



BARWICK IN ELMET & SCHOLES  
**NEIGHBOURHOOD  
PLAN**

2017 - 2028

**Shaping the future of our villages**

Referendum Plan - September 2017

Prepared by Barwick in Elmet & Scholes Parish Council





### **The Cross, Barwick in Elmet**

The village Maypole (left) War Memorial (centre) and Black Swan public house (right)



### **Main Street, Scholes**

The Barleycorn public house (left) Methodist Chapel (centre) and period terrace (right)

## Welcome

Welcome to the submission draft Neighbourhood Plan (NP) for Barwick in Elmet and Scholes. The plan will cover the period to 2028 and bringing it about has been a considerable achievement.

Comments from residents, businesses and other stakeholders were considered at the 'pre submission' consultation stage and this revised draft has now been sent to Leeds City Council for further consultation and examination.

The Localism Act of 2011 gave Barwick in Elmet and Scholes Parish Council the impetus to commission a Neighbourhood Plan to ensure the sustainable development of the Parish, its villages, farmland and countryside.

The Neighbourhood Plan, once adopted, will become a statutory planning document included in Leeds Local Plan and Core Strategy, will conform to the National Planning Policy Framework, and will be considered in conjunction with any planning application.

Open meetings, to which all residents were invited were held in December 2011 and January 2012 and the potential for development and the possibility of a Neighbourhood Plan explained.

From these meetings residents were enthusiastic to contribute and a considerable number of these residents provided information and evidence for the Plan.

Progress has been slow as the two main villages are very different and do not have the same needs but gradually a unified Plan has appeared. There have been numerous questionnaires circulated to all residents, drop in sessions and consultations. The response from residents has been tremendous.

A successful financial application for assistance from Locality (Planning Aid) led to employment of a planning consultant to advise on the preparation of the plan, another to provide a 'Housing Needs Survey' and hours of free assistance from a further consultant.

A second grant enabled the work to reach a conclusion. Leeds City Council has provided guidance through the long process.

The group working on the plan for the whole five years is small and their dedication and hard work is appreciated.

Residents, this is your plan. Please, take the time to read it. The Parish Council and the Neighbourhood Planning Team recommend it to you.

After submission to and approval by a Planning Inspector you have the opportunity to vote for its' adoption, the Parish Council is relying on your support.

