructure	Residents' need to move safely within the parish boundary will be supported and improved and good links between Shadwell and its surroundings will be maintained
Housing	Residents of all ages and abilities will be accommodated within the village where practicable The character of the village will be retained with any development via a small-scale piece-meal approach on individual plots, with no development encroaching onto the surrounding countryside.

2.1.2 To achieve this Vision, ten Objectives have been identified:

Village atmosphere	1	Preserve the character of the village created by its setting in the green belt and open countryside by focusing any required development in locations that do not reduce the distance between or separation of Shadwell from these other communities
	2	Provide guidance on maintaining and improving the existing visual character of the village's buildings and the spaces between them
Community facilities	3	Consider invoking the Right to Buy procedures for any privately-owned community asset under threat
	4	Enable the provision of a small health clinic in the village
	5	Provide further allotments
Village infrastructure	6	Deliver improvements to roads, footways and footpaths
	7	Deliver improvements to the public transport system to meet the needs of residents, compatible with the rural village setting
	8	Ensure the satisfactory provision of service infrastructure for residents' current and anticipated needs
Housing	9	Deliver the provision of retirement dwellings of an appropriate scale and in appropriate locations
	10	Ensure development respects the existing built character of the village

3 General Policy GEN 1

3.1 Policy GEN1 Policy Intention

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

3.2 Policy GEN1 Evidence and Justification

3.2.1 The Vision reflects the views of the village community expressed during the course of public engagement on the NP, through the questionnaire and the Issues and Options consultation. The Vision itself was endorsed by the community when the Issues and Options were agreed.

3.2.2 Each of the themes indicated in the Policy are the subject of further detailed policies, for which there is additional evidence and justification, see below.

Policy GEN1 – Enhancing the village

Development which:

- retains and enhances the village atmosphere;
- improves the provision of community facilities;
- promotes easier access for all;
- improves service provision; or
- provides for the housing needs of the village,

will be supported subject to the application of other policies in this Neighbourhood Plan.

4 Policy HLC1: Development in Conservation Areas

4.1 Policy HLC1 Development in Conservation Areas: Policy Intention

- 4.1.1 To ensure that new 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 the heritage asset.

4.2 Policy HLC1 Development in Conservation Areas: Justification and Evidence

- 4.2.1 The historic core of Shadwell 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 Lane Triangle) Conservation Area, with Conservation Area Appraisal and Management Plan is intended for designation in 2018. The Appraisal 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 area and will be the primary source for providing information on how development can recognise and respect the existing quality of the heritage setting in which it is located.

- 4.2.4 Living in more historic built environments is linked in adults to a stronger 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

- 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 the Appendix. 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 affect they have on the appearance of the Conservation Area.

- 4.2.8 Conversely, there may be parts of the Conservation Area which have a negative affect on its appearance and any development involving these should aim to enhance that appearance.

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

- 4.3.1 One of the National Planning Policy Framework's (NPPF) 12 Core Principles is that:

"Planning should... conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations" (para 17).

- 4.3.2 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" (NPPF para 128).

- 4.3.3 Leeds Core Strategy Policy P11 and saved policies N18-20 provide control over development in Conservation Areas. P11 states

"Where appropriate, heritage statements assessing the significance of assets, the impact of proposals and mitigate on measures will be required to be submitted by developers to accompany development proposals"

- 4.3.4 This NP policy defines when the above would be appropriate in Shadwell

- 4.3.5 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. A statement, commensurate with the scale of the proposal, will demonstrate an understanding of the heritage significance and ensure that applicants have considered the effect of their proposals on it.

Policy HLC1 – Development in Conservation Areas

Development within the Shadwell Conservation Area and the Shadwell (Holywell Triangle) Conservation Area should preserve and enhance their respective historic and architectural character. Proposals for new development and extensions within the Conservation Areas should be accompanied by a statement demonstrating:

- an understanding of the historic significance of the site, and;
- how the development will seek to preserve or enhance its special historic and architectural character

5 Policy HLC2: Non-Designated Heritage Assets

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.

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 Maps 3 and 4 and the individual assessments are contained in Appendix A.

