

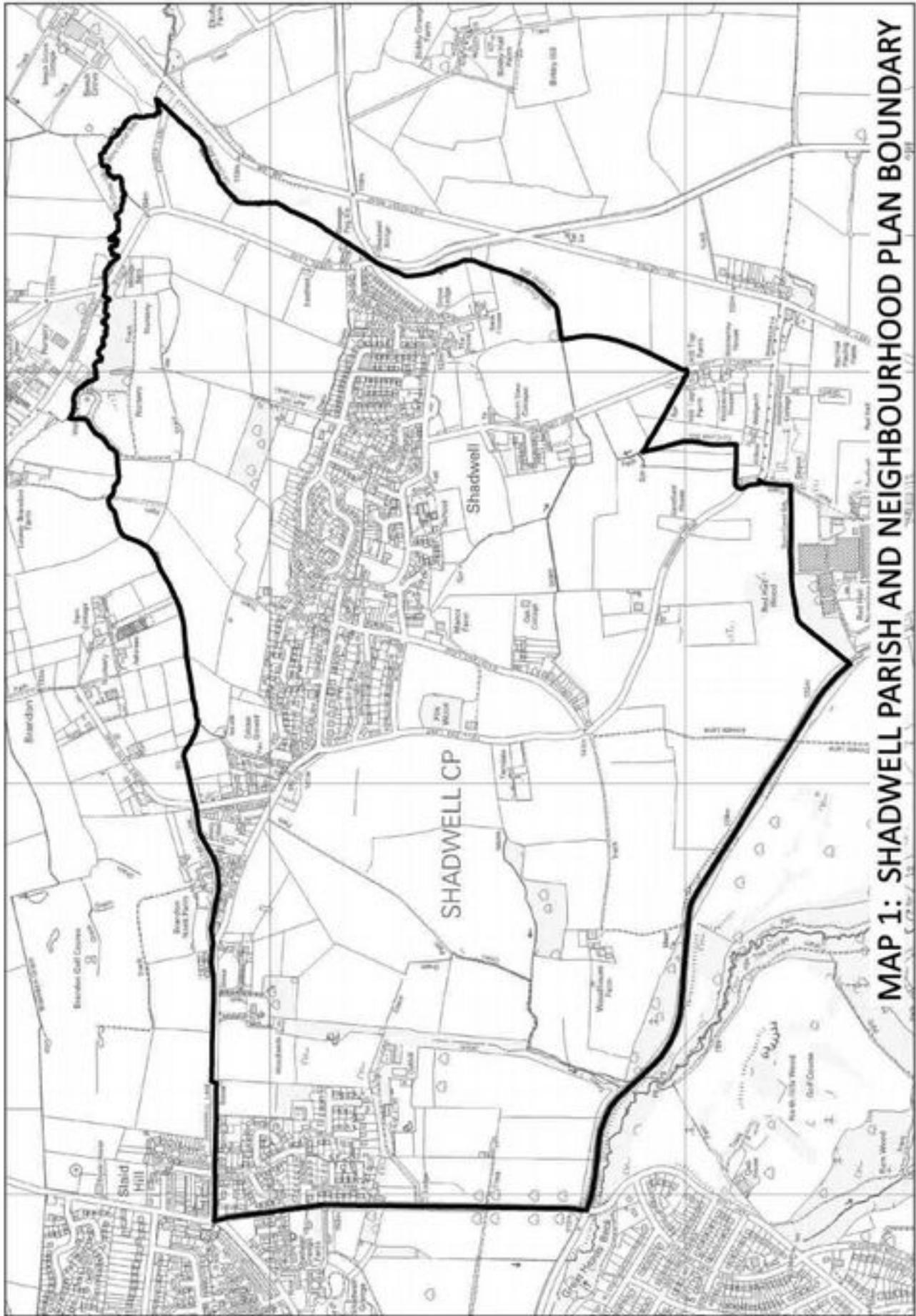
SHADWELL



NEIGHBOURHOOD PLAN

Pre-submission draft for consultation





MAP 1: SHADWELL PARISH AND NEIGHBOURHOOD PLAN BOUNDARY

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SHADWELL NEIGHBOURHOOD PLAN
DRAFT V2 29/04/15

Contents

1 Introduction.....5

2 A Vision for the Future of Shadwell.....7

3 Village Atmosphere: Character of the village.....10

4 Village Atmosphere: Urban Design and Heritage.....14

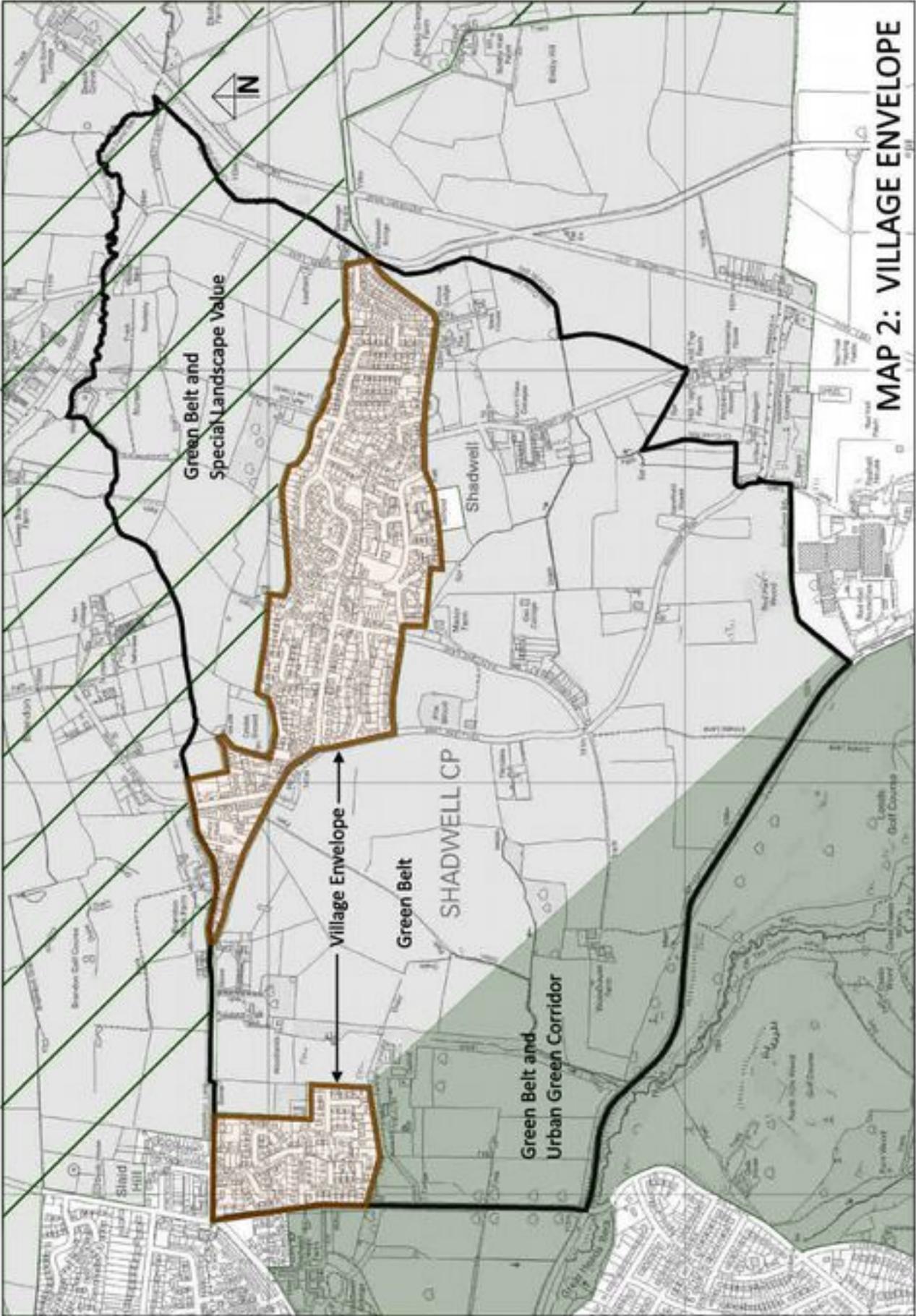
5 Village Atmosphere: Natural Environment.....18

6 Community Activities and Facilities.....23

7 Village Infrastructure: Transport.....27

8 Village Infrastructure: Services30

9 Housing.....32



MAP 2: VILLAGE ENVELOPE

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1 Introduction

1.1 About Shadwell

- 1.1.1 Shadwell is a small village set in open countryside, located just north of the main Leeds conurbation and the A6120 Ring Road, and just west of the A58 Wetherby Road. The Shadwell Parish boundary extends east to Wetherby Road, south to the Ring Road and west to Slaid Hill, with the northern boundary tight to Shadwell Village itself (see Map 1). The Parish boundary includes an area of houses at Slaid Hill, but otherwise most buildings are within Shadwell Village
- 1.1.2 Shadwell village is surrounded by Green Belt, with the land north of the village and the Parish Boundary designated an Area of Special Landscape Value (see Map 2).
- 1.1.3 The village originated as an isolated agricultural community, which developed into a more gentrified location throughout the 18th and 19th centuries.

1.2 Policy Context

- 1.2.1 Shadwell Neighbourhood Plan sets out locally-specific policies for the development of land within Shadwell Parish which are in general conformity with the over-riding policies contained in the hierarchy of national and local planning documents. At the top of the hierarchy is the National Planning Policy Framework (NPPF). Beneath that the Leeds Local Development Framework (LDF) consists of the Core Strategy and Site Allocations Plan. Shadwell Neighbourhood Plan is also part of the LDF and will be used in determining planning applications and appeals.
- 1.2.2 Leeds Core Strategy was adopted in November 2014. The Site Allocations Plan, which will determine the location of housing and employment sites to meet the growth set out in the Core Strategy, together with green infrastructure, is currently at a draft stage with proposals for allocations to be produced for consultation during 2015. At the Issues and Options stage of the document, Leeds City Council had rejected any proposals for housing or employment land allocation in the Shadwell Parish area.
- 1.2.3 The centre of Shadwell is designated a Conservation Area and as such, there are certain additional requirements relating to proposals for development within its boundary (see 3.1). In addition, a further area including the Holywell triangle is proposed for designation as a Conservation Area.
- 1.2.4 Also applicable to Leeds as a whole, including Shadwell, are a number of Supplementary Planning Documents within the LDF such as "Neighbourhoods for Living" which provides general design guidance.