### Neighbourhood Plan Logos



2011



2016



## Your Neighbourhood Planning Team

### **Claire Hassell**

*Chairman, Barwick in Elmet and Scholes Parish Council*

### **Ben Hogan**

*Chairman, Barwick in Elmet and Scholes Neighbourhood Plan*

### **Team Members**

*Brian Hallas*

*David Gluck*

*Geoff Yapp*

*Jacque Ward*

*Jenny Matthewson*

*Keith Langley*

*Keith Pullen*

*Martin Rogers*

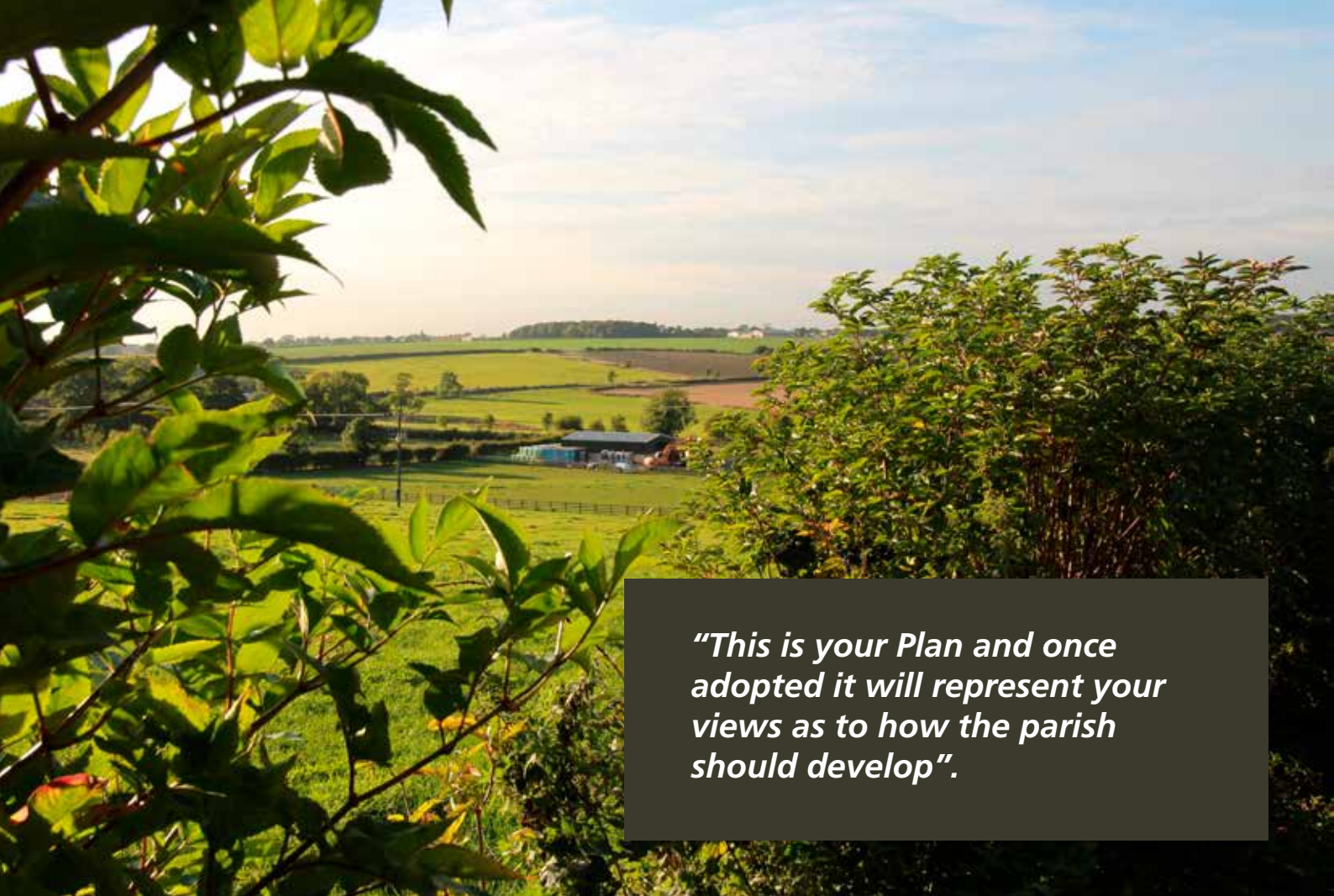
*Michael Johnson*

*Mike Dando*

*Neil Beaumont*

*Philip Maude*

*Stella Walsh*



***“This is your Plan and once adopted it will represent your views as to how the parish should develop”.***



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## The Vision

*"The Vision is for Barwick in Elmet and Scholes to maintain their essential character as a rural community; within easy reach of the city environs, yet separate and distinct at the same time. In maintaining this identity, we wish to ensure that our citizens are given opportunities to contribute to the vitality of the community; opportunities to work and learn in the community; opportunities to live healthy and satisfying lives in the community".*



# 1. Executive Summary

## 1.1 Introduction

This submission draft of the Barwick in Elmet and Scholes Neighbourhood Plan represents the culmination of five years of hard work and sometimes heated debate.

The Parish Council, NP Steering Group, Leeds City Council, Save our Scholes and Scholes Community Forum have all played important roles in ultimately creating the Plan.

## 1.2 Key objectives

The Plan sets out the key objectives to see that vision realised over the next 15 years:

- 1. Maintaining the environment and distinctive character**
- 2. Ensuring sympathetic village and building design**
- 3. Ensuring an adequate housing supply**
- 4. Retaining strategic green corridors**
- 5. Developing community and business infrastructure**

The draft Plan is pro-growth and seeks to improve the Neighbourhood Area and the opportunities for residents and businesses.

It is also resolute in its intention to see Barwick in Elmet and Scholes improve for the better, for future generations with

development appropriate in size and density.

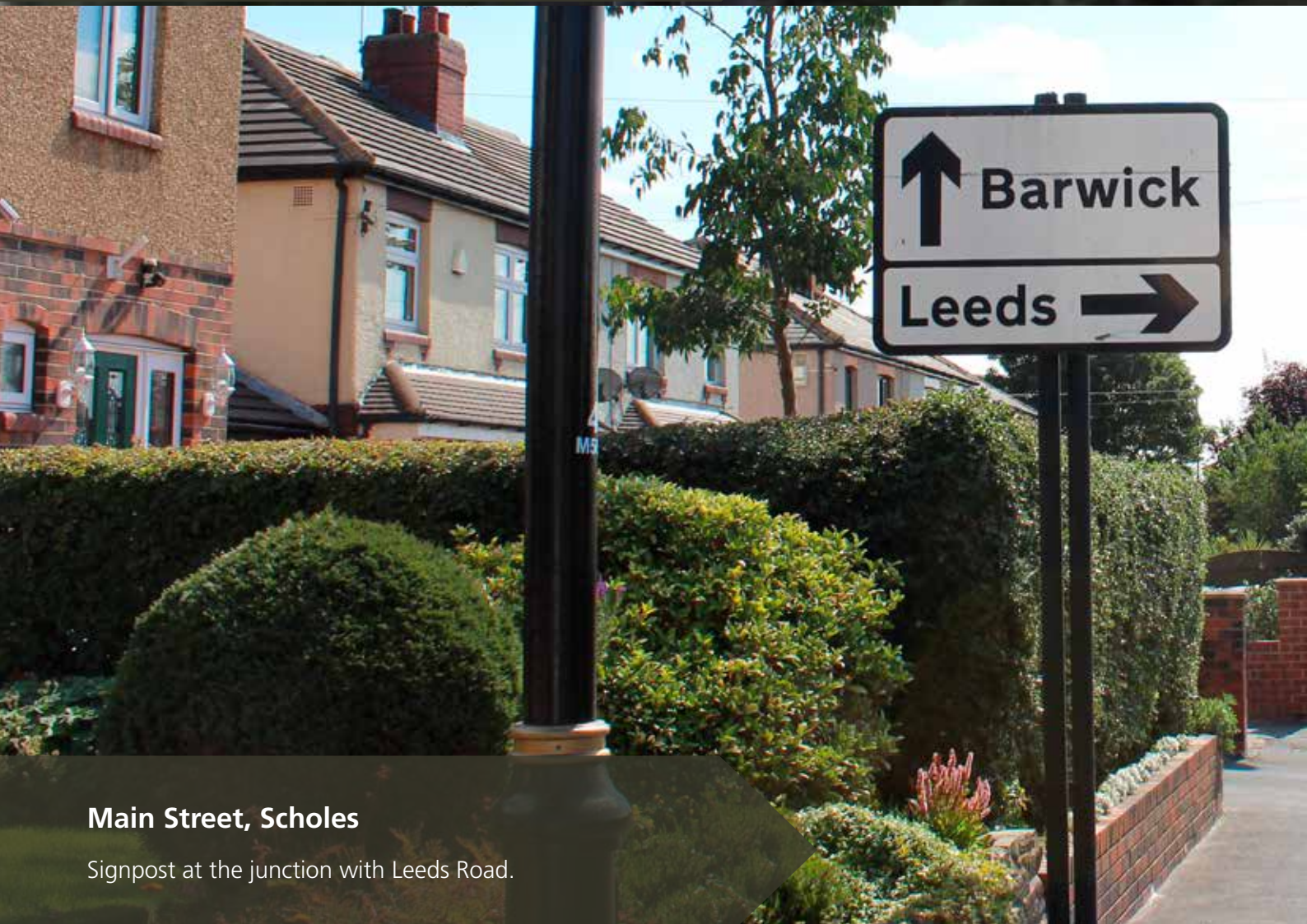
*"We are determined that this Plan plays its full role in supporting Leeds City Council policies to ensure Leeds is a great and a green city, whilst recognising our attractiveness to new residents who wish to live here and to share that which we are so passionate to defend."*





### Main Street, Barwick in Elmet

Fingerpost sign at the junction with Long Lane.