1. *Methodist Chapel Main Street;*
2. *7, Old Brandon Lane*
3. *16-18 Old Brandon Lane*
4. *Highfield, 21 Shadwell Park Gardens*
5. *Oakhill, and entrance walls and piers, Roundhay Park Lane;*
6. *Lodge, Oakhill, and entrance walls and piers, Roundhay Park Lane;*
7. *Oakhill Lodge, Roundhay Park Lane*
8. *Woodhouse Farmhouse and Barns;*
9. *Elm Tree House (81)*
10. *Gladstone Villas (69-73), Gateland Lane;*
11. *95-101, 103-105 Gateland Lane;*
12. *1-3 Winn Moor Lane;*
13. *Wainscott, Winn Moor Lane;*
14. *Hobberley Lodge, Hobberley Lane*
15. *Clifton Cottage;*
16. *South View House, Hobberley Lane*
17. *South View Cottage and garden wall, Hobberley Lane*
18. *Poplar View and garden wall, Hobberley Lane*
19. *Bridge Cottage, Bay Horse Lane*
20. *Bridge Terrace, Bay Horse Lane*
21. *Pump House, off Bay Horse Lane*
22. *Viking Barn, Bay Horse Lane*
23. *Bay Horse Farmhouse, Bay Horse Lane*

24. 1&2 Bay Horse Cottages, Bay Horse Lane

25. Ridge and Furrow fields

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. NPPF para 135 deals with specifically with non-designated heritage assets and states that:

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

5.3.2 CS 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"

5.3.3 The significance of non-designated heritage assets are less than designated assets, therefore it is considered that a statement is not justified. However, the NP 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.

Policy HLC2 – Development involving non-designated heritage assets

Proposals for development involving any non-designated heritage asset (including those identified on Maps 3 and 4 and in the appendix) outside the conservation areas should demonstrate:

- an understanding of the historic significance of the asset; and
- how the development will respect its heritage attributes in ways which will be particularly beneficial to the future of Shadwell.

6 Policy HLC3: Positive Design

6.1 Policy HLC3: Positive Design: Policy Intentions

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.

6.2 Policy HLC3: Positive Design: Evidence and Justification

6.2.1 Good design will be important everywhere to respect and where appropriate, improve the quality of the built environment. Good design includes the way spaces between the buildings are laid out, the accessibility of places and how the built environment deals with the effects of climate and climate change.

6.2.2 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.

6.2.3 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 character of areas of Shadwell outside the conservation areas are described in the Appendix and provides an indication of the essential characteristics of scale, form, materials and landscape. However, this is not exhaustive and those proposing development will need to carry out their own assessment. The design response to a location also needs to take account of whether the site occupies a special location in the townscape, perhaps turning a corner or closing a vista.

6.2.4 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.

6.2.5 "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"*. 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."*

6.2.6 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.

6.3 Policy HLC3: Positive Design: National and Local Policy

6.3.1 It is one of the core principles of the NPPF that planning should:

“always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings” (para 17) and that “Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people (para 56)

6.3.2 In para 57 the NPPF encourages Neighbourhood Plans to develop robust and comprehensive policies that set out the quality of development that will be expected for the area, based on an understanding and evaluation of its defining characteristics.

6.3.3 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.”

Policy HCL3 – Positive Design

Any new building, alteration or extension should aim to achieve excellence in design, recognising and enhancing local distinctiveness and character, including:

- the scale of buildings in the locality, their materials and detailed design features;
- the townscape setting such as corner sites, focal points, viewpoints and vistas, particularly those identified on the Policy Map;
- any existing trees and planting, and;
- boundary walls, etc.

7 Policy ENV1: Rural Environment

7.1 Policy ENV1: Rural Environment - Policy Intention

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

7.1.2 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, it is important that development is directed toward the existing built-up area of Shadwell, and the village envelope has been defined as the Parish area excluding the Green Belt. Development which is normally acceptable in the Green Belt should respect the quality and character of existing development there and its rural setting.

7.2 Policy ENV1: Rural Environment – Justification and Evidence

7.2.1 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). All the land identified as Green Belt is of a high visual quality and is virtually all well-used agricultural land. Some land still retains evidence of its historic use for medieval strip farming and the relationship between the village and its surrounding countryside is an extremely strong one, in terms of both use and visual experience. This countryside provides a natural, beautiful and cherished landscape setting providing a degree of separation from the city and is a contributing factor in giving Shadwell its rural identity.

