



BARWICK IN ELMET & SCHOLES  
**NEIGHBOURHOOD  
PLAN**

**Barwick in Elmet and  
Scholes Character Area  
assessment**

**December 2016**

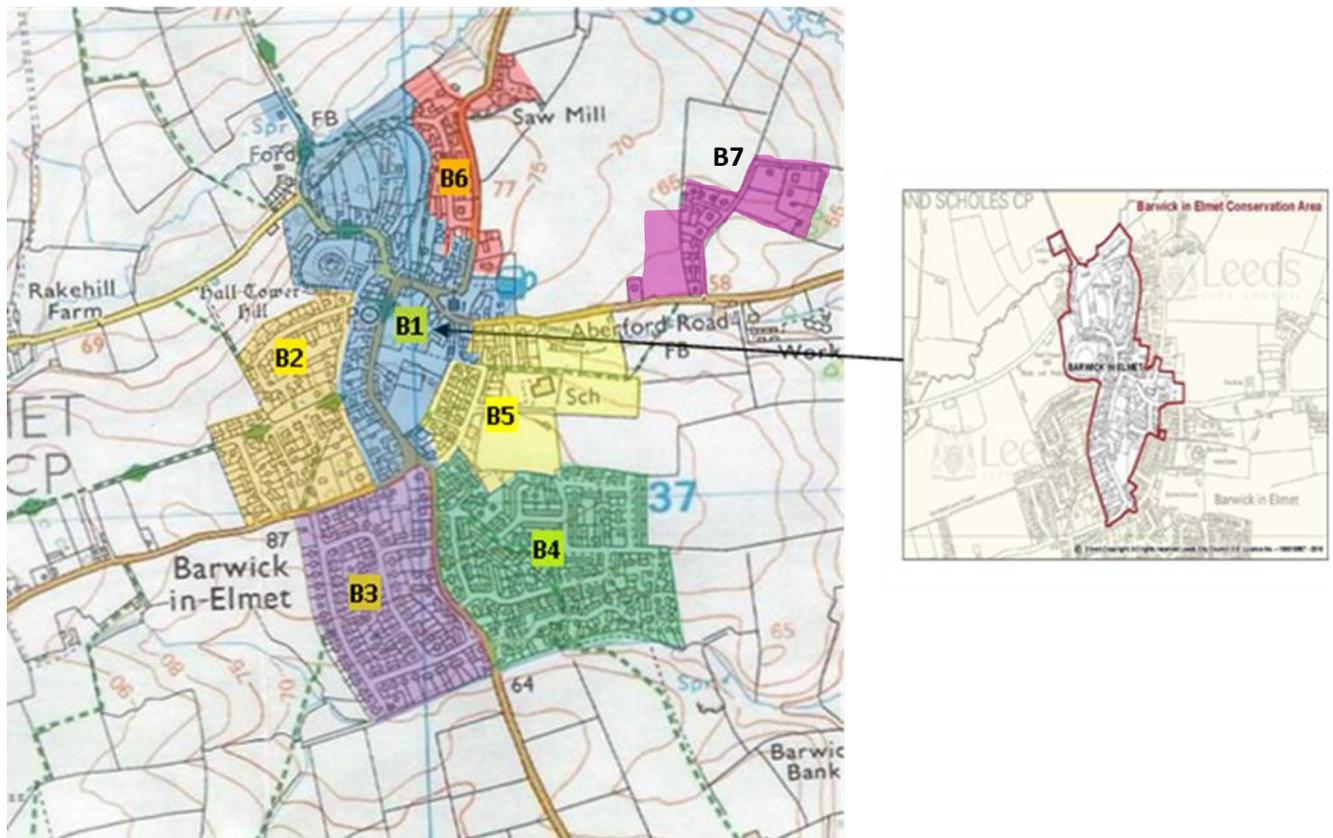
## Barwick-in-Elmet

### Village character

*“a quiet yet vibrant rural village surrounded by fields, spread over a relatively wide area with a wide mixture of predominantly residential properties. A village of two halves”*