### Main Street, Scholes

Signpost at the junction with Leeds Road.



# 1. Executive Summary

## 1.3 Key policies

The plan also sets out clear policies for ensuring that our objectives as a community are met:



### Landscape and the Environment

- LE1** - Conserving historic character
- LE2** - Enhancing the Public Rights of Way network
- LE3** - Renewable energy



### The Built Environment

- BE1** - Achieving high quality and sympathetic building design
- BE2** - Streets and street scene
- BE3** - East Leeds Orbital Road (ELOR) green corridor
- BE4** - Drainage and flood prevention
- BE5** - Light pollution in Potterton



### Housing

- H1** - Provision of new housing
- H2** - Type and design of new housing developments



### The Economy

- E1** - Small business development
- E2** - Farm diversification
- E3** - Industrial and business parks
- E4** - Village hubs



### Community Facilities

- CF1** - Community services and facilities
- CF2** - Primary schools
- CF3** - Local green spaces







### **The Cross, Barwick in Elmet**

A view of the Maypole and Gascoigne Arms from Elmwood Lane.



### **The Coronation Tree, Scholes**

Planted to mark the coronation of King Edward VII.



## 2. Background

### 2.1 Overview

The parish of Barwick in Elmet and Scholes to the east of Leeds is predominantly rural.

Outside of the two main settlements the countryside and scattered hamlets and farmsteads are washed over by the West Yorkshire Green Belt and much of it is also designated locally as Special Landscape Area.

It is situated just outside the proposed East Leeds Orbital Road (ELOR) and the proposed East Leeds Extension which provides the potential for 7,000 new dwellings and expansion of the nearby Thorpe Park Business Park.

The A64 main road from Leeds to York traverses the parish. As well as the two main villages, there is the hamlet of Potterton and scattered farm houses and residences.

In 2011, following extensive consultation and engagement around the production of a series of community-led planning documents, the Parish Council agreed to undertake the production of a Neighbourhood Plan under the Community Rights provision of the Localism Act.

### 2.2 Previous community-led planning

In 2006 the Parish Council published its first Parish Plan - a non-statutory document that set out the parish's aspirations for the following 5 years and a set of projects to achieve these aspirations. In 2011, this Parish Plan was refreshed and a new Action Plan produced, published in 2012.

In 2010, Leeds City Council also undertook a comprehensive refresh of the Conservation Area in Barwick in Elmet, originally designated in 1981, to produce a new Management Plan for that area.

This was followed by a similar document for the new Conservation Area for Scholes, designated in 2012: the full Management Plans are available to read on the NP website.

At the same time the Parish Council also commissioned the production of a Village Design Statement, a comprehensive description of the characteristics of the natural and built environments of the parish with the intention that it would be adopted by Leeds City Council as Supplementary Planning Guidance.

Although this Statement was produced in draft form in 2012 and submitted to Leeds City Council by the time Leeds City Council had undertaken internal scrutiny of the draft Statement, matters had been overtaken with the publishing by the Government of the Localism Act and the Parish Council was by then well on the way to producing this new draft Neighbourhood Plan, much of

which is based upon the work undertaken in the production of the draft Village Design Statement.

For all of these community-led plans, considerable consultation and engagement was undertaken with our communities and stakeholders and this work has provided the NP team with a considerable body of evidence upon which to build this new Plan.





### **Scholes Lodge Farm, Scholes**

A 10 acre site designated as an 'open space'.  
Now part of the Scholes Conservation Area.



### **Elmwood Avenue, Barwick in Elmet**

A view from the public footpath leading to Rakehill Road.

## 2. Background

### 2.3 The Localism Act 2011

At the point at which the various local planning documents were being finalised, the government published its Localism Act which brought in new provisions for parishes and other neighbourhoods to undertake a new form of local planning: the Neighbourhood Plan.

The Localism Act set out a series of new Community Rights, including Neighbourhood Plans, as an opportunity for local communities like ours to take more control over planning issues in their neighbourhood.

A Neighbourhood Plan can set out a vision for our parish and planning policies for the use

and development of land. It has to support the strategic development needs of the wider area outlined in the Leeds Local Plan. However it can shape and influence where that development will go and what it will look like.

If accepted by the community in a referendum, the Plan will go on to become part of the statutory planning framework for the area, and the policies and proposals contained within the Plan will be used in the determination of planning applications.

The Parish Council for Barwick in Elmet and Scholes saw the potential for this new form of

community-led planning to assist in transforming the work previously undertaken into a comprehensive plan that would have the advantage of becoming, in time, a statutory part of the Leeds Development Plan.

Hence in 2011, the Parish Council oversaw the formation of a Steering Group to lead the way on this work and to formally apply to Leeds City Council for the parish to become a designated Neighbourhood Area - an essential first step in the new Neighbourhood Planning process.

You can read more about the 2011 Localism act at:-

<https://www.gov.uk/government/publications/localism-act-2011-overview>

### 2.4 The Neighbourhood Area

Initially, the Parish Council determined to undertake the Neighbourhood Plan for the whole of the parish and sought the designation of this area as the 'Neighbourhood Area', i.e. the area to which the plan would apply. However, following discussions with Leeds City Council it was agreed to alter this proposed area in two ways.

First, at the southern end of Barwick in Elmet ward where it meets the historical boundary with Garforth at the Leeds-York railway line it was

agreed to instead use the M1 Motorway as the boundary for the Neighbourhood Area, recognising that this part of the parish between the M1 Motorway and the Leeds-York railway line effectively goes up to the built-up area of Garforth. The proposed route for the high speed railway, HS2, also traverses this area.