1.3 Consultation

- 1.3.1 The process of preparing the Neighbourhood Plan has involved an extensive consultation process which is detailed in the Consultation Statement and is summarised here.
- 1.3.2 An initial public meeting on 25th June 2012 agreed that the Parish Council should initiate the Shadwell Neighbourhood Plan and a Steering Group was formed.
- 1.3.3 A questionnaire aimed at obtaining people's initial views on various topics was distributed throughout the village in January 2013 and reported at the Open Day on June 8th 2013.
- 1.3.4 As a result of those views, a Vision and Objectives document was prepared in November 2013 and a workshop was held with pupils at Shadwell Primary School in July 2014.
- 1.3.5 A draft Issues and Options document was prepared and a public exhibition held on November 29th 2014 attended by over 70 people. A further questionnaire was distributed at the exhibition and on-line and the results of comments on that document and through the whole process have guided the content and policies in this draft Neighbourhood Plan.

1.4 **Current Pre-submission Draft Neighbourhood Plan**

- 1.4.1 Shadwell Neighbourhood Plan sets out the direction of change for the village over the next fifteen years to 2030. This draft identifies policies intended to be included in the final version. Comments from local consultation on this document will inform the production of the final Neighbourhood Plan which will then be submitted to Leeds City Council and put forward for Examination by an Inspector.
- 1.4.2 Section 2 of the Neighbourhood Plan sets out the Vision and Objectives agreed by the community to retain the character of the village and bring about such changes as are required and appropriate. The over-arching general Policy G1 is aimed at achieving that Vision.
- 1.4.3 In Section 3, the character of the village is described. This forms part of the evidence which provides the justification for more detailed development policies..
- 1.4.4 The remaining sections outline the main topics addressed by the Neighbourhood Plan, in line with the Vision headings:
 - 4. Urban Design and Heritage,
 - 5. Natural Environment,
 - 6. Community Activities and Facilities,
 - 7. Transport Infrastructure
 - 8. Services Infrastructure
 - 9. Housing.
- 1.4.1 Each section includes a justification for the introduction of Neighbourhood Plan policies and the policies themselves.
- 1.4.2 The policies in the Neighbourhood Plan may be insufficient on their own to achieve some of the objectives. Other action will be needed and certain Projects have been identified to carry them out. In some cases the action can be initiated by local residents but in many cases it will have to be initiated by outside agencies. It is expected that such agencies will, when planning their general programmes, have regard for the proposals set out in this Neighbourhood Plan.

2 A Vision for the Future of Shadwell

2.1 The Vision

2.1.1 The Neighbourhood Plan includes policies that will determine how Shadwell will manage change over the next fifteen years to 2030. These policies reflect the vision that residents have for the future of the village.

2.1.2 The Vision for Shadwell:

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.

2.1.3 Underlying every aspect of the Vision is the intention of improving the sustainability of Shadwell. This means ensuring that the village continues to be a vibrant, cohesive and inclusive community. This includes providing for the residential, leisure and home-working needs of residents, providing for their well-being and continuing the provision of adequate services.

2.2 Objectives

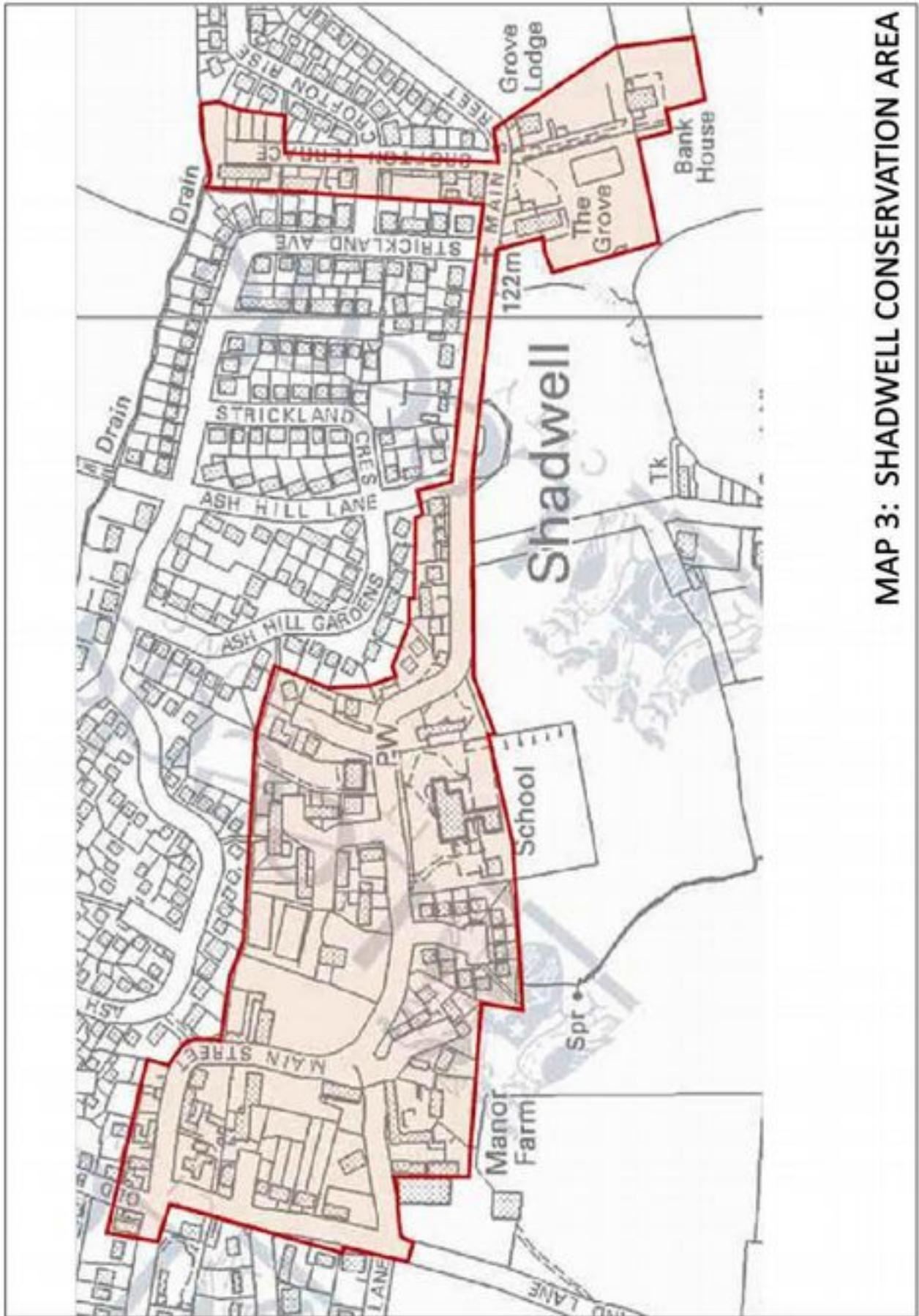
2.2.1 To achieve this Vision, ten Objectives have been identified:

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

23 General Policy

To assist in achieving the Vision and the Objectives, the following policy applies:

Policy G1 - Within the village envelope, as outlined on Map 2, development and other proposals which retain and enhance the village atmosphere and: improve the provision of community facilities; promote easier access for all; improve service provision; or provide for the housing needs of the village, will be supported subject to the application of other policies in this Neighbourhood Plan.



MAP 3: SHADWELL CONSERVATION AREA

3 Village Atmosphere: Character of the village

3.1 Historical Development

- 3.1.1 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 (see Map 3). A further Conservation Area based on the Holywell Triangle toward the west end, also of mid 19th century origin, is under consideration. Both are supported locally as they give some limited protection to houses which are not listed, but have some historical importance, particularly for group value.
- 3.1.2 A Conservation Area Appraisal and Management Plan was adopted on 25th September 2012. This provides a character analysis of that part of the village and guidance for any development within it.
- 3.1.3 Most of the buildings and boundary walls within the Conservation Area and the Holywell triangle area are constructed in local gritstone and sandstone, with either stone or slate roofs. Some of the late 19th century houses are brick whilst later development is either brick and/or render.
- 3.1.4 There are ten listed buildings or structures within Shadwell Parish only one of which, Shadwell Independent Library and Arts Centre, lies outside the Conservation Area. These are:

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

- 3.1.5 In addition, the Conservation Area Appraisal identifies on the map a number of positive buildings which are not listed but contribute to the character of the area.

127, 129 Main Street
124-130, 132 Main Street
136 Main Street
153 Main Street, (incl all outbuildings)
Shadwell Hall, 155 Main Street
1 & 5, 2 Preston Farm Mews
138-152 Main Street
Stone shed to rear of 152 Main Street, off Blind Lane
21, Gateland Lane
Stable range at west end of listed byre and barn, Manor Farm
Cart sheds east of Manor Farmhouse
The Old Vicarage, 165 Main Street
175 Main Street
181a Main Street (off Avon Close)
183a Main Street
187 Main Street
Shadwell Village Hall, incl 182 Main Street

193-195 Main Street
Stone sheds and wall to front of 197-205 Main Street
213-215 Main Street
The Grove (241, 250 Main Street
Grove Lodge and Grove Lodge Mews, Main Street
Bank House, Main Street
249-255 Main Street with 1a Crofton Terrace
Crofton Villa, Crofton Terrace
Crofton House, Crofton Terrace
Crofton Cottage, Crofton Terrace

- 3.1.6 There are also a number of positive buildings outside the current Conservation Area which have been identified as part of this Neighbourhood Plan, many of them in the Holywell triangle area (shown on Map 4). Together all these positive but unlisted buildings are considered to be non-designated heritage assets as defined by the National Planning Policy Framework, which 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.”