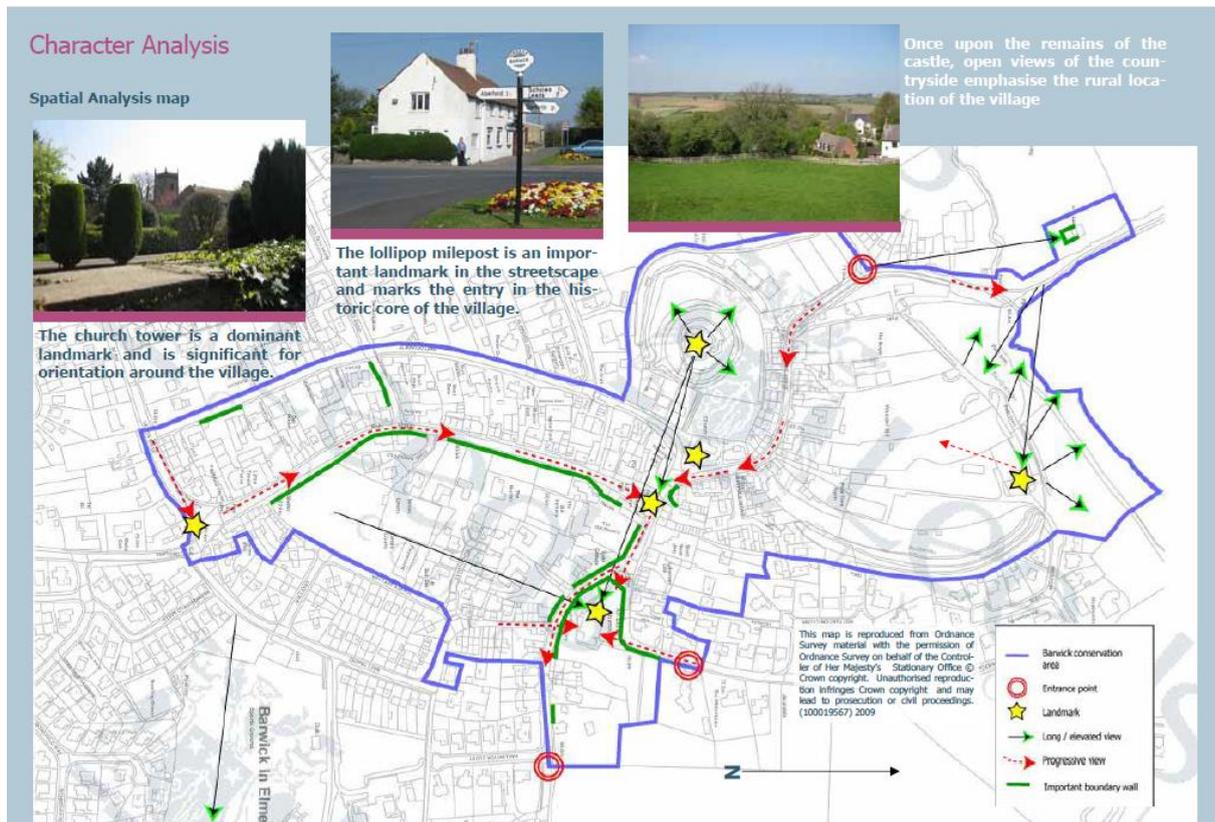
*“the older part of the village comprises mainly stone buildings, centred around the maypole and 2 churches. Developments over the years have expanded and infilled the village”*

*“a happy mix of cottages, terraced properties, town houses and more modern estates – all set in rolling agricultural countryside”*



Map 1: Barwick- in-Elmet village showing Character Areas B1-B7

**B1: The Conservation Area:** the heart of Barwick-in-Elmet is designated as a Conservation Area and is quite extensive with a wide range of historic buildings, well conserved streetscapes and accessible greenspace, including the central village park of Jack Heap's Field. The central area of Main Street, The Cross and The Boyle is home to many businesses, primarily retail, public houses and cafes/take-aways. This adds to the vibrancy of the village centre. The Conservation Area is noted by Leeds City Council in their assessment in the following terms: *"the strong village core, historic development, landscape setting and palette of traditional materials all establish Barwick-in-Elmet as a village steeped in special interest and place that should be conserved and enhanced for the future."*



**B2: The Carrfields:** the area to the west of the Conservation Area extends out from Elmwood Lane and takes in extensive residential areas off Elmwood Avenue and Carrfield Road. The housing here is red brick and a mix of post-war Council housing stock (with bungalows dominating) and private housing, plus newer infill development, for example at The Sycamores off Leeds Road. The area is wholly residential and includes the well-used John Rylie community centre on Carrfield Road. The area contrasts with the historic core of the village but still displays attractive design features based around its open aspect, low roof lines, frequent greenspaces and low brick boundary walls, with views over open countryside.



**B3: The Gascoignes:** bounded by Flats Lane to the west, forming the furthest extent of the village, and Long Lane to the east, this area is again wholly residential in nature. The housing here is predominantly 1960s red brick semi detached and stone built bungalows with extensive views out across the open countryside towards Barnbow Carr. Wide tarmac pavements are broken by green verges but with few street trees. Parking is mostly off road, ensuring roads remain uncluttered.

**B4: The Richmondfields:** the area to the east of Long Lane encompasses a large residential area of 1960s housing with further extensions - Parlinton Meadows and Beck Meadows built in the 1980s. The housing here represents the most recent significant extension to the village. The estates are typified by a mix of red brick semi detached and bungalow housing, open streets with views across open countryside to the fields and woodlands of the Parlinton estate. The estate is largely uniform and suburban in character with streetscapes typified by low boundary walls, few street trees or communal greenspace but well kept frontages and off road parking.

**B5: Chapel Lane:** east of the Conservation Area is an area important to the village because it encompasses much of the accessible formal greenspace – football and cricket pitches - along with the primary school, cricket pavilion, village hall, bowling club and allotments. From a housing perspective, the main feature is the former Council stock built around the Croftway and Welfare Avenue in 1938, with earlier housing on Chapel Lane displaying interesting design features, including concrete lintels, blue slate roofing and mock tudor gable ends.