Secondly, it was also agreed that a small parcel of land in the Scholes ward that extended into the East Leeds Extension would be excluded from the Neighbourhood Area. It would,

as with Barwick in Elmet south of the M1 Motorway, be 'cut off' from the rest of Scholes, this time by the East Leeds Orbital Route (ELOR), and there was already significant development proposed for that sliver of land in the near future.

The final agreed boundary for the Neighbourhood Area was approved by Leeds City Council on 23rd July 2013 and is shown on the map on page 15.





### **Flats Lane, Barwick in Elmet**

Looking towards the village from the surrounding fields.



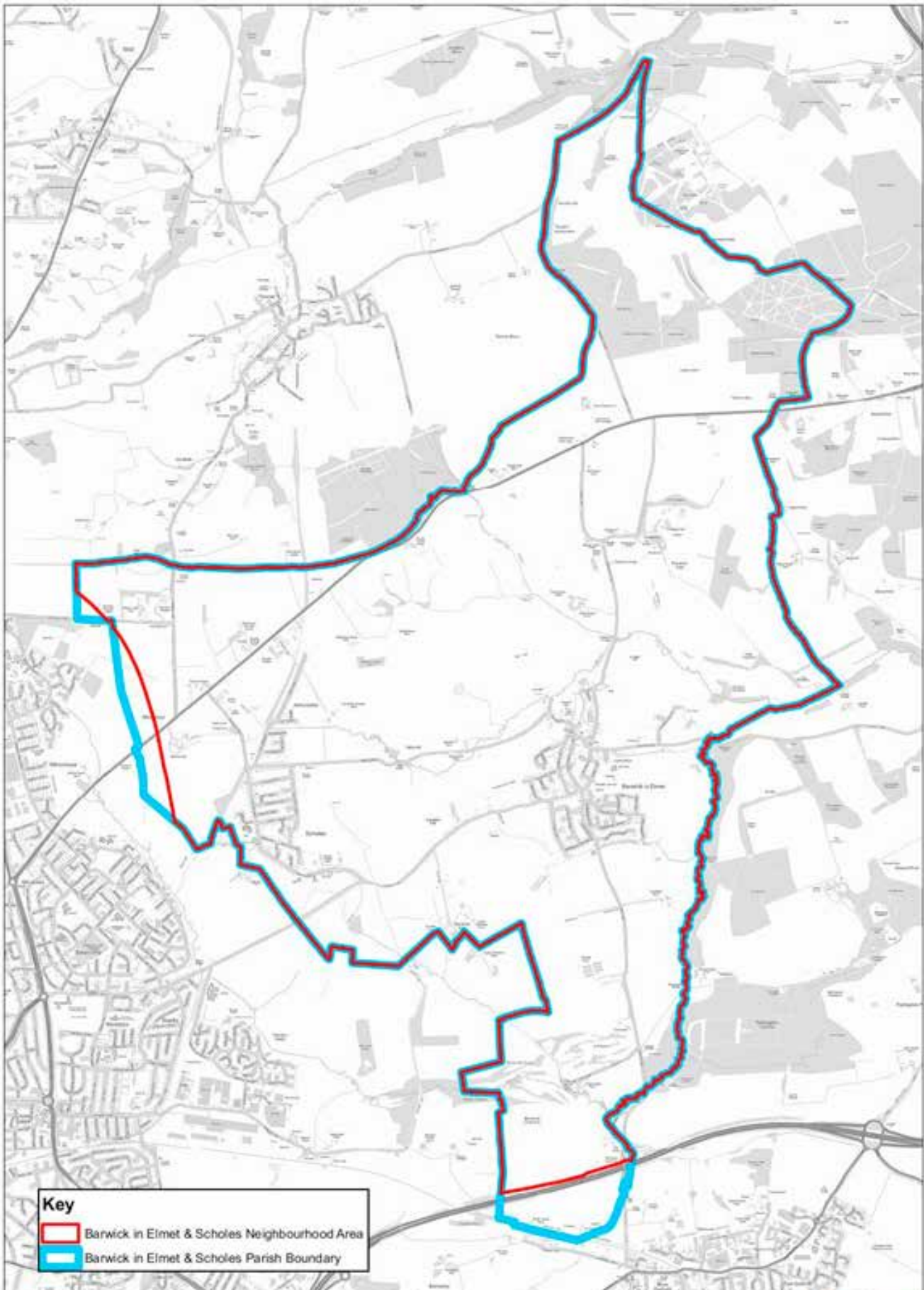
### **Scholes Lodge Farm, Scholes**

Looking back towards Main Street from Leeds Road.



## 2. Background

### The Neighbourhood Area and parish boundary







### **Stockheld Lane, Scholes**

Looking out on to open countryside.



### **Potterton Lane, Potterton**

The view towards Barwick from Potterton Hall.

## 2. Background

### 2.5 The Neighbourhood Planning process

The process we are following towards the production of an agreed Neighbourhood plan is set out below.

**December 2011**

Public meeting calling for volunteers to form a NP Steering Group  
Raising awareness of potential development in the Parish

**January 2012**

First meeting of the NP Steering Group  
Terms of reference agreed

**Spring 2012**

Statement of Community Involvement agreed  
Application to LCC for Neighbourhood Area

**2012/2013**

Community consultation events  
Evidence base development

**Summer 2013**

Revised Neighbourhood Area agreed by LCC  
Further community engagement and evidence base development

**Winter 2014/15**

First draft published for consultation  
Consultation period: January - February 2015

**April 2016**

Pre-submission draft distributed

**April-May 2016**

Pre-submission consultation period

**December 2016**

Submission draft sent to Leeds City Council

**Spring 2017**

Final version of NP produced  
Residents Referendum





## Consultation event

Barwick in Elmet Cricket Club.