1-9, 11, 15-17, 23, 37, 39, 41-43, 45, 47, 49, 51, 53-57, 63-69 Main Street;
Methodist Chapel Main Street;
1-17 Holywell Lane;
1-4 Holywell View;
1-4 Brandon View;
7, 16-18 Old Brandon Lane;
Oakhill, Roundhay Park Lane;
Woodhouse Farmhouse and Barns;
Elm Tree House (81) and Gladstone Villas (69-73), Gateland Lane;
95-101, 103-105 Gateland Lane;
1-3 Winn Moor Lane;
Waincott, Winn Moor Lane;
Hobberley Lodge, Hobberley Lane
South View House, Hobberley Lane
South View Cottage and Poplar View, Hobberley Lane;
Bridge Cottage, Bay Horse Lane
Bridge Terrace, Bay Horse Lane
Viking Barn, Bay Horse Lane
Bay Horse Farmhouse, Bay Horse Lane
1&2 Bay Horse Cottages, Bay Horse Lane;

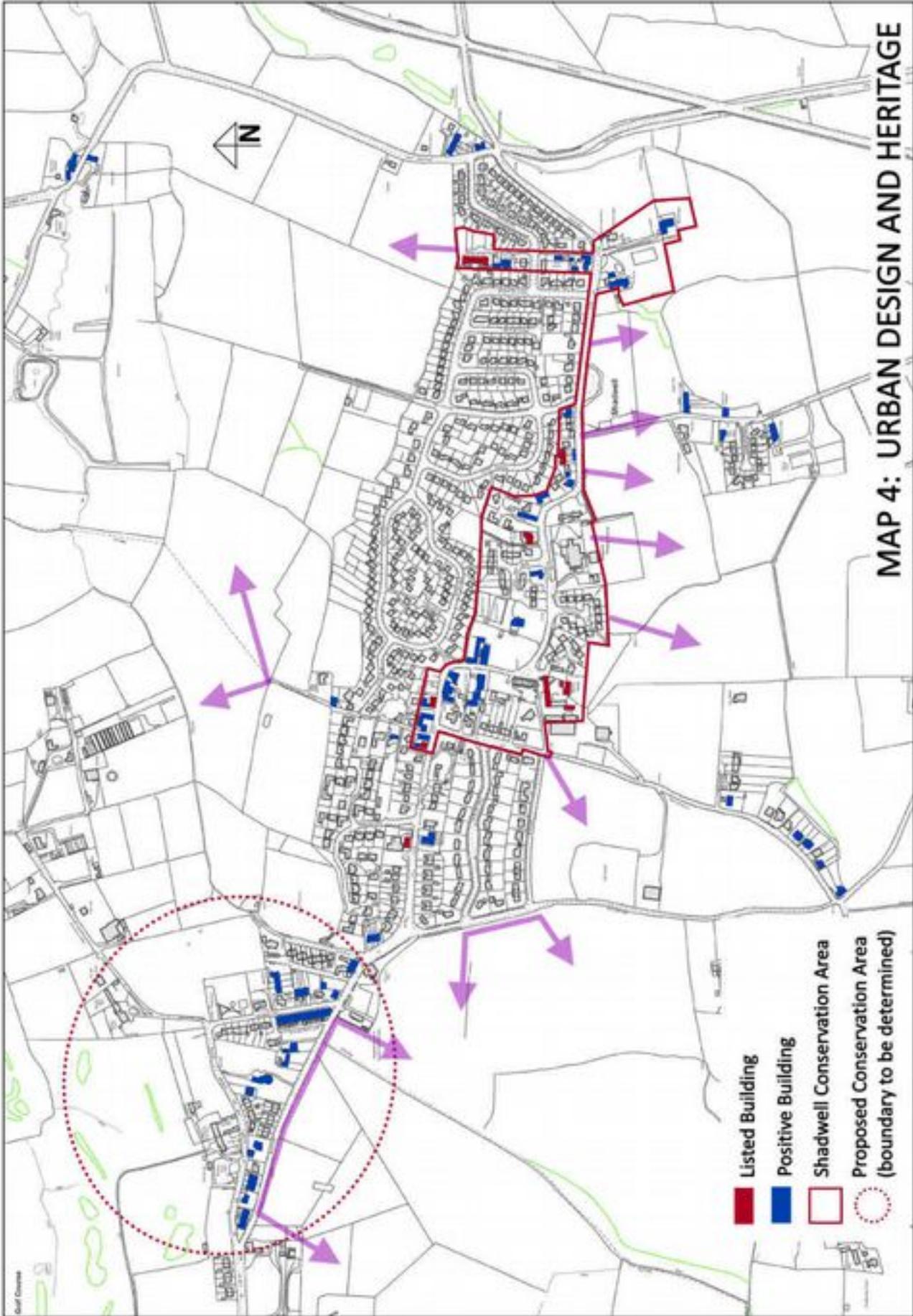
- 3.1.1 During the 20th century, the village grew substantially, with gaps in Main Street filled in with semi-detached houses, followed by detached houses in the Gateland Drive area, the Ash Hills, and more recently the Cricketers estate. Whilst these may vary in their materials, all are generally two-storey with a few bungalows, with double pitched roofs – a characteristic shared with the more historic buildings.
- 3.1.2 Guidance on any future development in the village is provided either in the Conservation Area Appraisal and Management Plan document, which only covers the Conservation Area, or in Section 4.2 of this document, endorsed by the local community through the consultation process, which will apply to the remainder of the village.

3.2 Landscape

- 3.2.1 Shadwell village is surrounded by countryside with shallow valleys to the north, south and south-east and this provides a setting which is a vital part of the much-valued rural quality of the village.
- 3.2.2 Trees play an important part in shaping the character of the village. Groups of woodland trees within the countryside are visible in the wider views of and from the village. Within the village, trees and planting within gardens and along verges and boundaries also contribute to the green matrix in which the buildings sit.
- 3.2.3 The hard landscape of boundary walls providing enclosure to the streets has as much impact particularly within the conservation area. Boundary walls are also a feature elsewhere, some being original stone boundaries such as the south side of Main Street at the west end of the village.
- 3.2.4 There are many viewpoints within the village which provide views out over the surrounding countryside either as panoramas or glimpses. These reinforce the rural character of Shadwell and should be protected. Views and vistas are shorter within the village and those along Main Street in the core of the village, where the road bends sharply, provide a sense of enclosure which is an important characteristic of Shadwell (see Map 4 also Conservation Area Appraisal and Management Plan).
- 3.2.5 More detail on the quality of the natural environment of the village is provided in Section 7.

3.3 Moving about

- 3.3.1 The main access into and through the village for all modes of transport is Main Street, connecting to Wetherby Road in the East and Slaid Hill and beyond to the West. Minor routes to the south of the village (Gateland Lane, Winn Moor Lane and Hobberley Lane) also link small groups of buildings to the village with a further connection to Wetherby Road. These are narrow lanes with no footways and are lined with hedgerow for the most part emphasising their rural character. There are no other vehicular through routes in the village, and within the village itself roads are either cul de sacs or loop back to Main Street.
- 3.3.2 However, various public rights of way – footpaths and bridleways - do link the village to areas to the north and south, and provide immediate access into the village's rural surroundings.. There are also some footpaths within the village linking its various parts, the main one being the historic path running east west between Main Street through St John's Churchyard and on to Ash Hill Gardens. This is narrow and runs between rear fences and hedges and is unlit. Public rights of way are maintained by the Parish Council through the Parish Paths Partnership.
- 3.3.3 More detail on transport infrastructure is provided in Section 6 and Map 7.



4 Village Atmosphere: Urban Design and Heritage

4.1 Retaining and improving the character

- 4.1.1 The character of Shadwell, as described in Section 2, is particularly valued by residents and any development needs to respect the qualities of its appearance. The history of Shadwell is well described in the book “Shadwell and its people”. There are many historic buildings within the Village and these have been identified above. Their character should be properly preserved and enhanced and in particular any development in the Conservation Area also needs to preserve and enhance the character of that area. Boundary walls, trees, hedges, verges and other planting, and in some cases, ground surface materials and treatment are as important as buildings in creating the visual character of the village.
- 4.1.2 The best way to preserve and enhance the local built heritage is through good design and planning, conservative repair, an understanding of the local context and good advice. In addition to guidance for development outlined within the Neighbourhood Plan, existing national and local guidance also needs to be taken into account. The National Planning Policy Framework describes the importance of design and Leeds City Council Supplementary Planning Guidance contained in documents such as “Neighbourhoods for Living” and “Householder Design Guide” also provide useful information on how good quality design can be achieved. In addition, where older buildings are concerned, organisations such as SPAB (Society for the Preservation of Ancient Buildings) produce useful technical pamphlets and leaflets such as “Repointing stone and brick walling”.
- 4.1.3 Article 4 Directions (requiring planning permission for certain changes which are otherwise permitted development) can give clear guidance to householders in Conservation Areas, about such things as appropriate roofing materials, window frames and boundary walls.
- 4.1.4 Energy efficiency is increasingly important in domestic buildings and plays a part in achieving the more sustainable future underlying the Vision for Shadwell. In new and substantially altered housing it is dealt with by the recent Part L of the building regulations, but measures should be taken in existing stock to improve energy efficiency, such as improved insulation, and window and door sealing. Visually apparent measures such as external insulation and solar or photo-voltaic panels will require careful consideration (see guidance para. 4.4.9)
- 4.1.5 The consultation process has shown that people consider Shadwell to be a good place in which to live. This is in part due the quality of its setting and its buildings, particularly its older buildings and the spaces between them. The NPPF states that good design should contribute to “making places better for people” and the aim of the guidance proposed here is to ensure that the characteristics which make Shadwell an attractive place to live are retained and improved where possible. This guidance was endorsed through the consultation process.