**B6: Potterton Lane:** housing along the west side of Potterton Lane leading out of the village and bounding the Conservation Area around Wendel Hill is set on a narrow lane, increasingly taking on the character of a country lane. Housing is on the west side only looking out over open fields and woodlands. The housing is the familiar mix of stone and red brick detached, semi detached and bungalows arranged in small cul-de-sacs (Potterton Close and Meadow View). The area is connected by footpaths back into the centre of the village.



**B7: Fieldhead Drive:** together with The Brae and The View is in the middle of the special landscape area. On approach to Barwick in Elmet from Aberford, Fieldhead Drive stands out as the first line of houses that welcomes visitors to the village. The housing is a mix of pre-war houses with the cull de sac built from 1955 – 1961. The buildings are a mixture of stone and red brick detached, semi-detached and bungalows arranged in a cul de sac.

Fieldhead Drive is unique in having extensive views over rolling agricultural countryside and woodlands towards Aberford, Potterton Hall and Potterton Lane. Cllr Jack Heaps lived on Fieldhead Drive and in 1946 stopped a proposed development of thirty-five council houses being built in the heart of the

village. He bought and donated the land now known as “Jacks Heaps Field” to the village. There is a footpath link from Fieldhead Drive via Chapel Lane to “Jacks Heap Field” which was officially opened in July 1949.



**The view towards Fieldhead Drive and Barwick in Elmet from Aberford Road**

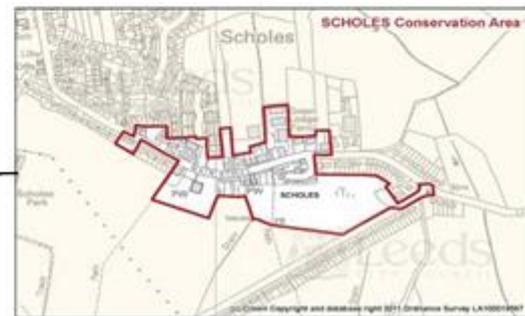
## Scholes

### Village character

*“the village is generally well presented but doesn’t have much of a centre with businesses and dwellings evenly distributed along the length of the village”*

*“a well connected rural village comprising a main thoroughfare with a mixture of traditional farm type buildings, through to a wide mix of twentieth century housing estates”*

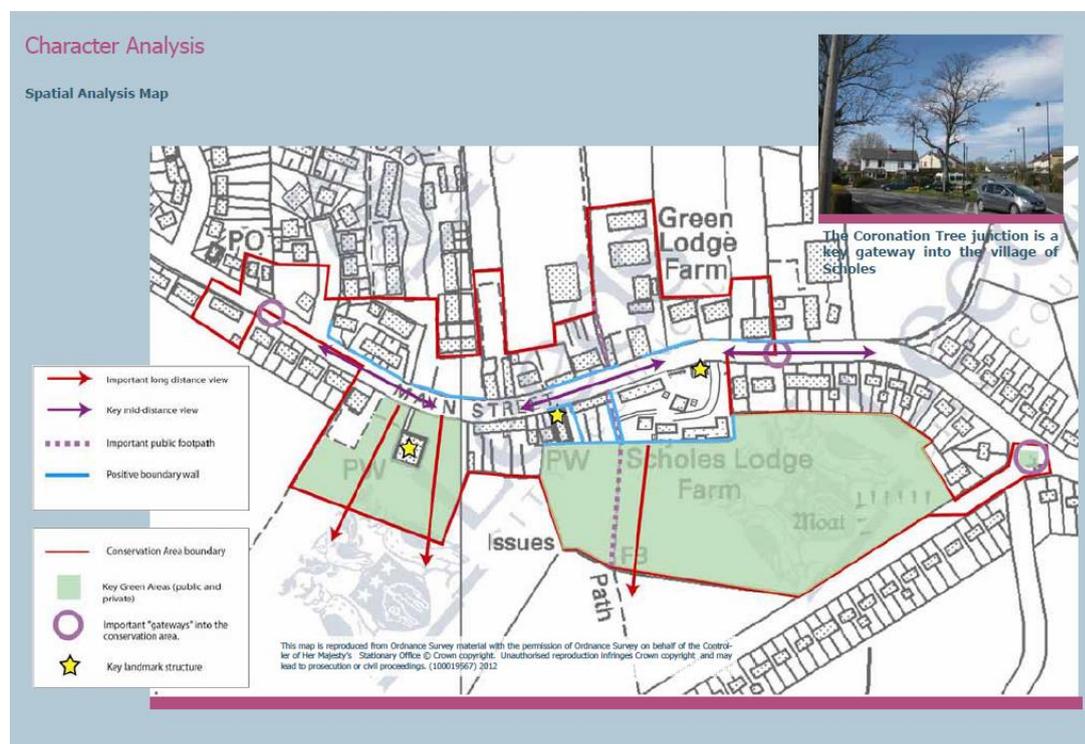
*“the school, library, play areas and churches dominate the street scene along Main Street and Station Road. Parking in the centre of the village keeps down traffic speeds”*