## Consultation event

St Philips Church, Scholes.

## 2. Background

### 2.7 How the draft Plan is organised

The draft Plan is split into the following sections:

#### About the Neighbourhood Area

Sets out information about the Neighbourhood Area, its villages and surrounding countryside, as context and as part of the evidence base supporting the vision, objectives and policies.

#### Vision and objectives

Provides the vision for the future of the Neighbourhood Area and a set of objectives that will enable us to see that vision realised.

#### Key themes and policies

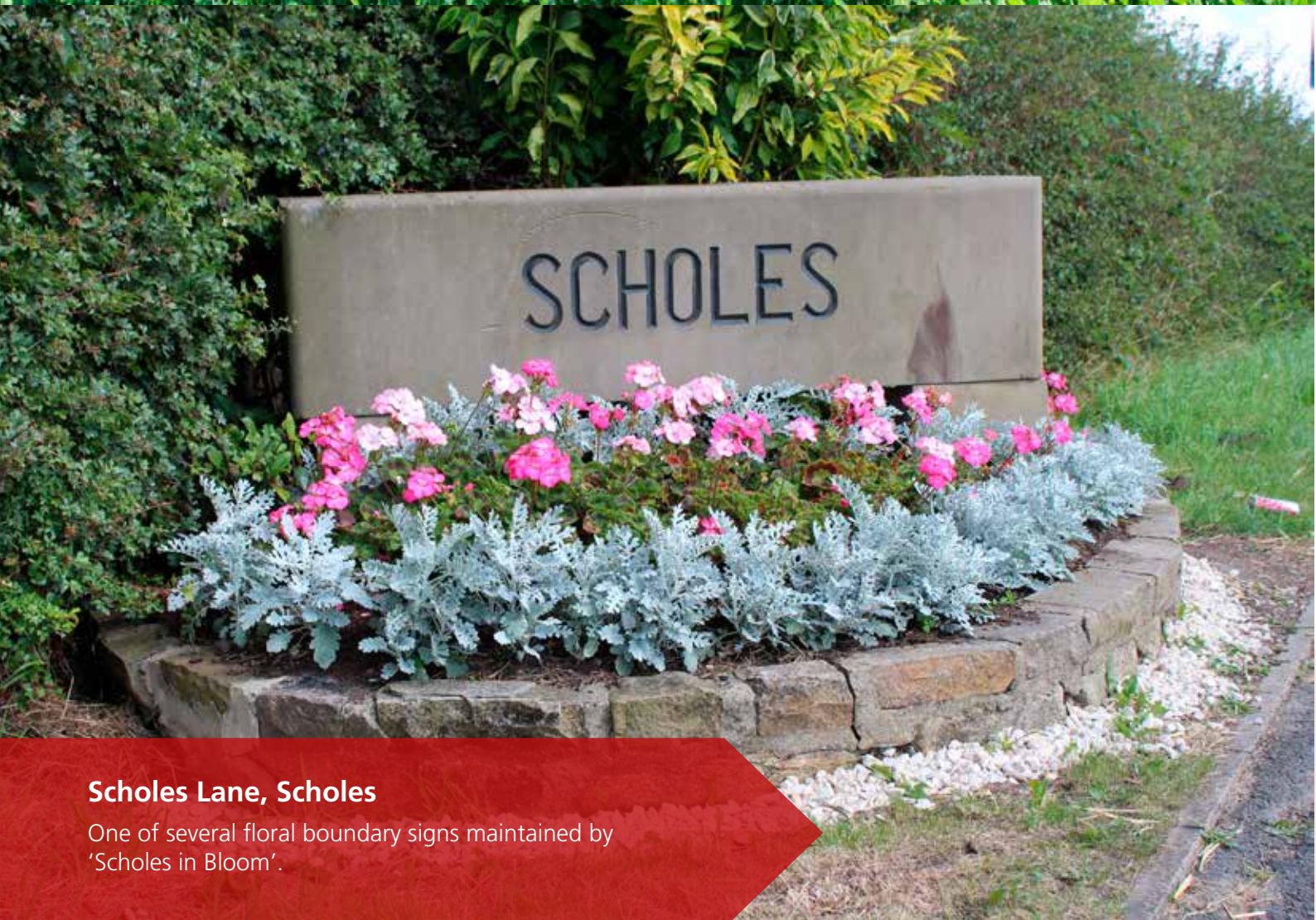
Sets out policies for achieving the objectives, substantiated by evidence and cross referenced to national and local policy, to which policies here need to broadly conform.





### **Potterton Lane, Barwick in Elmet**

One of several floral boundary signs maintained by 'Barwick in Bloom'.



### **Scholes Lane, Scholes**

One of several floral boundary signs maintained by 'Scholes in Bloom'.



## 3. About the Neighbourhood Area

### 3.1 Overview

Barwick in Elmet and Scholes are both historic villages located approximately thirteen and eleven kilometres (8 and 7 miles) respectively from Leeds city centre and lie in the Green Belt to the east of Leeds.

Around 5,013 people (2,592 female, 2,421 male) live in the two wards of Barwick in Elmet and Scholes which comprise a little over 2,000 residential properties, with small areas of light industrial buildings with the majority of the land used for agricultural purposes. In addition to these two villages there is a small hamlet at Potterton.

Housing is primarily privately owned, although there is some local authority and social landlord housing.

The Neighbourhood Area covers 1,933 hectares, most of which is, with the exception of the two villages of Barwick in Elmet and Scholes, Green Belt. It extends from Garforth in the south and into Bramham Park in the north.

To the south, the boundary is the M1, to the east the boundary follows the Cock Beck to the Barwick in Elmet to Aberford Road and then follows the Aberford and Bramham parish boundaries northwards across the A64 Leeds - York Road into Bramham Park.

The northern boundary follows the Thorner parish boundary westwards to meet the Leeds City boundary. The western boundary of the parish goes through the existing 'green corridor' between the built up areas of Whinmoor, Swarcliffe and Penda's Field and the village of Scholes. The East Leeds Orbital Route is planned to go through this corridor in the future.