4.2 Guidance for development in Shadwell Conservation Area and undesignated heritage assets

- 4.2.1 Guidance for development in the Conservation Area is provided within the Shadwell Conservation Area Appraisal and Management Plan. Where work is proposed to a building outside the Conservation Area but included in the list of undesignated heritage assets (para. 3.1.5), the guidance set out in the Shadwell Conservation Area Appraisal and Management Plan will also apply.

4.3 General Design Guidance for development elsewhere in Shadwell

- 4.3.1 The guidance set out in paragraphs 4.4 - 4.6 inclusive below should be followed by those proposing development or other works in locations outside the Conservation Area. This will be a requirement for proposals requiring planning approval, but should also be followed by those undertaking other forms of development work that may not require planning approval, for example, alterations and extensions deemed to be permitted development, or works to the highway and other infrastructure. Such work can have a significant effect on the appearance and character of the village and following the guidance will help that effect to be more positive.

4.4 Siting and Location

- 4.4.1 The key to good design is understanding the context and recognizing that the form, materials and detailed design of buildings in Shadwell, the way they are arranged in the townscape, and the appearance and use of the spaces between them are important ingredients in the quality of the local environment
- 4.4.2 The “envelope” of the Village should not grow. Any development should generally be within the existing village envelope (see Map 2).
- 4.4.3 “Garden grabbing” is generally undesirable, as gardens are an essential part of the Village character, and are important for bio-diversity, however, there are some gardens which might be big enough, and with good enough access, to allow one or two new dwellings to be sited, provided the landscape quality of the immediate area is respected
- 4.4.4 Replacement of a house, in poor condition, which has no historic importance, with good quality new build can sometimes be justified. Some increase in density might also be regarded as sustainable. The landscape quality of the location will be a significant consideration
- 4.4.5 There are various potentially redundant agricultural buildings within the village. Whilst the Neighbourhood Plan encourages the continuation of successful farming and other employment locally, where a building is genuinely redundant, and in other ways is suitable for conversion to residential use, such conversion could be acceptable. It is likely, however, that nearby new build would be inappropriate, particularly if the redundant building is within the Green Belt. The concept of “enabling development” (allowing development which might otherwise not be permitted in order to preserve a historic building) is unlikely to be applicable, because any conversion is likely to be of high value in itself
- 4.4.6 The location of development should preserve the existing views and vistas in the village (see para. 3.2.3 and Map 4)

4.5 Building design:

- 4.5.1 Any development must be appropriate in scale, form, massing, materials, design and character, in relation to its location and context within the village.
- 4.5.2 Shadwell is made up primarily of family homes, and new development of this type, whether small or large, would generally be appropriate. Flats will only be appropriate where they are designed to have a similar scale to the house-sized buildings prevalent in the village.
- 4.5.3 There can be a tendency for tenanted property where landlords are not locally-based, to be less well managed and maintained than their owner-occupied counterparts. Lack of incentive to manage and maintain can affect community cohesion. Where residential development is proposed for rent, a scheme for satisfactory management and maintenance should be included as part of the proposal.
- 4.5.4 Generally, though not exclusively, the buildings in the village are two stories and this should be the norm for new development. Three stories are only likely to be acceptable where the location warrants the additional height emphasis and this can be justified by urban design studies.
- 4.5.5 Traditional designs are likely to remain most appropriate, particularly in the core of the Village, but high quality contemporary design might be acceptable for new build where this will preserve and enhance the overall character of the village.
- 4.5.6 Materials should be appropriate to the vernacular traditions of the area. Thus, local natural sandstone, with Welsh slate roofing is the first choice for building materials, followed by good quality brick. Walls of painted render are less prevalent in the village and would need particular justification, while timber cladding is generally not appropriate.
- 4.5.7 Historic fabric, including freestanding walls and other structures, should be retained whenever possible during renovation work, rather than just copied in new material. Re-pointing should generally be done with lime mortar, particularly on stone buildings and raised “ribbon” pointing (which can cause deterioration of the masonry itself) should be avoided.
- 4.5.8 Extensions should be handled carefully. Permitted development rules allow some extensions which nevertheless might be inappropriate to a property and location. Advice from a qualified architect should always

be sought, and impact on neighbouring properties and streetscape should be assessed.

- 4.5.9 Solar and photo-voltaic panels should normally not be fitted to listed buildings, and only in Conservation Areas where there is no detriment to the character of the CA. Where they are fitted to new buildings and ideally also on existing buildings where possible, they should be integrated into the roof covering rather than being placed on top. External insulation cladding is usually not appropriate, and certainly never on a single house in an area of similar properties.
- 4.5.10 Planning permission will not be granted for developments of poor design, that fail to enhance the character and quality of the Village.

4.6 Landscape treatment of new development

- 4.6.1 Where it is acceptable to fell trees as a result of development these should be replaced on a two-for-one basis. Development involving the loss of trees covered by Tree Preservation Orders or within the Conservation Area will not normally be permitted
- 4.6.2 Applications for new development should include a landscape scheme, for both hard and soft landscaping. The landscape scheme should indicate how any retained and/or proposed planting relates to the existing landscape of the context. Where appropriate, such landscaping should maintain or create green corridors and wildlife habitats

4.7 Policies

- 4.7.1 To ensure that the visual character of Shadwell's built environment is preserved and enhanced, the following policies will apply:

Policy UDH 1 – Proposals for development within the Conservation Area or within the curtilage of positive buildings listed in paragraph 3.1.6 which meet the guidance set out in the Shadwell Conservation Area Appraisal and Management Plan will be permitted.

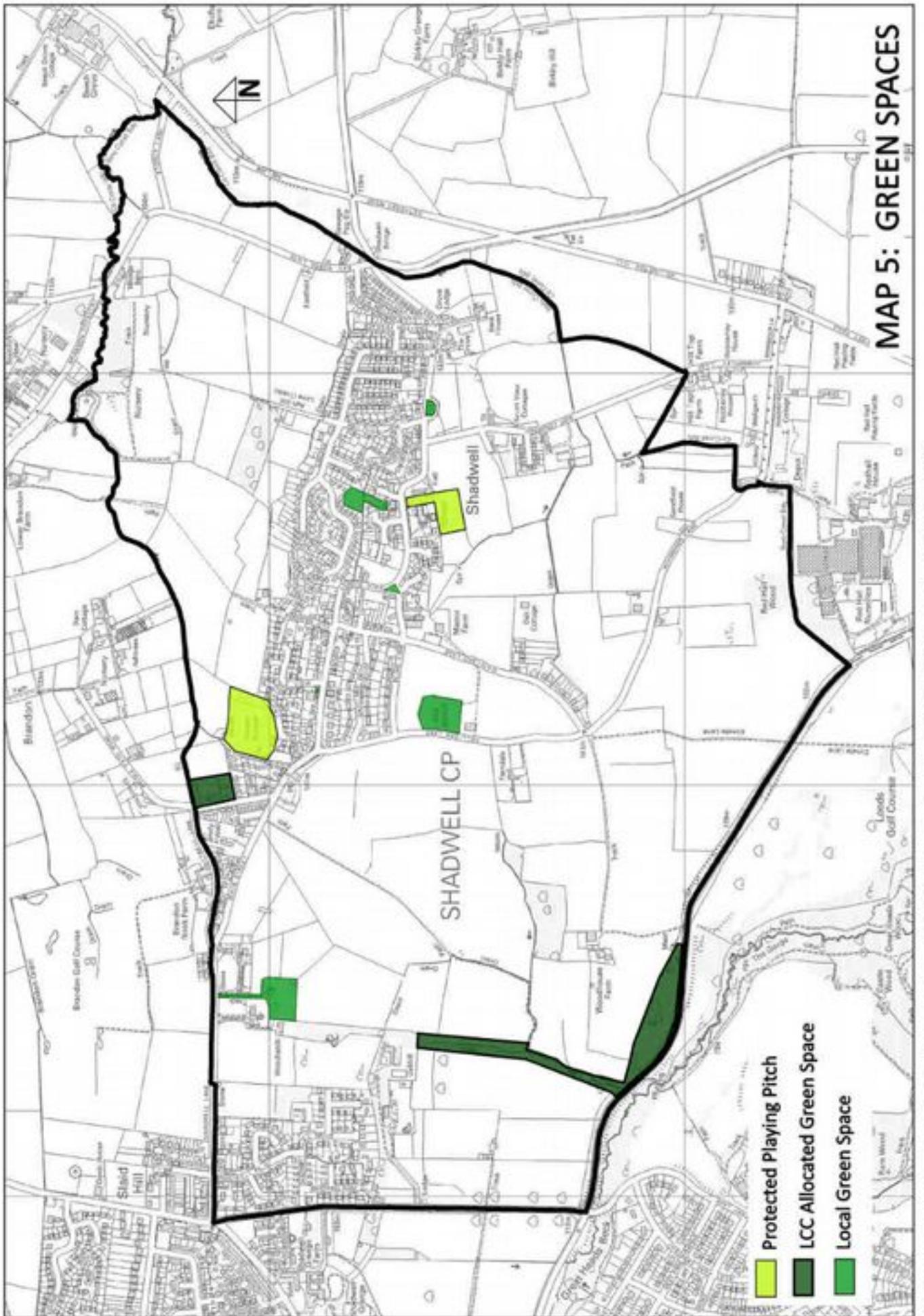
Policy UDH 2 - Any proposal for development within the Conservation Area or within the curtilage of positive buildings listed in paragraph 3.1.6 must be accompanied by a statement demonstrating how it meets the guidance set out in the Shadwell Conservation Area Appraisal and Management Plan.