7.2.2 The western part of the built-up area of the village is at the highest point in an undulating landscape, with shallow valleys to the north, east and west. This provides for a variety of attractive medium and short distance views of fields, hedgerows, hedgerow trees and woodland within its folds, which are an important characteristic of the village.

7.2.3 These views into open countryside (shown on the Policy Map) have consistently been identified by the local population as one of the most important aspects of the village. In the initial survey, 94% of respondents considered the rural atmosphere of the village to be important (12.1%) or highly important (81.9%)

7.2.4 The rural environment is 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” (English Nature 2016). Government statistics show that *“health outcomes are more favourable in rural areas than urban areas; life expectancy was higher, infant mortality rate was lower and potential years of life lost from common causes of premature death was lower in rural areas”* (“Statistical Digest of Rural Britain” DEFRA 2012).

7.2.5 The local flora and fauna is extremely diverse, especially given its proximity to the city centre. For instance, there are thriving badger, deer, and vole populations; red kites and kestrels are commonly seen above agricultural land and within the woodland areas woodpeckers and owls are common.

- 7.2.6 Roads outside the village envelope are generally lined with 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.
- 7.2.7 The countryside around Shadwell includes several footpaths which enable the community to access and experience the rural landscape, and participate in physical exercise.
- 7.2.8 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.
- 7.2.9 These are all buildings set within a dominant landscape and it is important that they retain that essential character. Thus, expansion of these groups needs to be kept to a minimum and any development that is permissible in principle should respect the scale, materials and containment within the landscape of the existing.
- 7.2.10 Policy HCL3: Positive Design will also apply to any development outside the village envelope.

7.3 Policy ENV1: Rural Environment – National and Local Policy

- 7.3.1 One of the National Planning Policy Framework's (NPPF) 12 Core Principles is that:

“Planning should... take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it” (para 17).

- 7.3.2 The NPPF also points out (para 89) that a local planning authority should regard the construction of new buildings, with some exceptions, as inappropriate in Green Belt.
- 7.3.3 Green Belt boundaries, once established, should only be altered in exceptional circumstances, through the preparation or review of the Local Plan (NPPF para 83). A partial boundary review has been carried out as part of the Leeds Local Development Framework, through the Site Allocations Plan and no change has been proposed for the Green Belt boundary within the Shadwell area.
- 7.3.4 Should there be a further boundary review which affects this area, the policy makes provision for the eventuality.

Policy ENV1 – Rural Environment

Development should be located within the village envelope as defined on the Policy Map unless it is appropriate to the purposes of the Green Belt or is on land allocated for development by the Leeds Local Development Framework.

Any development otherwise permissible in the Green Belt should respect the existing pattern of development, the scale, materials and traditional forms of existing development there, and the rural landscape setting.

8 Policy ENV2: Trees

8.1 Policy ENV2: Trees – Policy Intentions

- 8.1.1 To ensure that Shadwell retains its landscape character of trees and tree groups within the countryside and trees within the village envelope are retained wherever possible and replaced where necessary.

8.2 Policy ENV2: Trees – 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 wildlife corridors connecting the village and its surrounding countryside. All are included in either the National Inventory of Woodland and Trees or are classified as a Deciduous Woodland UK BAP (Bio-diversity Action Plan) Priority Habitat (or both).
- 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 Lane and the other off Ash Hill Lane are both more recent managed plantations. There are also two Traditional Orchard BAP Habitat areas at Sandfield House on Winn Moor Lane and at Hobberley Lodge.
- 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 plots whose mature trees and other planting provide an important landscape setting for the buildings which should be retained. There may, however, be isolated instances where trees have become over-mature with pending problems of safety and 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.
- 8.2.4 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.
- 8.2.5 In addition to their importance for wildlife and their role in providing a visually stimulating setting for buildings in Shadwell, trees 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.

8.3 Policy ENV2: Trees – National and Local Policy

8.3.1 The NPPF recognises the importance of established trees:

“planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss” para 118

8.3.2 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”

and states that landscape can be perceived in numerous forms, including a single tree (para 5.5.53).