The area to the north and east of Barwick in Elmet village is designated by Leeds City Council as a Special Landscape Area which requires special attention in the implementation of planning policy. In the village of Scholes 1.875 hectares of

land to the west of Morwick Grove (behind Scholes Junior and Infants School) and 32.129 hectares of land directly to the east of Scholes and stretching from the Conservation Area in the south to the top of Nook Road to the north are each designated as a 'Protected Area of Search' (PAS) for future housing development.

The Leeds Core Strategy 2014 identifies both Barwick in Elmet and Scholes as 'smaller settlements', meaning that they provide only basic service provision and so it is important that "new development in these settlements is sustainable, and contributes to the delivery of a wider mix of housing (including affordable housing), transport facilities and key services".

Potterton is not designated in this way and is thus regarded by the Core Strategy as a place that is not suitable for future housing growth except where this is functionally required to be in a rural location

### 3.2 Local governance

The Parish Council was established in 1894 as Barwick in Elmet Parish Council. Scholes joined the Parish in 1946 having previously been allied to Swarcliffe. It is the designated body responsible for the development and implementation of the NP.

Residents of the parish are represented by twelve Parish Councillors, six from Barwick in Elmet and six from Scholes.

The parish is represented at Leeds City Council by members of the Harewood and Wetherby Wards and is located within

the Outer North East quadrant of the City for administrative purposes.

Alec Shelbrooke MP, currently represents the Elmet Constituency at national government level.





## Station Road, Scholes

Bus service no. 11 en route to Leeds.



## 3. About the Neighbourhood Area

### 3.3 Connectivity with Leeds and surrounding communities

#### By Road

Most of the roads within the Neighbourhood Area were not constructed for modern day traffic levels. The approach roads and lanes are subject to excessive and speeding traffic particularly at peak periods. However, the narrow and winding nature of the roads through the centre of the villages does help slow traffic speeds.

Much of this traffic movement is as a result of 'rat running' by vehicles seeking easier access to and from the Leeds conurbation. All four of the primary access roads through the Barwick in

Elmet village area have little or no pavement for pedestrians. This does not encourage residents to walk and is a major concern to the Parish Council. Some of the main travel routes have no kerb stones to act as a separation from the public footpaths creating a hazard for both pedestrians and cyclists. There is a need to improve pavements to ensure they are age and disability friendly.

In one instance, in Scholes, access and egress to and from the main highway network from the Parish, is over a narrow former railway bridge where the

weight limit is restricted.

The evidence base indicates capacity to free flow is restricted and junctions onto the main arterial roads are thought to be at saturation particularly at peak hours when queuing occurs.

There are electronic Vehicle Activated Signs located at two of the entry roads into 30 mph areas. The width and design of the existing residential streets create problems when they are used as routes for public transport and other service vehicles because of on-street parking.

#### Public Transport

Bus services are currently considered to be inadequate by residents. There are three services serving either Barwick in Elmet or Scholes: the 64 operated by First; the 173/174, operated by Arriva; and the 11/11a operated by First.

##### Barwick in Elmet

The main service is provided by First. Service **64** runs half-hourly from Aberford to Leeds centre via Barwick and Crossgates during office hours. Service **173** and **174** run from Wetherby to Wakefield via Barwick in Elmet & Garforth. Service **173** runs once a day Monday to Friday. Service **174** runs every two to three hours during the day Monday to Saturday.

##### Scholes

The main service which is provided by First is Service **11/11A** which runs hourly from Crossgates to Scholes, Seacroft and then Leeds or from Scholes to Crossgates only.

##### Potterton

The hamlet of Potterton has no access to public transport at all to connect it to the rest of the Parish. The only public transport available is the Coastliner run by Transdev which uses the A64 and has very limited stops. It runs from Leeds to Scarborough, Whitby and Bridlington via Tadcaster and York. There are stops on the A64 close to Potterton Lane and Kiddall Lane.