Map 2: Scholes village showing Character Areas S1-S4

**S1: Conservation Area:** Established in 2012, the Area takes in the historic core of the settlement from the Coronation Tree at the junction with Leeds Road through to the former Post Office and extending on the south side of Main Street to encompass the greenspace to the south of Scholes Lodge Farm – the site of the former Manor House. There is a strong presence of community buildings with the Village Hall, the 19th century Methodist Chapel and 1960’s modernist St. Philip’s Church and neighbouring original church and village pub

Building materials are a mix of limestone for historic properties such as Scholes Lodge and Green Lodge Farms and brick for newer (Victorian onwards) properties. A number of properties are fully or half rendered, providing diversity. The roofing style is almost all blue slate. The incremental nature of development in Scholes means that there is no one dominant building style but open spaces, glimpses out to the countryside, a well maintained streetscape and stone walls and hedges provide a strong impression of a rural village.



**S2: Central Scholes:** the central part of modern day Scholes extends south from the Rakehill Road/Railway bridge gateway, south and onto Main Street where it meets the Conservation Area. The main built-up area is contained in a series of residential areas constructed to the east of Station Road, the latter providing the main arterial route through this central part of the village with houses built for the most part in the 1920s. Station Road is an attractive, wide tree lined avenue with a series of 23 protected Horse Chestnut and Lime trees extending north onto Scholes Lane to the junction with the A64.

Station Road is notable for the primary school, library, play areas and greenspace and a small number of roadside businesses. Leading off from the road is Wood Lane, with its War Memorial and former Council Offices, leading to the former brick and tile works. The residential roads leading off to the east of Station Road were developed at different points during the 20th century. They are bounded on the east by recreational greenspace, including tennis courts, bowling green, football and cricket pitches, and open fields.



**S3: Arthursdale:** is situated north of Rakehill Road and extends along the Approach and Nook Road, running parallel to the old railway line. Significant in this area is the former Railway Station, converted into the Buffers pub and restaurant in 1979. Housing here consists of 1960s Wimpey Homes around Arthursdale Grange, Close and Drive – brick built with timber cladding - with a mix of earlier bungalows, semi-detached and detached brick built and part-rendered houses extending down The Avenue and onto Nook Road. The tree lined avenues and well-kept verges give a suburban feel to the neighbourhood.



**S4: Leeds Road:** From the Coronation Tree, some 60 properties extend on the south side of the Leeds Road briefly towards Barwick but the majority towards the brow of the hill overlooking Pendas Fields and Stanks. The houses here are almost all semi-detached, built in brick in the 1920s, often half-rendered, with well-maintained front gardens leading to a wide pavement and the busy Leeds Road. The house frontages overlook the open space of Scholes Lodge Farm greenspace and undulating farmland to the rear. The houses end at the well-demarcated gateway from Leeds providing a clear indication of the end of the village.



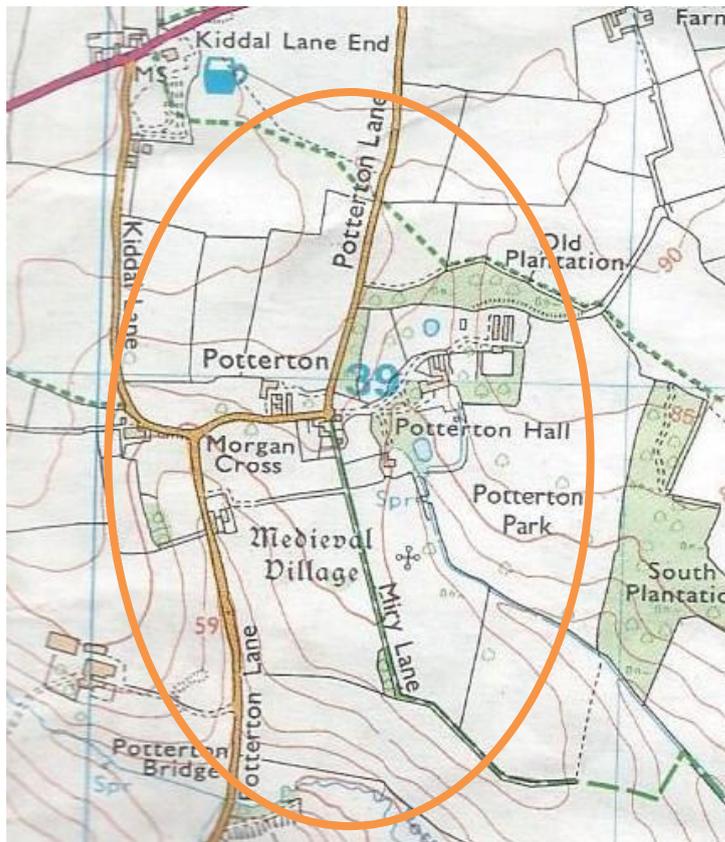
## Potterton

### Village character

*"a rural community comprising of a mixture of buildings that vary from what was primarily an agricultural location"*