Policy UDH 3 - Good design is important in maintaining the character of the village and new development must make a positive contribution to that character. Any proposals for development outside the Conservation Area should meet the general design guidance set out in Paragraphs 4.4 – 4.6 inclusive.

Policy UDH 4 - Any proposal for development outside the Conservation Area should be accompanied by a statement demonstrating how it meets the general design guidance set out in the Plan.

4.8 Project: New Conservation Area

- 4.8.1 **Potential Holywell Triangle Conservation Area (see Map 4).** To further protect the important historic character of the village, a further conservation area is proposed for the Holywell Triangle area of Shadwell and this will be explored further by the Parish Council in partnership with Leeds City Council Conservation Team with further public consultation taking place as part of the designation process.



5 Village Atmosphere: Natural Environment

5.1 Countryside

- 5.1.1 Shadwell is located close to the edge of the Leeds conurbation. While the Shadwell Parks are within the Main Urban Area as defined by the Core Strategy, Shadwell village itself maintains its rural setting, surrounded on all sides by green fields and lush woodland providing a diverse ecology. Much of this land is used for agriculture, mainly for the growth of cereal, potato crops and oilseed rape. This countryside provides a natural, beautiful and cherished border and Shadwell's rural identity, degree of separation from the city, and views into open countryside have consistently been identified by the local population as the most important aspect of the village. It is vital for its identity this remains.
- 5.1.2 All the countryside surrounding the village is included in the Leeds Green Belt. Countryside north of the village is also designated a Special Landscape Area whilst an area alongside the Ring Road is designated an Urban Green Corridor (see Map 2). All of 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.
- 5.1.3 The only area of greenfield land on the edge of the village not included in the Green Belt is the playing field to the south of the school, which is identified as a Protected Playing Field in saved UDP policies (the old cricket pitch is also defined as a Protected Playing Field (though no longer used as such), but is also mostly in the Green Belt).
- 5.1.4 Responses to the Neighbourhood Plan Questionnaire highlighted concerns about the preservation of the village's rural character. The Green Belt surrounding the village is considered an important attribute protecting that rural character and should be retained unchanged. There are national and Leeds-based policies associated with that designation which will apply to any proposals for development within the Green Belt surrounding Shadwell.

5.2 Trees

- 5.2.1 Every tree, large or small, young or mature, is important in Shadwell. There are a number of areas of mature and self-generating woodland within the Parish boundary which are all hugely important to sustain not only the rural and green aspect of Shadwell but to act 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).
- 5.2.2 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. The elms were largely lost in the 1980s through Dutch Elm disease. 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.
- 5.2.3 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 a landscape setting for the buildings. Extensive Tree Preservation Orders are in place playing a vital part in protecting the existing woodlands and other trees within the village. These ensure that, as the woodlands self-generate, maturing trees are protected. Trees of a certain size within Shadwell Conservation Area also have some protection, in that notification must be given to the City Council of any works to be carried out. Further Tree Preservation Orders could be considered to protect appropriate trees not currently covered. There may, however, be over-mature trees in places and a management scheme would ensure that over-mature trees are replaced in good time and development proposals should include this. Where development is likely to affect existing trees which contribute to the amenity of the area, consideration will need to be given to whether any loss of amenity is

acceptable or if additional planting is sufficient to ameliorate any loss.

5.3 Green spaces

- 5.3.1 Green spaces throughout Leeds are defined and identified in the Leeds Site Allocations Plan. Information on the use and quality of green space is taken from Leeds Open Space Sport and Recreation Assessment (July 2011). Within Shadwell, the following green spaces are identified (See Map 5) :
- Holywell Lane Park
 - Shadwell Cricket Field
 - Shadwell Primary School playing field and playground
 - Woodland south and west of Woodhouse Farm
- 5.3.2 Holywell Lane 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. The remainder of the space is open grass for informal ball games and other activities. Just to the south of the play area is a small area of the only allotments in the village.
- 5.3.3 Shadwell Cricket Field is private land no longer in use for cricket, the club having moved to a new ground nearby but outside the Neighbourhood Plan area. The majority of the site is within the Green Belt, with a small area to the south within the village envelope.
- 5.3.4 The school playing field and playground are primarily for the use of the school. The playground to the east of the school buildings is directly alongside the school buildings and Main Street and is included in the village envelope. The playing field is to the south of the buildings with open land on its other three sides. It is not included within the Green Belt, but is outside the village envelope.
- 5.3.5 The woodland south and west of Woodhouse Farms forms a continuation of Roundhay Park woods but is divided from it by the Ring Road, the southern boundary of Shadwell Parish. A beck and footpath run through the woods, the latter connecting the village with Roundhay Park.
- 5.3.6 Other green spaces, not identified on the Site Allocations Plan, but of value to the residents of the village and thus categorised as Local Green Spaces (as defined by paragraph 77 of the NPPF), are :
- St Paul's Churchyard
 - Village Green
 - Adjacent to Shadwell Library
 - Bus turn-round
 - Dan Quarry
 - Pitts Wood
- 5.3.7 St Paul's churchyard is the only other area of green space of any size (0.35ha) within the village envelope and lies in the centre of the village to the north of the church itself. It is not apparent from the surrounding roads, but is accessible from footpaths which lead into it. It contains two large mature trees and a few smaller ones but is mainly mown grass between the headstones. As a churchyard and consecrated burial ground, this is a place of contemplation rather than active recreation, but does provide an oasis of green space within the built up area.
- 5.3.8 The "village green" at the junction of Main Street and Blind Lane is a very small area of green space and its uses are limited with a single seat and two small trees, but it serves an important visual purpose in providing a focal point to the village.
- 5.3.9 A even smaller area of green space is located to the east side of Shadwell Library and Arts Centre and is also equipped with a seat. This space includes an information board outlining the history of Shadwell and planting carried out by Shadwell in Bloom.
- 5.3.10 The area between Main Street and the bus turn-round is also an attractive green space just outside the edge of the village envelope and in the Green Belt, with grass and a row of mature trees.
- 5.3.11 In addition to green spaces within the village, Dan Quarry and Pitts Wood provide accessible woodland spaces and the network of footpaths in the surrounding countryside also contribute to usable green space. The management of Dan Quarry is being carried out by a partnership of Leeds City Council's Woodlands Manager

and Shadwell in Bloom. In the case of the footpath connecting Hobberley Lane and Winn Moor Lane, the field it passes through, unused for any other purpose, has the potential to become a usable green space.

5.3.12 The arrangement of buildings in some areas also creates distinctive spaces, for example along Ash Hill Gardens. In some locations, verges between the footways and carriageways add to the green character of the roads, for example, Gateland Drive (which has the added benefit of street trees), Blind Lane and Ash Hill Lane. Boundary treatments vary considerably: from walls in the historic core on the one hand, to hedges or open plan frontages on the other.

5.3.13 Shadwell in Bloom carry out schemes to provide planting in strategic locations throughout the village, contributing to the attractive appearance of verges and small green spaces.

5.4 **Wildlife**

5.4.1 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.

5.4.2 Roads outside the village envelope are generally lined with hedges and trees and there are hedges between fields for the most part. There are becks at the bottom of the valleys on both the north and south sides of the village and together with the network of hedgerows, these provide corridors enriching wildlife habitat.

5.4.3 The domestic gardens, trees, footpaths, boundary hedges and less-cultivated verges within the village envelope also create green corridors for wildlife and should be retained, with new planting added where possible to improve these connections.

5.5 **Recreation and Outdoor Sport**

5.5.1 Surrounded by open countryside Shadwell has bridle paths, footpaths and ways suitable for cycling throughout the village which give easy access to the countryside and if required into the city.

5.5.2 In addition to the village Tennis club, Cricket club and Football club, there is a Rambling club and the Horticultural Society holds many annual events culminating in the widely attended village flower show. Shadwell in Bloom are also active in providing planting colour and variety in a number of locations around the village.

5.5.3 The allotments and separate village herb beds provide an opportunity for local food production (see Section 6 – "Community Activities and Facilities" for further information about allotments).

5.6 **Future Requirements**

5.6.1 The Leeds Core Strategy Policy G3 sets out standards for the amount of open space which should be available per head of population, and the maximum distances to them. Whilst Shadwell's residents have good access to the natural environment of the surrounding countryside, the village falls short in terms of access to Parks and Gardens (Roundhay Park is over 1km away rather than the 720m ideal) and Holywell Lane Park at 0.4ha does not meet the 1.8ha required for the population of Shadwell. However, facilities for outdoor sports, where the needs can be met further afield, are provided by the tennis courts in the village and although Shadwell Cricket and Football Clubs both use grounds outside the village they are within the 3.2km recommended distance. The Primary School has a playing field and multi-use games area, but as these are mainly for the use of the school, they are excluded from any calculations for publicly available sports grounds. Amenity green space requirements are just about met (0.4ha within 480m) by Holywell Lane Park and St Paul's Churchyard (so long as it remains publicly accessible), though the Shadwell Parks are not well served. The woodland to the west and south of Woodhouse Farm is too remote from the village to be useful. The one children's play area at Holywell Lane Park is not within the recommended 720m of many of Shadwell's children and the shortage was an element noted by many during the consultation process. 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. The existing allotments (at 0.075ha) also falls short of the recommendations in the Core Strategy (0.43ha for Shadwell's population within 960m). Allotments are considered in Section 6 – Community Activities and Facilities – but are included in the definition of green space.