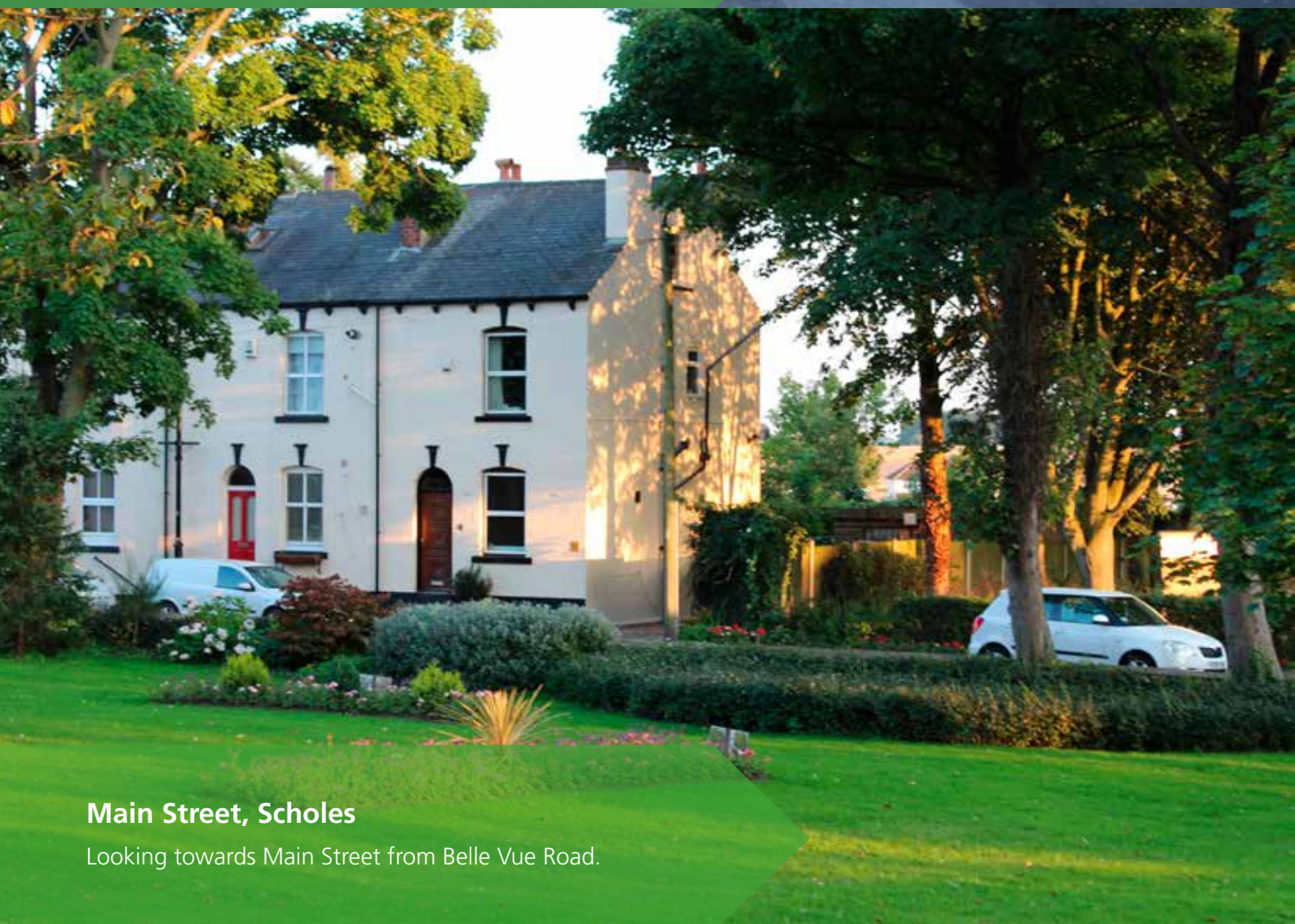






### All Saints Church, Barwick in Elmet

Looking towards the church at the junction of Potterton Lane and Aberford Road.



### Main Street, Scholes

Looking towards Main Street from Belle Vue Road.



## 4. Vision and objectives

### 4.1 Why a Neighbourhood Plan is required

The NP aims to contribute to the achievement of sustainable development in the Barwick in Elmet and Scholes Neighbourhood Area through the conservation of the setting and special character of these historic villages.

Preserving green space and the Green Belt is a high priority and any new development is expected to conform and be sympathetic to the existing character of the countryside and the villages of Barwick in Elmet, Scholes and Potterton.

When Leeds City Council announced a review of the Green Belt along with a review of the Strategic Housing Land Availability Assessment (SHLAA), early indications were that if the aspirations of developers were successful then the development proposed could be overwhelming and significantly alter the nature and character of the Neighbourhood Area.

Scholes in particular could potentially be more than doubled in size and Barwick in Elmet expanded at a far faster rate than previously experienced. The proposed developments would require significant improvements in infrastructure, particularly drainage, roads and transport and could have significant environmental impacts.

Consultation revealed a dedication to maintaining the Green Belt, avoiding urban spread by ribbon development along any of the highways and a commitment to maintaining the distinct characteristics of the Neighbourhood Area and its villages.

The key findings from consultations were the very high level of support (96%) for the protection of all Green Belt land and green space and illustrated the very high value placed on these areas.

A large number of respondents commented that they placed a high value on living in a rural area and felt passionate that all of the surrounding woodlands, fields, bridleways/footpaths and meadows, whether classified as Green Belt or not, should be respected by future housing development.

### 4.2 Conforming with national and local policy

It is important to note that a key requirement of our Plan according to legislation is that whilst it rightly reflects local issues, concerns and priorities, it must be in general conformity with national policy and strategic

local policy. However, there are two key policy documents that we have needed to take particular account of and these are outlined on page 27.





## Jubilee Gardens, Barwick in Elmet

A former graveyard and now a public garden.



## 4. Vision and objectives

### 4.2.1 National Planning Policy Framework (NPPF)

The NPPF sets out the government's expectation that "a positive approach should be taken to achieving sustainable development through seeking economic, social and environmental gains jointly and simultaneously through the planning system".

Published in March 2012 by the Department for Communities and Local Government

(DCLG), the NPPF sets out the Government's planning policies for England and how these are to be applied. It replaces a raft of previous guidance notes and circulars, although some do remain in place for now until further detailed policy is published.

Critically, the NPPF must be taken into account in the preparation of all new

local plans, including this Neighbourhood Plan. The NPPF sets out a new range of policies within the context of achieving sustainable development, outlining economic, social and environmental dimensions within which policies can be aligned. Of particular note for this Plan are the following statements:

- **The presumption in favour of sustainable development**
- **Delivering a wide choice of high quality homes**
- **Requiring good design**
- **Promoting healthy communities**
- **Protecting Green Belt Land**
- **Conserving and enhancing the natural environment**
- **Conserving and enhancing the historic environment**
- **The twelve core land-use planning principles:-**

1. *Be genuinely plan led;*
2. *not simply about scrutiny;*
3. *proactively drive and support sustainable economic development;*
4. *secure high quality design and a good standard of amenity;*
5. *take account of the different roles and characters of different areas;*
6. *support the transition to a low-carbon future;*
7. *conserve and enhance the natural environment and reduce pollution;*
8. *re-use previously developed (brownfield) land;*
9. *promote mixed use developments and encourage multi-functionality for land use;*
10. *conserve heritage assets;*
11. *make the fullest possible use of public transport, walking and cycling; and*
12. *support local strategies for health, social and cultural wellbeing for all.*





### Leeds Road, Scholes

Two cyclists make their way from Scholes towards Leeds. Both villages are popular with cyclists.



### The Approach, Scholes

A bicycle decorated to celebrate the Tour de Yorkshire. The race visited both Barwick and Scholes in 2016.