*"little new build development except for a 70s bungalow within the Potterton estate and the 5 car garage within the grounds of Middle Rose House"*

*"a very small community consisting of 4 properties in a courtyard, 2 farms and Potterton Hall, broken into individual dwellings. There are no footpaths or streetlights"*



**Map 3: Potterton village**

The hamlet of Potterton is discrete enough to describe as a unified whole. Potterton consists predominantly of 19th century isolated stone built houses and converted farm buildings, centred around the Grade II listed Potterton Hall which dates back to the 18th Century (in parts) and is now sub-divided into three residences.

There has been little new build development in the hamlet, save for a 1970s bungalow within the grounds of the estate; otherwise development has been contained to sympathetic conversions and extensions on the sites of existing buildings. Houses are built primarily from York stone with a mixture of red pantile or blue slate roofing – the latter being the dominant roofing material.

The hamlet has no street lighting or roadside pavement or services such as shops, post boxes etc. The surrounding woodland and grounds of the Hall are covered by a block Tree Preservation Order and the whole hamlet is ‘washed over’ by the Green Belt.



### **Countryside character**

The parish is located entirely within the West Yorkshire Green Belt, with only the built up areas of Barwick-in-Elmet and Scholes and the Protected Area of Search sites not covered by this designation. The countryside to the north and east of Barwick-in-Elmet has been designated locally by Leeds City Council as Special Landscape Areas for their landscape and environmental qualities.

The countryside surrounding the main communities of the parish is divisible into two character areas as defined by the Countryside Commission in 1998 as part of its national Countryside Character mapping assessment<sup>1</sup>. The east of the Parish is dominated by Magnesian Limestone as the underlying geology, whereas the west of the Parish is located within the Yorkshire Coalfield. At a more detailed level, Leeds City Council undertook a landscape assessment in 1994<sup>2</sup> which provides further useful sub-divisions of the parish and associated strategies to protect and enhance the generally high quality rural setting for the parish.

### **The countryside around Barwick-in-Elmet and Potterton**

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<sup>1</sup> Countryside Character Volume 3: Yorkshire and the Humber, Countryside Commission, 1998

<sup>2</sup> Leeds Landscape Assessment, Leeds City Council/Land Use Consultants, 1994

The limestone ridge that runs from County Durham through to Nottinghamshire dominates the landscape in the eastern half of the Parish. The countryside to the north and east of Barwick-in-Elmet is dominated by intensively farmed arable land and two largely wooded estates at Parlington and Bramham Park. This has been designated by Leeds City Council as Special Landscape Area, affording it some additional protection in the Leeds Local Plan.

To the south of Barwick-in-Elmet the landscape is more transitional from the urban coalfield areas of south Leeds, with smaller, more varied land uses including coarse fishing lakes and the extensive Garforth Golf Club and course which sits sympathetically within the surrounding countryside and is traversed by rights of way.

The landscape is interrupted in the north by the busy A64 Leeds-York road, which effectively separates Barwick-in-Elmet and Potterton from the parklands and isolated estate houses of Bramham Park. To the south, the M1 carves across the southern extremity of the Parish, again effectively isolating a small area abutting the small town of Garforth.

Extensive areas of Tree Preservation Orders exist, particularly in the Potterton area (see map 4).

### **The countryside around Scholes**

Compared to the eastern half of the Parish, the west around Scholes is a flatter landscape and dominated by the nearby urban fringe of east Leeds. The land is generally dominated by arable farming with only small remnants of woodland, for example, around Morwick Hall.

A particular feature of this landscape is the former railway line running from Penda's Field and bounding the western fringe of Scholes village before heading out of the Parish towards Thorner. The dismantled railway provides a strong green corridor with a particular opportunity to be developed as an off-road cycle path in the future.

Whilst the landscape here is less interspersed with historical features than the east, the open space at Scholes Lodge Farm is the site of a former manor house and gardens and Limekiln Hill between Scholes and Barwick-in-Elmet clearly too reflects former industrial activity.

Of particular note in landscape terms and one which connects to the two principal settlements of the Parish is Rakehill Road, which crosses the countryside west to east in the form of a 'green lane'.

### **Watercourses and Flood Risk**

The Parish has no major watercourses and hence a limited threat from fluvial flooding. However, it is crossed by a number of small becks, forming important features in the landscape. These are for the most part in the eastern half of the parish and include:

- **Rake Beck:** rising in Scholes and flowing east along Rakehill Road, where land on the north of the lane has been identified as containing a small area of high flood risk. The beck then continues to skirt Barwick-in-Elmet on the north side before joining with;
- **Potterton Beck:** flowing from Kiddal Bridge on the A64 south under Potterton Bridge before

- joining with the Cock Beck;
- **Long Lane Beck:** a small beck rising to the west of Barwick-in-Elmet and flowing east under Long Lane and to the south of Parlington Meadows to join Cock Beck;
  - **Cock Beck:** rising to the west of Scholes, the beck flows around the west and southern perimeters of the Parish before forming the eastern boundary of the Parish, flowing north along Barwick Bank to Ass Bridge where it turns towards Aberford.