8.3.3 Extensive Tree Preservation Orders are in place protecting the existing woodlands and other trees within the village. 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.

Policy ENV2: Trees

Development should ensure that healthy trees within and adjacent to the site are retained unless there is strong justification for their removal. Retained trees should be protected during development and retained and maintained thereafter. Trees shown by an arboricultural survey or any other reason to require removal should be replaced by suitable species on a one-for-one basis within the site where possible.

9 Policy ENV3: Local Green Spaces

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.

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 the quality of life of residents 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 the built-up area which are worthy of retention either because of their accessibility (Pits Wood and Dan Quarry for example) or because of their historic relevance to the village (Ridge and Furrow Field).

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

9.2.3 In the initial survey, in response to 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 [add para re agreement to designate following further public consultation]

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’”. (POSTnote 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. The 2014-15 Annual Report of Leeds’ Director of Public Health “Planning a Healthy City - Housing Growth in Leeds” (2015) 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 para 77):

- 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.

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

9.3.3 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”

9.3.4 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 5 and in the Appendix, 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: Bus terminus island
- LGS8: Tennis Courts
- LGS9: Community Garden
- LGS 10: Ridge and Furrow Field
- LGS11: Library Garden

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.

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 6) 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 inclusion in a list of Assets of Community Value. A full assessment of each is included in the Appendix.

10.2.3 Protecting the social aspect of life in a rural village will hopefully attract a diverse and young population which is essential to enable Shadwell to thrive. In 15 years the aim is that there will be sufficient numbers of families living in the village to support the varied clubs and societies and who hire the existing community buildings to ensure their maintenance, survival and if necessary replacement.

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

10.3.1 The NPPF emphasises the importance of the planning system in creating healthy inclusive communities (para 69) and that “to deliver 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 70).

10.3.2 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”.

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

Policy COM1: Retention of Community Facilities

Proposals to change the 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:

- 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

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 the village

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 the village 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 the village.
- 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 also 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 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 role of planning is to use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development (NPPF para 93)

- 11.3.2 The NPPF also states that:

advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.
(NPPF Para 42)

- 11.3.3 Policies in the Core Strategy relating to low-carbon energy production is 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 (see relevant paragraphs above relating to Policies HCL1, HCL2 and HCL3) and the relevant national and local policies and design guidance are also applicable to these forms of development.
- 11.3.5 Similarly, those Neighbourhood Plan policies themselves, (HCL1, HCL2 and HCL3) also apply to this type of development.

Policy INF1 - Infrastructure Provision and Design

Positively designed development involving the erection of telecommunications equipment or small-scale low-carbon energy production equipment will be encouraged providing it does not adversely affect the character of the village or the views and vistas shown on the Policy Map

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

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 from the village 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 £341,431, almost twice the overall average in Leeds as a whole of £173,540, and with even terraced properties at an average of £284,667 (Rightmove, April 2015) , it may be a significant factor.

12.2.4 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.

12.2.5 A large majority of respondents to the questionnaire also thought large developments would be unsuitable in 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. 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 Within its aim of delivering a wide range of high-quality homes, the NPPF states that:

“Housing applications should be considered in the context of the presumption in favour of sustainable development”. (para 49) and
“To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community” (para 50).

- 12.3.2 Whilst the population of Leeds as a whole is projected to grow by about 12% by 2030, It is not expected this increase to be reflected in Shadwell, as planned growth in the city is being directed to sites within or adjacent to the larger urban areas. Moreover, the Council's LDF Core Strategy identifies Shadwell as a “village” settlement with no local centre and thus any major housing development would not be considered sustainable.
- 12.3.3 The draft Leeds Site Allocation Plan has ruled out the need to remove any section of 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.
- 12.3.4 There are requirements set out in the Core Strategy for developments of more than 10 dwellings 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.
- 12.3.5 In terms of retirement accommodation, the village is not isolated, and there are retirement homes currently under construction on Shadwell Lane. However, if and when a site becomes available, a small-scale housing development suitable for those in retirement would be desirable, for those who do not wish to move away from the Village. Accommodation for the elderly tends to be in large units where providers can benefit from the economies of scale, but with many sheltered schemes now favouring links to remote emergency care rather than resident staff, a minimum size of development is no longer a necessity.