5.6.2 The Shadwell Parish Plan included a number of action points in its Environmental Action Plan and these continue to be carried out:

<i>Action</i>	<i>Objective – Issues being addressed</i>
Encourage support for Shadwell in Bloom	To encourage harmony between the built and natural environment. To preserve the level of green space within the parish and to keep Shadwell a rural village within the Green Belt
Hedgerows to be regularly checked by a Parish Council appointed person to make sure they are maintained to a good standard by the people responsible for them	As above
Verges that are already cultivated to be maintained to a high standard and natural verges to be preserved and maintained so that they do not get out of control.	As above

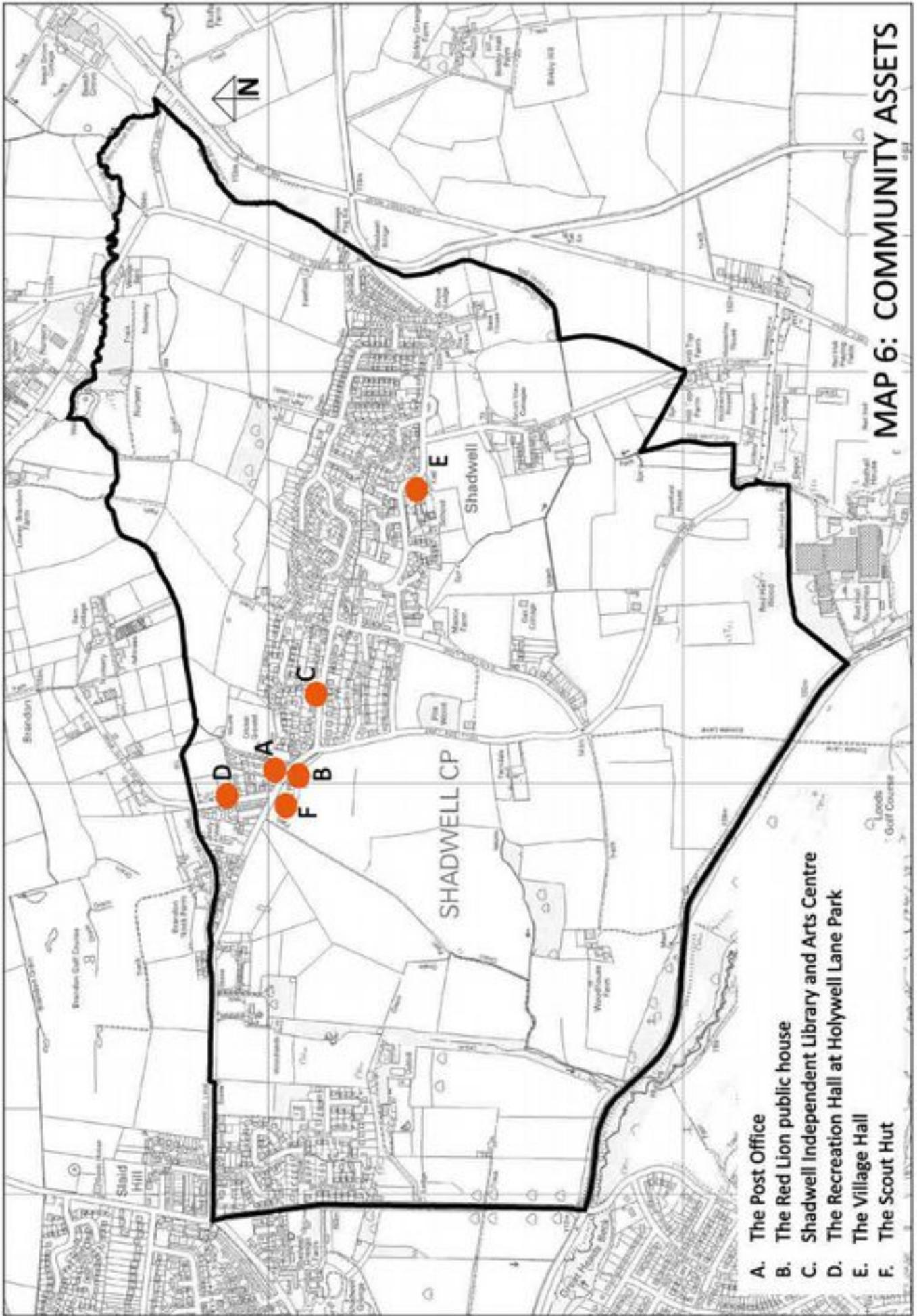
5.7 To ensure that the visual character and use of Shadwell's natural environment is preserved and enhanced the following policies apply:

Policy E1 - Development will only be supported on sites within the village envelope, the boundary of which is shown on Map 2, unless it is development normally acceptable within the Green Belt.

Policy E2 – Proposals for development likely to affect any trees should include a statement demonstrating how the amenity provided by those trees will be maintained. Where an affected tree has a diameter greater than 100mm the application should include an assessment by a professional arboriculturist of the type and condition and amenity value of that tree and all other trees within the site boundary together with a tree management plan. Any trees recommended for removal are to be replaced in accordance with that approved plan.

Policy E3 - Development resulting in the loss of any area of green space identified on Map 5 will only be permitted if, as a result, the provision of green space as a whole in the village is an improvement in terms of meeting the targets for area and location of green space set out in the Core Strategy.

Policy E4 – Proposals to increase the level of children's play provision in an appropriate location as part of any development within the village envelope will be supported



6 Community Activities and Facilities

6.1 Activities

- 6.1.1 There are a large number of organisations currently available in the village. These are wide ranging and varied in their scope. Although most village societies are open to all ages, others tend to meet the needs of specific age groups. For example, the Parent/Toddler Baby Group is for young parents, the Scouts/Beavers/Rainbows etc. are aimed at primary and secondary age children, The Good Companions is for the over 60s. Associations including Probus, the Shadwell Local History Society, The Ladies Monday club and The Shadwell Yorkshire Countrywomen's Association all meet regularly. Various activities are also run by the Friends of Shadwell School. Shadwell in Bloom is a very active and successful organisation, awarded a Gold Rose Award in Yorkshire in Bloom 2013.
- 6.1.2 Shadwell Cricket Club has numerous junior and senior teams competing in local leagues. Shadwell Tennis Club attracts players of all ages and Shadwell United Junior Football Club has teams from age 7 upwards.

6.2 Facilities

- 6.2.1 Shadwell Primary School caters for children age 4 to 11 years. Shadwell Childcare, situated at the school, caters for 2 - 11 year-olds. The school is oversubscribed and attracts children from the village and the wider area. Ofsted has judged the school to be 'outstanding'. The village is not within the catchment area for any specific high school and children go to Boston Spa, Wetherby, Harrogate, Tadcaster, and Roundhay School. The School Hall is also available for community use at appropriate times.
- 6.2.2 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. The non-green belt site at the south west corner of the old cricket field, referred to in para. 4.2.6, might alternatively be suitable for a small health centre. Conversion of a suitable residential property might also be considered suitable for such a use, subject to acceptable parking arrangements and protection of amenity.
- 6.2.3 There are two Churches in the village, St Paul's CofE and the Methodist Church. The congregation remains stable. St Paul's has a grave yard and the War Memorial is sited there. The nearest synagogue is 2 miles away. Other places for worship are over 2 miles away.
- 6.2.4 There are a number of meeting places and venues. In addition to the School Hall, these are the Village Hall, Recreation Centre, Scout Hut, Shadwell Independent Library and Arts Centre (the "Library"), the Methodist Church and the Red Lion. Most of these are very well used and in some cases, such as the Village Hall, fully booked for classes such as ballet and Pilates with fundraising events such as the Village quiz being held to support many village activities. The Village Hall is a Federation, the Recreation Centre is a Trust, the Scout Hut is owned by the Scouts and the Red Lion is a private business. The Library is a community asset run by a group of volunteers predominantly from the village. This took over the Library from Leeds City Council in 2012 on a 100 year lease at a peppercorn rent. Scouts, Cubs Beavers and Rangers all meet in the purpose built Scout hut and the Methodist Church hall provides a venue for Sunday and youth clubs.
- 6.2.5 The Red Lion is the only public house in the village. This acts as a focal point for many members of the village and is again seen as an important community asset. It is used by local organisations for fund raising events, holds regular entertainment evenings and offers meals and attracts a large number of people from local areas. It is situated on a bus route, though it has a car park as well. There are two other public houses within 2 miles of the village.
- 6.2.6 Shopping within the village is limited. There is a post office and general store, which is well used and greatly valued. This is seen as a major asset to the village. The four other shop units are currently a dress shop, hair dresser, beautician and a dry cleaners. The nearest large supermarket is 4 miles away. There is a medium sized supermarkets at Moortown on a bus route, and a bus is provided by Asda, once a week.
- 6.2.7 Shadwell Cricket Club now has its ground outside the village at Brandon Crescent to the north. The previous ground lies off Main Street to the north of Cricketers' View and east of Avon Court and is now used as grazing land for horses. Shadwell Tennis Club has two courts lying between houses north of Main Street and south of Ash Hill Drive, with access from the footpath there. Shadwell United Junior Football Club has use of the School

playing field.

6.2.8

6.2.9 The village has six allotments, to the rear of the Recreation Centre at Holywell Lane Park, provided by the Parish Council, which are oversubscribed with a further six on the waiting list. In addition, Shadwell in Bloom have created herb beds on Colliers Lane, the products of which are available to the community at large.

6.3 Future requirements

6.3.1 Shadwell Parish Plan identified a number of objectives in its Social and Amenities Action Plan and its Sports Action Plan, mainly concerned with additional activities, some of which have been achieved. The Parish Plan also proposed action on some community and sports facilities:

Action	Objective – Issues being addressed
Red Lion	To help ensure that an important local facility continues to exist and thrive
Explore ways of preserving Village Post Office	Need to ensure the survival of a very vital amenity
Establish Skate board park	Promote development of more outdoor sports activities within the Parish
Establish BMX Club	As above
Establish Crown Green Bowling	As above

6.3.1 The issues that need to be addressed largely relate to the maintenance of the buildings to enable the current high level of village activities to be maintained and the future of the buildings to be secured. In particular the Library, which is a Grade 11 listed building and is owned and run by the community through a charitable trust supported financially and physically by the Parish Council. Following years of neglect, major refurbishment is required and although the future of the project is financially secure, funding for major work remains an ongoing issue. Membership of the Library has increased since it became a community asset. The Steering Group is very keen to develop the Library as an Arts and Community Centre and this has had some success, with classes, talks and meetings taking place there.