Map 5 illustrates the extent of flood risk which applies to the becks surrounding Barwick-in-Elmet, with no risk presented from fluvial flooding in other parts of the Parish. In addition to the obvious potential for flooding in the zones identified, there is strong evidence for pluvial flooding being of increasing concern, particularly in Scholes. While there is no flood zone designated here, road and garden flooding is commonplace. The reason for this is flat and poorly drained land exacerbated by neglect/loss of drainage dykes and inadequate mains drainage along Main Street. Consultation has revealed flooding to be a regular occurrence on the following streets in Scholes:

- The Approach and Nook Road
- Rakehill Road
- Belle Vue Avenue, Elmete Avenue and Belle Vue Road
- Leeds Road (Coronation Tree)
- Lynnfield Gardens
- Main Street

### Public Rights of Way

The Parish is well served by a network of generally good quality public rights of way (PROWs), including a section of the Leeds Country Way which enters the parish at Kiddal Bridge before taking in the historic centres of both Barwick-in-Elmet and Scholes, then heading south via Bog Lane towards Garforth. In summary, the Parish has the following lengths of PROWs:

Footpaths			Bridleways			Byways			Total	
Miles	Km	% of total	Miles	Km	% of total	Miles	Km	% of total	Miles	Km
15.25	24.5	70%	5.88	9.5	27%	0.76	1.22	3%	21.8	35.28

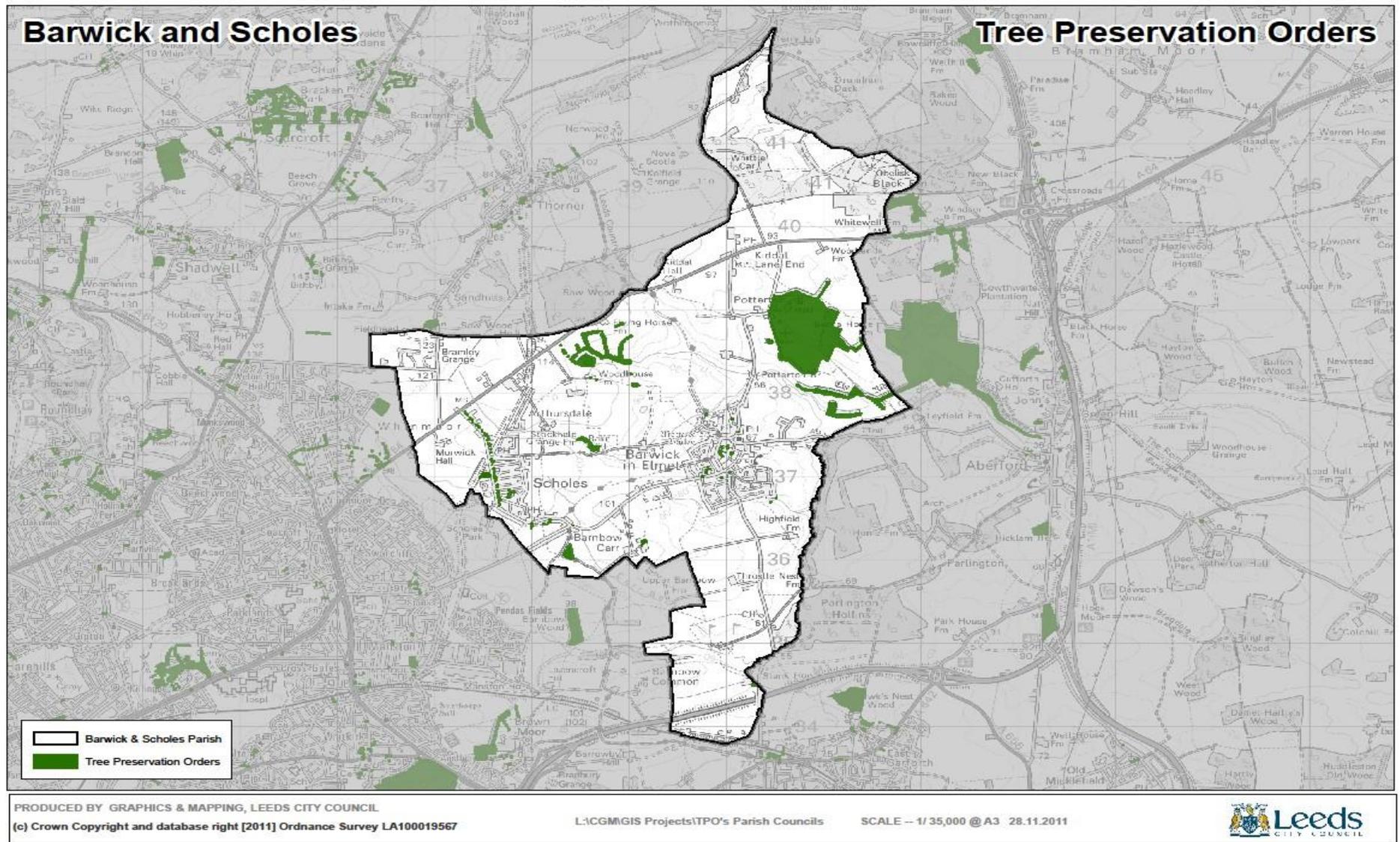
The Leeds Rights of Way Improvement Plan (ROWIP) 2009-2017 provides an action plan for improvements to footpaths and bridleways across the Parish, as well as identifying opportunities for ongoing maintenance and conservation with a view to increasing accessibility for all users.