Policy HOU1 – Housing Mix

Proposals for residential development should, whilst the need remains, include the provision of housing suitable for the elderly or for first-time buyers.

13 Delivery Plan

13.1 Policies and Projects

- 13.1.1 Delivery of the Vision relies partly on implementing the policies 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 projects, may not be 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 a number of 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 may affect other aspects of the plan;
 - in the decision-making process on planning applications to ensure that the objectives of the Plan are met;
 - when any bids are made for funding to demonstrate need and the priorities for specific projects;
 - 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;
 - carrying out regular reviews of progress and reporting to the wider community, and;
 - liaising with the City Council's Community Committee.

13.2 Projects

- 13.2.1 The following projects have been identified through public engagement on the Neighbourhood Plan.
- 13.2.2 The table below sets out the projects: 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.
- 13.2.3 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 CS 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 Additional play equipment at the east end of the village and at the Shadwell Parks, if space could be found, would be appropriate locations to rectify that, subject to the amenity considerations of possible neighbours. There are no sites currently available and provision as part of any small windfall sites (no large 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 CS Policy G3 (0.43ha for Shadwell's population within 960m). 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 large development is planned in Shadwell) is unlikely to be viable.
- 13.4.3 It is appropriate therefore to include future provision as a project to be undertaken by the community to identify a suitable site.

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 a number of Tree Preservation Orders, and trees in the conservation areas also have some protection. However, the information on trees is outdated and a village 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 around the village, for example 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 within the village. Most residents are registered at Shadwell Medical Centre or Street Lane Practice. The nearest NHS dental practices are 3 miles away, but 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 in Shadwell and ~~indeed~~, 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 as a result 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 Projects – priorities, partnerships, funding

	Project	Short, Medium or Long 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	Find location for 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 Care Commissioning Group	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	M	LCC	LCC

	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			
--	--	--	--	--

14 Appendix A Non-Designated Heritage Assets

14.1 Introduction

- 14.1.1 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.
- 14.1.2 The conservation areas identify certain buildings, which are not listed, as “positive” buildings. Because these have some protection as part of conservation areas, they have not been separately identified or assessed here.
- 14.1.3 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.

14.2 Assessment criteria –

- 14.2.1 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.

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

- 14.2.2 Each of the heritage assets listed below includes a description of how it meets one or more of the above criteria. Where a criterion does not apply, it has been omitted from the table.

14.3 Assessment

14.3.1 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 gateway landmark 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.

14.3.2 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 Brandon Lane, slate pitched roof with chimneys at each end. A full-length extension to the rear is recent and unremarkable, 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.

14.3.3 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 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.

14.3.4 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 extension 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.

14.3.5 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.

14.3.6 Oakhill Lodge, 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	The stone-built house, close to Roundhay Park Lane, is an eclectic mix of Victorian styles: gables with ornamental verge boards, castellations, 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. 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.
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.

14.3.7 The Lodge, Oakhill, Roundhay Park Lane, with gateway walls and piers

Age	Between 1851 and 1893. This was constructed as the lodge to Oakhill at about the same time as the main house, also first appearing on the 1893 OS map.
Rarity	This is a good example of an Arts and Crafts style lodge with unaltered main elevations – the only one in Shadwell.
Aesthetic Interest	The Lodge is 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 overlook the drive entrance, either side of the central door, with a central window above in the gable. The entrance gate piers match those of Oakwell Lodge (above) but the curved walls are original with stone matching the building, with triangular copings. The roadside piers only have the same triangular copings as the main piers, with the shafts constructed of coursed stone like the walls. The north roadside pier is lower.
Group Value	The lodge with its gate piers and gateway walls form a cohesive grouping.
Archaeological Interest	
Archival interest	
Historical Association	
Designed Landscape interest	
Landmark Status	
Social/Communal Value	
CONCLUSION	By virtue of its age, materials, form, details and design, the building is included as a heritage asset.

14.3.8 Woodhouse Farmhouse and Barn

Age	The original house (now extended) and barn are both shown on the 1851 OS map
Aesthetic Interest	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 further 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. 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.
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.