6.3.2 The recent Neighbourhood Plan Questionnaire also highlighted a requirement for various other facilities:

- More allotments are needed. This has proved difficult due to the lack of available land. However, some private residents have offered their gardens for this purpose, but more are required. The question of whether this would be a change of use, requiring planning approval, depends on the intensity of the use, i.e. whether it remains a low-key activity with no more effect on neighbours than normal domestic use or, where a large garden may be subdivided for a number of users and is likely to involve issues of access and the amenity of neighbours.
- A new doctors surgery or small health centre. It is not expected that a large medical centre would be viable in Shadwell and such a proposal would probably not be compatible with the character of the village. The most likely possibility would be a satellite surgery of a larger practice elsewhere. It is expected, therefore, that any proposal would be for a small scale surgery which would relate well to the size and scale of buildings in the village and would have minimal impact on any neighbouring properties.
- Additional public seating. Public seating could be provided through the activities of the Parish Council subject to funding or through a requirement placed on any development which lies alongside a location within the public realm where seating would be suitable.
- To ensure the retention of the Red Lion and Post Office/General Store for the community, if necessary by including these as Assets of Community Value which will provide a Community Right to Bid in the event of a proposed sale.

6.3.1 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. The village Library building is currently being assessed for possible repairs and funds will be needed for continuing repairs and maintenance in the future.

6.4 To ensure that Shadwell retains and improves its community facilities, the following policies apply:

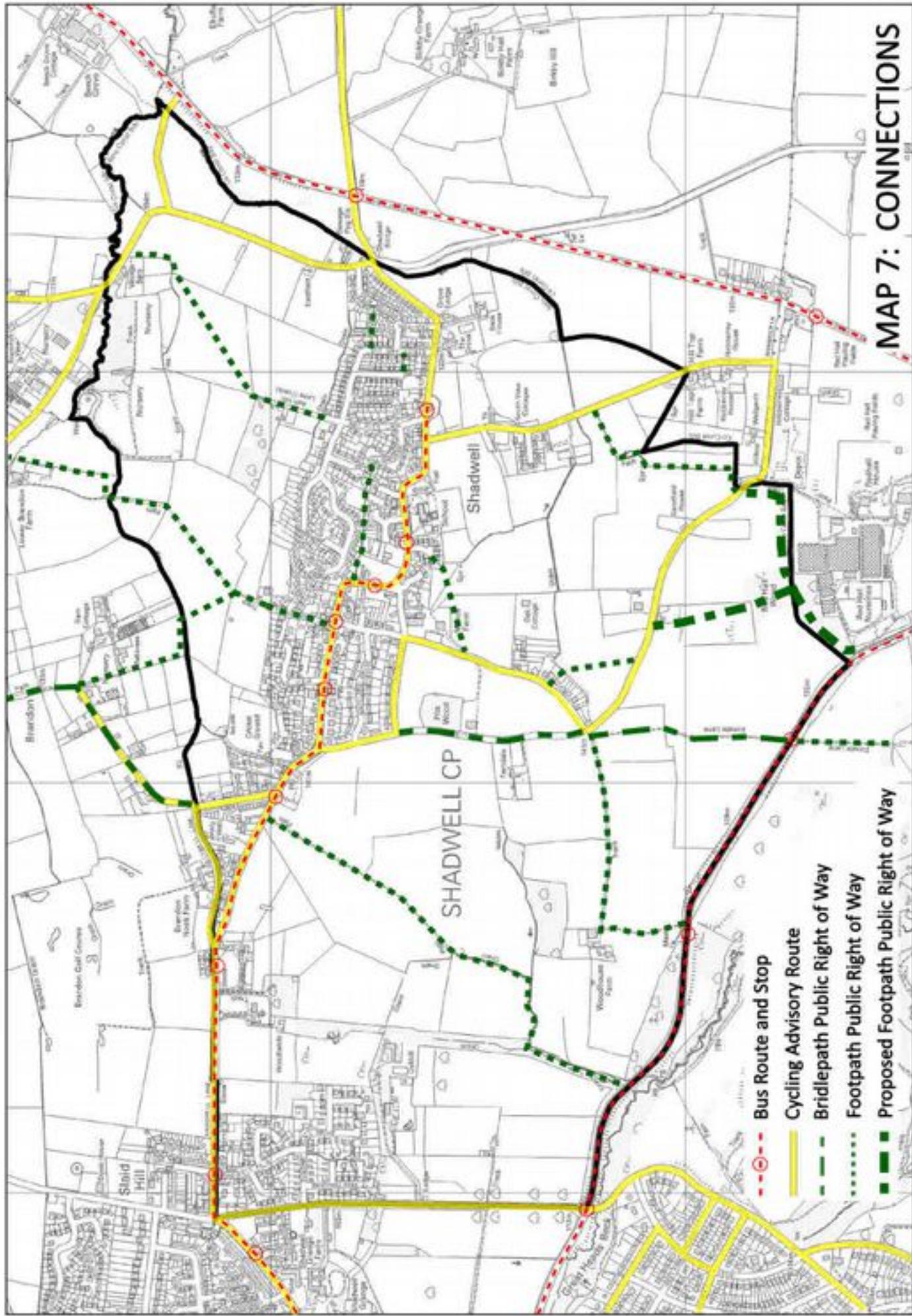
Policy C1 - Proposals for the provision of allotments requiring planning permission will be encouraged and supported subject to adequate ground conditions; suitable access; no adverse effect on local amenity; and an appropriate landscaping scheme.

Policy C2 – Proposals to develop a small-scale medical centre or surgery will be supported subject to suitable access and amenity considerations

Policy C3 - Proposals which include the provision of additional public seating in appropriate locations, particularly adjoining Main Street and Shadwell Lane, will be encouraged and supported.

Policy C4 – 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. The Recreation Hall at Holywell Lane Park
- E. The Village Hall
- F. The Scout Hut



MAP 7: CONNECTIONS

-  Bus Route and Stop
-  Cycling Advisory Route
-  Bridlepath Public Right of Way
-  Footpath Public Right of Way
-  Proposed Footpath Public Right of Way

7 Village Infrastructure: Transport

7.1 General

- 7.1.1 There is evidence of Stone Age tracks and Roman roads still in Shadwell today. The main thoroughfare now known as Main Street was used as a route for pilgrims in the middle ages heading to the Minster at Ripon.
- 7.1.2 Shadwell sits in the middle of a triangle of major routes - the A58 Leeds to Wetherby, the Leeds Ring Road and the A61 Leeds to Harrogate. Main Street and Shadwell Lane form part of a series of minor connecting roads between these major routes.

7.2 Pedestrians

- 7.2.1 The footpaths alongside roads in Shadwell are narrow in places especially where the roads themselves are narrow with sharp bends. This causes particular problems for families walking to Shadwell school and in fact deters many people from walking within the village, leading to increased parking problems around the school.
- 7.2.2 There are many footpaths and bridleways including public rights of way within and around the village giving quick and easy access to the green belt and surrounding countryside.

7.3 Cycling

- 7.3.1 There are no dedicated cycle tracks in Shadwell resulting in possible danger to cyclists who must use the narrow roads.

7.4 Buses

- 7.4.1 Shadwell is served by a single regular bus service run by Metro-the number 75. The bus route commences at the bus terminus at the western edge of the village and terminates in Leeds city centre close to the railway station, running via Moortown.
- 7.4.2 The X98/X99 runs on the A58 Leeds to Wetherby Road, providing an alternative and possibly more convenient route to Leeds for those who live towards the East end of the village. This terminates at Leeds Infirmary Street or in the centre of Wetherby.
- 7.4.3 Journeys to areas such as Harrogate and eastwards toward the bus terminus at Seacroft and the shopping area of Crossgates by public transport require changes (in some cases two changes) to alternative bus services *en route*.
- 7.4.4 There is no direct public transport to St James' Hospital or Leeds and Bradford airport.
- 7.4.5 The villagers who rely on public transport are entirely dependent on this bus service running efficiently and on time.

7.5 Vehicle traffic

- 7.5.1 Shadwell has good road links to the wider urban conurbation of Leeds and beyond, including Leeds city centre, the motorway networks of the M62, M1, A1 and out to Wetherby and Harrogate. North Yorkshire, the east coast and the Yorkshire Dales are all within easy reach by car
- 7.5.2 The roads in the village are all of single carriageways (narrow in many places with sharp bends) with traffic calming measures in the form of speed bumps in place along Main Street, which are very unpopular. All roads within the village carry a speed limit of 30mph and many have poor surface quality.

7.6 Other transport modes

- 7.6.1 Trains: Leeds city railway station is 6 miles away with mainline access to all parts of the country and local services.
- 7.6.2 Airport: The nearest airport is Leeds Bradford which is 7 miles from Shadwell. A number of carriers operate

from the airport giving worldwide and national available routes.

7.6.3 Taxis: The nearest taxi service operates from Moortown corner 2 miles away.

7.6.4 Equestrian: Shadwell is a village with a rural atmosphere surrounded by green belt. Equestrian activities are popular and there is a network of bridleways but to access these horses are frequently ridden on the narrow roads through the village.

7.6.5 MAEcare: This is a voluntary scheme to assist elderly people with transport difficulties and has been in existence for over 25 years. Transport to medical appointments or community events is provided even at short notice enabling people to circumvent the distinct lack of public transport.