### Roads and Gateways

The Parish is effectively bounded to the north by the A64 and to the south by the M1, although the Parish boundary does in reality extend both north and south of these artificial limits. In summary, the Parish is crossed by a small number of access roads, generally having the nature of country roads and lanes, which are, however, busy at all times of the day and particularly at peak traffic times when routes towards Leeds in particular are very busy with commuter traffic.

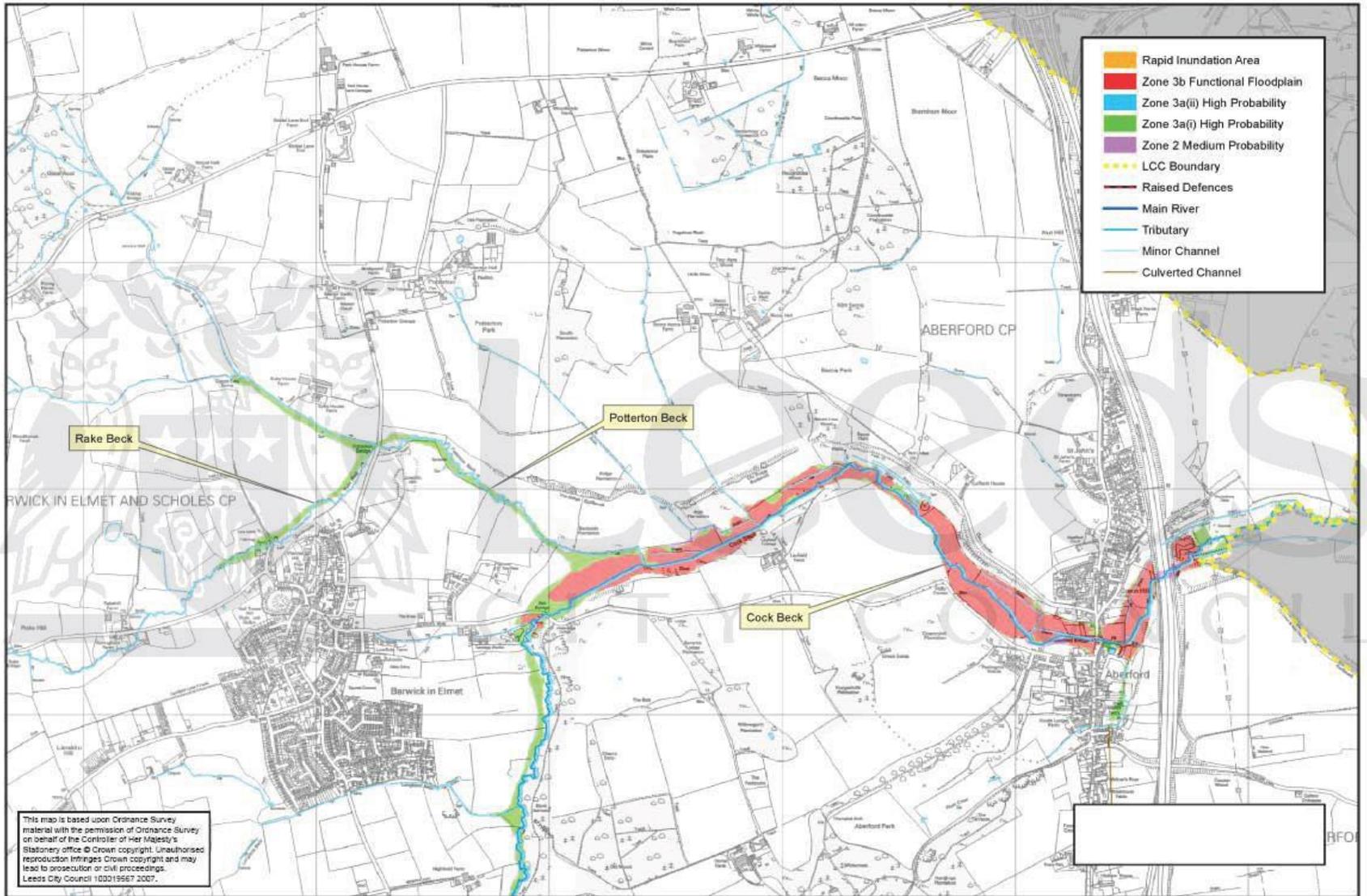
There are a number of key gateways on the roads into the villages, assessed for functionality as part of the draft Village Design Statement process. The key gateways are:

- Long Lane – entering Barwick-in-Elmet from Garforth to the south
- Aberford Road – entering Barwick-in-Elmet from Aberford to the east.
- Leeds Road – entering Barwick-in-Elmet from Scholes to the west.
- Potterton Lane – entering Barwick-in-Elmet from the north.
- Scholes Lane – entering Scholes from the A64 to the north.
- Leeds Road – entering Scholes from Swarcliffe to the west.
- The Coronation Tree – the junction where Scholes lies to the west and Barwick to the east.



**Map 4: Tree Preservation Orders<sup>3</sup>**

<sup>3</sup> Tree Preservation Orders (TPOs) are made under the Town and Country Planning Act 1990 and the Town and Country Planning (Trees) Regulations 1999.



**Map 5: Strategic Flood Risk Assessment map**

## Designated landscape features

### SCHEDULED ANCIENT MONUMENTS<sup>9</sup>

#### i. Class 1

- Barwick-in-Elmet large univallate hillfort and motte and bailey castle
- Becca Banks, the ridge and other entrenchments<sup>10</sup>
- Deserted medieval village of Potterton

#### ii. Class 2

- 110: Cropmarks, near Honesty Farm
- 111: Manorial Site, Scholes
- 113: Potterton Grange Farm
- 161: Becca Mill (Hillam Mill)
- 164: Hill Burchard Medieval Settlement

### LEEDS NATURE CONSERVATION SITES

#### i. Sites of Ecological or Geological Importance (SEGI)<sup>11</sup>

- 005: Barwick Bank
- 007: Bramham Park
- 030: Wendel Hill Bank

#### ii Special Landscape Areas<sup>12</sup>

##### **Bramham**

The landscape of this area is dominated by several large-scale woodlands such as Black Fen and Lady Wood, which tend to truncate long-distance views, but also contains many smaller woods and shelterbelts, and well maintained walls and hedges. The steep sides of the various narrow valleys are generally wooded. The core of the Bramham Park estate is Grade I on the English Heritage Register of Parks and Gardens. Positive factors: strong structure and visual unity, interesting topography, high scenic quality, local rarity, attractive groups of buildings, landmarks, natural or semi-natural woods, trees, hedgerows, water bodies.

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<sup>9</sup> Nationally important monuments and archaeological areas that are protected under the Ancient Monuments and Archaeological Areas Act 1979.

<sup>10</sup> Site noted in EH Heritage at Risk Register 2011: Length of linear earthworks known as Becca Banks and The Ridge, part of the Aberford Dyke system: between Aberford and a quarry 590m north of Ass Bridge. Condition is 'generally satisfactory but with significant localised problems'.

<sup>11</sup> Site designated as being of county-wide importance for its flora, fauna, geology or landforms, as recommended by the West Yorkshire Ecological Advisory Service or the West Yorkshire RIGS (Regionally Important Geological Sites) Group.

Within the District, SEGIs are designated by Leeds City Council as its part in the conservation of sites of county-wide scientific importance.

<sup>12</sup> A non-statutory conservation designation used by local government in some parts of the United Kingdom to categorise sensitive landscapes which are, either legally or as a matter of policy, protected from development or other man-made influences.

### **Parlington/Becca**

This area extends between the Magnesian Limestone villages of Barwick and Aberford, and consists almost entirely of 19th century country estates including Parlington, Becca, and Potterton, which contain typical large scale woodland blocks, shelterbelts and parkland trees, together with well maintained agricultural landscapes. The topography reflects the presence of the Cock Beck and its various tributary valleys. The wooded ancient earthworks of Becca Banks and The Ridge add to the attractiveness of the area. Positive factors: strong structure and visual unity, interesting topography, high scenic quality, local rarity, attractive groups of buildings, natural or semi-natural woods, trees, hedgerows, water bodies.

### **REGISTERED PARKS AND GARDENS<sup>13</sup>**

- Bramham Park, I

### **Non designated features of local significance**

The following features have been identified through consultation as being of significance and worthy of protection and conservation:

#### **SCHOLES**

- The Coronation Tree
- Memorial trees, Station Road
- War memorial
- The Buffers/Railway Station
- The Barleycorn
- The Old Council Offices
- Limekiln Hill
- Methodist Chapel
- Scout hut
- Scholes Lodge Farm
  
- Rakehill Road

#### **BARWICK-IN-ELMET**

- Old finger post
- All Saints church
- Methodist chapel
- New Inn
- Black Swan
- Gascoigne Arms
- The Maypole

- The old school
- Miner's Institute

**POTTERTON**

- Miry Lane

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<sup>13</sup> The English Heritage 'Register of Historic Parks and Gardens of special historic interest in England', established in 1983, currently identifies over 1,600 sites assessed to be of national importance.



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