14.3.9 Elmtree House, Gateland Lane

Age	Between 1851 and 1893. The house first appears on the 1893 OS map.
Aesthetic Interest	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. The house has higher status detailing than the traditional Georgian house style, of which it is a type.
CONCLUSION	By virtue of its age, materials, traditional form and details the building is included as a heritage asset.

14.3.10 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	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 at a later date (but by 1921) with more or less identical two-storey hipped roof extensions. No 69 was constructed later, also of brick and a double-pitched slate roof whose ridge runs parallel at right angles to the line of the main house. The symmetry of the two main buildings and their detailing provides architectural interest and these are therefore included as heritage assets. No 69 is of lesser architectural quality and thus not included.
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.

14.3.11 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	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.
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.

14.3.12 103-105 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.

14.3.13 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.

14.3.14 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 cohesive grouping.
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.

14.3.15 Hoberley Lodge, Hoberley Lane

Age	The building is shown, as Hoberley View, on the 1851 OS map as three houses in a single terrace.
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.

14.3.16 South View House, Hoberley Lane

Age	Part shown on pre-1807 (Enclosure Award Map). Extended eastward pre 1851 – 1933 (OS maps).
Aesthetic Interest	South View House is a stone building with a stone-slate double pitch roof, to the west of Hoberley 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.

14.3.17 South View Cottage and garden wall, Hoberley Lane

Age	The cottage is shown on the 1851 OS map.
-----	--

Aesthetic Interest	South View Cottage directly adjoins Hobberley Lane opposite South View House and is a 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. A 1.2m stone garden wall with half-round copings runs along the edge of Hobberley Lane, the length of the gardens linking South View Cottage and Poplar View, with a single break for a shared drive.
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.

14.3.18 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 existing outbuildings..
Aesthetic Interest	Constructed in stone, the original four cottage building's gable end is directly on the east side of Hobberley Lane and faces south. It has a slate 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 tile hanging to the first floor, does not reflect its full traditional style. A 1.2m stone garden wall with half-round copings runs along the edge of Hobberley Lane, the length of the gardens linking South View Cottage and Poplar View, with a single break for a shared drive.
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.

14.3.19 Clifton Cottages, Hobberley Lane

Age	Part of the two properties now forming Clifton Cottages are shown on the 1807 Enclosure Award Map and the complete footprint is shown on the 1851 OS map.
Aesthetic Interest	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.
CONCLUSION	By virtue of its age, materials and form and detailing the building is included as a heritage asset.

14.3.20 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 storey.
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.

14.3.21 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 distinctive group
CONCLUSION	By virtue of its age, materials, traditional form and detailing, and group value, the building is included as a heritage asset.

14.3.22 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.

14.3.23 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 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 and design, the barn is included as a heritage asset.

14.3.24 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.

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

Age	Early 19 th C – first shown 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.
------------	--

14.3.26 Boundary Stone, 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 boundary 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 stone of its type in Shadwell.
Social/Communal Value	The boundary stone relates a current boundary to its history
CONCLUSION	By virtue of its age, rarity and social value, the boundary stone is included as a heritage asset.

14.3.27 Ridge and Furrow fields, south of Main Street.

Age	Medieval. Shown on the 1807 Enclosure Award map
Archaeological Interest	The ridges and furrows locate fields that were part of Manor Farm in the medieval period. and are still clearly visible from locations along Colliers Lane and Main Street, particularly when the sun is low, casting longer shadows from the ridges, and in snowfall
Archival interest	The fields are marked on the Shadwell 1807 Enclosure Award map
Rarity	These are the only remaining visible field markings in Shadwell.
Social/Communal Value	The ridge and furrow fields provide a link to Shadwell's agricultural history
CONCLUSION	By virtue of its age, rarity and social value, the Ridge and Furrow field is included as a heritage asset.

14.4 Buildings not included

14.4.1 Certain buildings which meet the criterion on age, have nevertheless been rejected for other reasons:

- Ferndale House – extensions and alterations have compromised the integrity of the original appearance
- Norwood House, Brandon Lane – extensions and alterations have compromised the integrity of the original appearance
- 118 Main St – cement rendering, combined with window alterations, detracts from the traditional character;

15 Appendix B Local Character

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 2018(?!?). 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 The character of the Conservation Areas is set out in the two Conservation Area Appraisals, along with guidance for development there.