7.7 Future requirements

7.7.1 The Shadwell Parish Plan included the following action proposals, some of which have been resolved:

<i>Action</i>	<i>Objective – Issues being addressed</i>
Introduce suitable traffic control measures	To provide a road and pavement system that is both safe and efficient. Balance the needs of both pedestrians and road users.
Bring the road and footpath system back to a satisfactory state of repair and maintain to this level	As above
Improve the pavement system including the introduction of dropped kerbs where possible	As above (Dropped kerbs have since been introduced)
Maintain the density of signs at the present level	The introduction of any new signs to be approved by the Parish Council in order not to let the density of signs to increase
Areas of insufficient and obtrusive lighting to be investigated	Ensure the street lighting meets the needs of the residents. (All street lighting has now been replaced)
Publish the routes for all footpaths, bridleways and cycleways in the village guide. Parish Council to regularly check the maintenance of the routes and take the appropriate action to make sure they are maintained	To encourage the use of footpaths bridleways and cycleways and to ensure they are well maintained. (The Parish Council now has responsibility for the maintenance of all Public Rights of Way under the Parish Paths Partnership and this is being done)
The Parish Council to liaise with the bus companies to ensure the present routes are maintained and to see if the Wetherby route could be introduced to the bus terminus	To maintain an efficient public transport system for the Parish and encourage its use by increased publicity.

7.7.2 Responses to the Neighbourhood Plan Questionnaire indicate a continuing concern with highway safety and the speed control measures currently in place. Other concerns raised by questionnaire responses and subsequently are:

- Parking near the school
- The need for a crossing patrol at the school
- The provision of bus routes to the north and east of the village
- Visibility at the junction of Church Farm Garth and Main Street

7.7.3 Planned new housing development as part of the proposed East Leeds Extension and East Leeds Orbital Road where it joins the existing road systems at Red Hall and Thorney Lane, adjacent to the NP area, may put pressure on already busy narrow roads through and within the village. There is a concern about the possible damaging effect of any extra traffic upon the village - increased pollution and noise, further deterioration in the road surfaces and traffic hold ups. Main Street and Shadwell Lane may be used as a short cut to access, for example, the A61 to Harrogate and The Grammar School at Leeds. If evidence shows that there is increased use

of Main Street it may be necessary to consider measures to deter that, for example, a 20mph zone near the school and possibly speed detector warning signs at each end of the village. Full local consultation will be required before any new measures are put in place.

7.8 To enhance the safe movement and convenience of people around the village, the following policies apply:

Policy T1 – Development and other proposals which give priority to walking and cycling and reducing vehicle traffic speed by appropriate measures will be encouraged. Appropriate measures in this context means measures that have been brought forward as a result of public consultation in the village.

Policy T2 – Development and other proposals which include improvements to existing footpath links within the village will be encouraged

7.9 Projects - transport

- 7.9.1 In addition to policies which can apply to development requiring planning approval, other projects will be undertaken to improve the way people are able to get around the village. These projects are as follows:
- 7.9.2 **Seek improvements to traffic management measures to reduce speed.** In partnership with the Highway Authority, the Parish Council will prepare a scheme for improvements to the traffic management scheme in the village and this will be the subject of full engagement and consultation with residents prior to implementing an agreed scheme when funds permit.
- 7.9.3 **Create/seek improvements to cycle routes through the village.** In partnership with the Highway Authority and cycling organisations, the Parish Council will examine ideas for improvements aimed at making it safer to cycle around the village.
- 7.9.4 **Create/seek improvements to footways and public footpaths through the village especially on routes to the school.** In partnership with the Highway Authority and Shadwell Primary School, the Parish Council will examine ideas for improvements aimed at making it safer and more convenient for pedestrians, particularly children, to walk around the village and to and from the school.
- 7.9.5 **Seek improvements to bus timetable and available destinations on routes from the village.** The Parish Council will lobby and discuss with Metro and bus companies, the provision of improvements to bus services including additional services to Wetherby, Seacroft and Crossgates.

8 Village Infrastructure: Services

8.1 Sewerage.

- 8.1.1 With the village located on a ridge between two valleys, the sewerage system divides to the east and west. To the east, flows are taken to a pumping station at a low point just west of Wetherby Road, with a rising main connected to the sewer near Wellington Hill. To the west, the flow is by gravity on a route close to the footpath from Main Street to the Ring Road and thence through Roundhay Park. On that route, the problem of smells from the sewer ventilation pipe to the west of the Scout Hut (known locally as the “Shadwell Stink”) needs to be addressed.

8.2 Statutory undertakers

- 8.2.1 Water. There are some areas which suffer from low water pressure
- 8.2.2 Gas. The existing cast iron mains are overdue for renewal and suffer from leaks and frequent repairs with their associated disruption.
- 8.2.3 Electricity. There are no known issues with the supply of electricity to and within the village.
- 8.2.4 Telephone. The nearest exchange is at Seacroft which does not present a problem for telephone systems but does reduce the effectiveness of broadband over the copper wires (see 8.3 below).
- 8.2.5 Cable. Most, but not all of the village has Virgin Media cable available.

8.3 Broadband, 4G and fibre optic.

- 8.3.1 The speed of available broadband set out below could vary at differing points throughout Shadwell which is approximately 2.0 miles from the local internet exchange:
- Standard broadband: Up to 16Mb (estimated speed: 2Mb)
 - High speed broadband: Up to 38Mb (estimated speed: 3Mb)
 - Fibre optic broadband: Up to 152Mb (Fibre broadband from BT (Openreach) may be available in LS17 in the near future)
- (Source (http://www.uswitch.com/broadband/postcode_checker/))
- The centre of the village is 3 km from the Seacroft exchange, which is about as far as it could be.
 - Most of the village gets poor broadband speeds of around 1.5 - 2 Mb.
 - BT superfast broadband is currently being installed and made available within the village.
 - 3G phone coverage is patchy to bad on most networks.
 - 4G coverage is very poor to non-existent in the village.
- 8.3.2 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.

8.4 Renewable/Low Carbon Energy

- 8.4.1 Renewable or low carbon energy is an alternative to existing energy systems and can be produced at a group or individual dwelling level. This is an increasingly important issue, which can, when physical conditions and financial considerations are appropriate, 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.
- 8.4.2 Grouped systems such as district heating from waste, biomass boilers are unlikely to be practical or economic at present. Shadwell does not benefit from a fast flowing river, so a hydro-power system is not achievable.

8.4.3 At an individual dwelling level, micro-energy generating sources such as photo-voltaic and solar water heating panels, if correctly sited, can be worth fitting, as can ground or air source heat pumps., However, it is important to avoid cluttering the village with highly visible renewable energy equipment, particularly on or near listed buildings and within Conservation Areas (see Guidance para. 4.4.9). Wind turbines are unlikely to be viable within the built up area of the village, but may be in more exposed areas outside the village envelope. However, the long distance views from and to the village which are considered important should not be jeopardised by poor siting of visually exposed turbines. 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.

85 Services Policies

8.5.1 In order to encourage better mobile coverage and more sustainable energy use, the following policies apply:

Policy S1 – Development which includes the provision of telecommunications masts which, as a result, will improve mobile reception in the village will be encouraged provided they meet the limitations set out in the appropriate provisions of the current General Permitted Development Order and are carefully designed not to affect important views in Shadwell as shown on Map 4 and in the the Conservation Area Appraisal.

Policy S2 – Development which includes micro-energy generating sources consisting of photo-voltaic, solar thermal or other roof panels, wind turbines, heat pumps or biomass boilers will be encouraged provided they meet the limitations set out in the appropriate provisions of the current General Permitted Development Order and are carefully designed not to affect important views in Shadwell as shown on Map 4 and in the the Conservation Area Appraisal.

86 Project: Services

8.6.1 The issue of problems with sewerage cannot be dealt with through planning policies and the following action will be taken:

8.6.2 **Seek improvements to sewerage system at the west end of the village to eliminate odours.** In partnership with the Sewerage Authority (Yorkshire Water), the Parish Council will seek a solution to the problem of odours emitted from the ventilation pipe at the head of the outfall sewer from Main Street to the Ring Road.

9 Housing

9.1 Existing housing

- 9.1.1 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 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		

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

9.2 Housing requirements

- 9.2.1 The Shadwell Parish Plan included one action point related to housing:

<i>Action</i>	<i>Objective – Issues being addressed</i>
Provide a wide range of housing suitable for the elderly including sheltered housing, “quality homes” and low cost homes.	Additional housing requirements for the elderly and disabled in Shadwell attracted a good response

- 9.2.1 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.
- 9.2.2 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 and the emerging Core Strategy, and that any new housing should be small scale, appropriate infill.
- 9.2.3 Therefore, any need to remove any section of the Green Belt which surrounds or is adjacent to the Village for housing is ruled out for at least the period of this Neighbourhood Plan. It is also very unlikely that any area of non-Green Belt, local Greenfield land would be appropriate, or needed, for housing development. However, it is accepted that some change in the housing stock is inevitable, and desirable. Section 5, therefore, proposes some guidelines, in line with the principles of sustainable development, which should be taken into account by applicants and Leeds City Council Planning Department when any small scale new development proposal is put forward.
- 9.2.4 There was some wish expressed, in the responses to the Questionnaire, for starter homes, and sheltered housing. The census figures indicate that Shadwell has a smaller percentage of young people in the 18-29 age group (which would include most first-time buyers), and a higher percentage in the 65 and over age group, than Leeds as a whole. 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 compared to the overall average in Leeds as a whole of £173,540 with even terraced properties at an average of £284,667 (*Rightmove, April 2015*) , it may be a significant factor.

- 9.2.5 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.
- 9.2.6 In terms of retirement accommodation, the village is not isolated, and there are retirement homes currently under construction on Shadwell Lane. However, if a site becomes available near the Red Lion pub and shops, for example the non-green belt site at the south west corner of the old cricket field, 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.

93 **Housing Policies**

- 94 To encourage the provision of housing for the elderly and first-time buyers the following policies apply:

Policy H1 - Proposals for residential development which include the provision of housing suitable for the elderly or for first-time buyers will be encouraged and supported

Policy H2 - Any proposals for residential development should include a statement demonstrating how the proposal will assist in providing for the elderly or for first-time buyers

This document has been prepared by the
Shadwell Neighbourhood Plan Steering Committee
with the assistance of Peter Baker Associates