15.1.3 The following is an appraisal of the character of areas outside the conservation areas for consideration in connection with Policy HLC3 – Positive Design

15.2 Character appraisal method

15.2.1 This 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

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

15.3 Character of areas

15.3.1 Following the initial appraisal the village, five character areas 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. Crofton Rise
5. Shadwell Parks
6. Cricketers
7. Countryside

15.4 Character area appraisal

15.4.1 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, with the exception of the Library and the Methodist Church are closer the road which, together with their elevated position creates 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: with front gardens 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 which also enclose the space, 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.

15.4.2 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. Garden stone 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. 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.

15.4.3 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 land drain ditch as the slope levels out. To the east the site abuts the Crofton Terrace strip of the Shadwell Conservation Area.
- History: The Ash Hills were constructed as a single estate through the 1960s, the first major development in Shadwell and more than doubling its size. Construction started at the eastern end on Strickland Avenue and proceeded westward across the historic line of Ash Hill Lane.
- Pattern of development: From the two access points off Main Street, Strickland Lane and Ash Hill Lane, the roads through the estate form a series of interconnected loops, with only two cul-de-sacs. At the earlier, eastern end, the Stricklands are more regularly shaped, with parallel rows of houses aligning the roads, closely spaced and set back at a consistent distance of about 7.5m. In the later, larger, western area, 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: The Stricklands 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. In the Ash Hills, 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 oriented 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: The layout of houses in the Stricklands creates rectilinear spaces with garden planting behind low stone or brick walls. In the Ash Hills 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 spaces by the road, tall hedges abut 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.
- Movement: There are only two main access points for traffic into the estate from Main Street, so movement is concentrated there, dissipating as the interconnected road system provides more choice of routes. For pedestrians, the ancient footpath 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 footpath along Ash Hill Lane to the north, leading to Bay Horse Lane.

15.4.4 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 facing the road, 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.
- 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 centre-line at normal speeds: in practice making it a single-lane carriageway, but with no warnings.

15.4.5 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.
- 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 dentilled 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.

15.4.6 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 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. 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.

15.4.7 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 back 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 strip 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 late 19th and early 20th centuries.
- 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 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.
- 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.

- 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 a number of footpaths 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 may become a bottleneck as the new dual carriageway reverts to single land traffic.

16 Appendix C Local Green Spaces

16.1 Introduction

16.1.1 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 on Map 5.

16.1.2 The green areas designated as Local Green Spaces have been selected following assessment by the Neighbourhood Plan Steering Group and the Community Walkabout held on 2nd Dec 2017.

16.2 Assessment criteria

16.2.1 The criteria for the designation of Local Green Spaces is set by the NPPF in its para.77:

- *“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.*

16.2.2 All the areas assessed are in or in close proximity to the village, 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.

16.3 Assessment

16.3.1 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.
- [Add comments from forthcoming public consultation]
- 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 77 of the NPPF and has been designated a Local Green Space.

16.3.2 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.

- [Add comments from forthcoming public consultation]
- 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 77 of the NPPF and has been designated a Local Green Space.

16.3.3 Dan Quarry

- Dan Quarry, also a worked-out sandstone quarry, is owned by Leeds City Council and registered as Common Land, and the village, 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.
- [Add comments from forthcoming public consultation]
- 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 77 of the NPPF and has been designated a Local Green Space.

16.3.4 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.
- [Add comments from forthcoming public consultation]
- 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 77 of the NPPF and has been designated a Local Green Space.

16.3.5 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, is 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 crosses it in the centre, and the area forms a quiet and tranquil haven in the centre of the village.
- [Add comments from forthcoming public consultation]
- 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 77 of the NPPF and has been designated a Local Green Space.

16.3.6 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.
- [Add comments from forthcoming public consultation]
- Due to their recreational, social and environmental qualities, the allotments have significant value for the local community, meet the criteria set out in para 77 of the NPPF and have been designated a Local Green Space.

16.3.7 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 in the village (see Project P-4 para 13.6) includes a proposal for a seat on this island.
- [Add comments from forthcoming public consultation]
- Due to its landscape and streetscene qualities, the bus terminus island has a significant value for the local community, meets the criteria set out in para 77 of the NPPF and has been designated a Local Green Space.

16.3.8 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 footpath which provides its access. The tennis courts are an important recreational facility in the village and the Club attracts players of all ages.
- [Add comments from forthcoming public consultation]
- 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 77 of the NPPF and have been designated a Local Green Space.

16.3.9 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 the Ridge and Furrow field, see 15.3.10 below). 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 in the village (see Project P-4 para 12.6) includes a proposal for a further seat here.

- [Add comments from forthcoming public consultation]
- Due to their provision of specific recreational facilities, the community garden has significant value for the local community, meets the criteria set out in para 77 of the NPPF and has been designated a Local Green Space

16.3.10 Ridge and Furrow Field

- 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.
- Nevertheless, NPPF Guidance states:

“If land is already protected by Green Belt policy, or in London, policy on Metropolitan Open Land, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.

One potential benefit in areas where protection from development is the norm (eg villages included in the green belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community “. Paragraph: 010 Reference ID: 37-010-20140306.
- The area is of particular importance to the village as part of its heritage: The ridges and furrows there locate fields that were part of Manor Farm in the medieval period and are the only locally-remaining visible manifestations of farming practices of the past. They were marked on the Shadwell 1807 Enclosure Award Map and are still clearly visible from locations along Colliers Lane and Main Street, particularly when the sun is low, casting longer shadows from the ridges, and in snowfall.
- The ridge and furrow field, used for grazing, is not publicly accessible. However, the NPPF guidance states that:

“..land could be considered for designation even if there is no public access (eg green areas which are valued because of their wildlife, historic significance and/or beauty).” Paragraph 017 Reference ID: 37-017-20140306
- [Insert bullet point on affirmation by local community as part of forthcoming local engagement]
- This area is therefore demonstrably special to the local community by virtue of its historic significance, meets the criteria set out in para 77 of the NPPF and has been designated a Local Green Space. It has also been included as a non-designated heritage asset (see para ??).

16.3.11 Library Garden

- Adjoining Shadwell Library (see para ??) is a small garden planted out with silver birch, shrubs, 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.
- [Add comments from forthcoming public consultation]
- 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 77 of the NPPF and has been designated a Local Green Space.

16.3.12 Green space Cricketers Fold/Main Street

- 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, but forms part of the wider street scene rather than a stand-alone feature.
- [Add comments from forthcoming public consultation]
- Due to its lack of particular significance, it is considered this area does not meet the criteria set out in para 77 of the NPPF for designation as a Local Green Space.

16.3.13 Green space Ash Hill Lane/Main Street

- 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.
- [Add comments from forthcoming public consultation]
- Due to its lack of particular significance, it is considered this area does not meet the criteria set out in para 77 of the NPPF for designation as a Local Green Space.

17 Appendix D Local Community Facilities

17.1 Introduction

17.1.1 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.

17.1.2 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 the village

- 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

17.2 Assessment

17.2.1 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 the village. In 2017 the shop served a total of 84,604 customers, with 603 per week using the Post Office. As well as local 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's open 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, form 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.

17.2.2 B. The Red Lion public house

- The Red Lion is a popular gastro-pub 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, the village would lose a primary social hub. The village would also lose a fully catered venue (food and drink) for celebrations – birthdays, retirements, presentations, funerals, etc.

17.2.3 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 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, open 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 our quality of life.
- If the Library closed, the village 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 the village.

17.2.4 D. Shadwell Recreational Centre

- The Recreational Centre provides the largest 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, the village would lose a key indoor facility and base for a wide range of community groups. The Village Hall is already oversubscribed and the other facilities (eg scout hut) do not have the capacity or space to provide the support which would be needed.

17.2.5 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 village, 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, and 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 the village and through toddler group many parents with young families meet there too.

17.2.6 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.

17.2.7 G. St Paul's Church

- St Paul's Church is a unique 1842 building in Shadwell, Grade II listed, 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.

17.2.8 H. 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.