## 4. Vision and objectives

### 4.2.2 Leeds Local Development Framework the Local Plan

The **Local Development Framework** (LDF) is the name given to the new system of Development Plans introduced by the Planning and Compulsory Purchase Act 2004.

The original Leeds Unitary Development Plan (UDP) was drawn up in the 1990s and approved in 2001; it was reviewed in 2006 and the Leeds UDP Review (2006) forms the Development Plan for Leeds until it is replaced by the emerging LDF. Rather than a single plan, the new LDF takes the form of a portfolio of documents including the following:-

**Core Strategy** - sets out strategic policies to 2028.

**Site Allocations Plan** - identifies land where new homes, employment and greenspaces are to be located up to 2028.

**Adopted Natural Resources and Waste Local Plan** - sets out management of minerals, energy, waste and water up to 2028.

**Policies Map for Leeds** - formerly known as the Proposals Map, this details the extent of relevant LDF policies.

**Community Infrastructure Levy** - sets out levels of charging to be applied to different types of development in order to fund a variety of infrastructure provision.

**Neighbourhood Plans** - provide community level frameworks.

There are also a range of Supplementary Planning Documents and Supplementary Planning Guidance retained from the Unitary Development Plan.

### 4.3 The vision for the future

The Parish Council had previously set out its vision in the draft Barwick in Elmet and Scholes Village Design Statement 2012 and this was confirmed and refined

through consultation during the process of producing this draft Neighbourhood Plan. The vision sets out community aspirations for the sustainable development of the Neighbourhood Area over

the Plan period – until 2028 and all of the objectives and policies contained within this Plan conform to this vision:

#### The Vision

***“The Vision is for Barwick in Elmet and Scholes Neighbourhood Area to maintain its essential character as a rural community; within easy reach of the city environs, yet separate and distinct at the same time. In maintaining this identity, we wish to ensure that our citizens are given opportunities to contribute to the vitality of the community; opportunities to work and learn in the community; opportunities to live healthy and satisfying lives in the community”.***





### **Elmwood Lane, Barwick in Elmet**

View of the Maypole across the roof tops.



### **Scholes Lodge Farm, Scholes**

Looking back towards Main Street from Leeds Road.

## 4. Vision and objectives

### 4.4 Objectives

In seeking to see this vision realised during the period of this Plan – from adoption through to the end of the 2020s – a set of objectives have been

developed to guide the work in the years ahead and within which to frame the Plan's policies.

1

#### **Maintaining the environment and distinctive character**

To preserve and enhance the rural character of the parish, ensuring that new development is compatible with our existing built and natural environments, preserves historic features, observes the Conservation Area Management Plan, the height and scale of existing buildings and protects and improves local landscapes.

2

#### **Ensuring sympathetic building design**

To ensure that building development includes infrastructure that sustains the communities and that new development is designed to be sympathetic with the locality and the historic nature of the Neighbourhood Area.

3

#### **Management of new housing**

To help to deliver an adequate supply of homes available for people who wish to remain resident or move into the Neighbourhood Area; and that new housing supply is implemented in such a manner that creates the least harm to rural character.

4

#### **Retaining green corridors**

To promote a sustainably maintained green corridor between urban east Leeds towards Scholes to provide multi functional green infrastructure.

5

#### **Developing community and business infrastructure**

To ensure residents live in communities that provide for their needs through enabling the provision of education, recreation and employment opportunities.

This vision and objectives are reinforced by the NP policies which follow and, taken together, clearly support the Leeds Local Plan and National Planning Policy Framework in enabling the growth

of the City whilst minimising the impact on the environment and protecting the distinctive green character of Leeds.





### **Leeds Road, Barwick in Elmet**

One of the main routes into the village with Flats Lane (right) and The Sycamores (left).



### **Leeds Road, Scholes**

Looking back to Leeds Road from Scholes Lodge Farm.

## 5. Key Themes and policies

### 5.1 Introduction - delivering sustainable development

At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, described by the NPPF as “a golden thread running through both plan-making and decision-taking”.

The Plan wholly endorses this approach, with the over-riding priority being to promote development that meets the needs of present day residents and business, without compromising the ability of future generations to meet their own needs.

This ‘golden thread’ extends through and informs all the policies that follow on and form the heart of this Plan. This means that policies are designed to positively promote opportunities which meet the needs of the Neighbourhood Area and which re-affirm its character. Equally, policies will not encourage activities that are perceived to have negative impacts for residents, businesses and communities as a whole.

In the following section we set out our policies in the following way:

#### Policies

Each policy is preceded by the issues the policy is designed to address and the evidence that supports the policy.

#### Objectives addressed

Each policy details which of the 5 Objectives is addressed by the policy.

#### Conformity statements

Each policy is concluded with a summary how the policy is in conformity with the National Planning Policy Framework and Leeds Core Strategy.

Taken together, these form an ambitious but achievable set of policies that complement the Leeds Local Plan, National Planning Policy Framework and other strategic plans considered and, most importantly, will enable the vision to be achieved.

#### Themes

Policies are ordered into five themes:



**LE** Landscape and the environment



**BE** The built environment



**H** Housing



**E** The economy



**CF** Community facilities





## Nook Road, Scholes

An old post box at the junction with the Avenue.



## 5.2 Landscape and the Environment (LE)

### Policies

- LE1**      Conserving historic character
- LE2**      Enhancing the Public Rights of Way network
- LE3**      Renewable energy

### Objectives addressed

Maintaining the environment and distinctive character: To preserve and enhance rural character, ensuring that new development is compatible with the existing built and natural environment, preserves historic features, observes the Conservation Area Management

Plans, the height and scale of existing buildings and protects and improves local landscapes. Ensuring sympathetic building design: To ensure that building development includes infrastructure that sustains the communities and that new development is designed to be

sympathetic with the locality and the historic nature of the Neighbourhood Area.

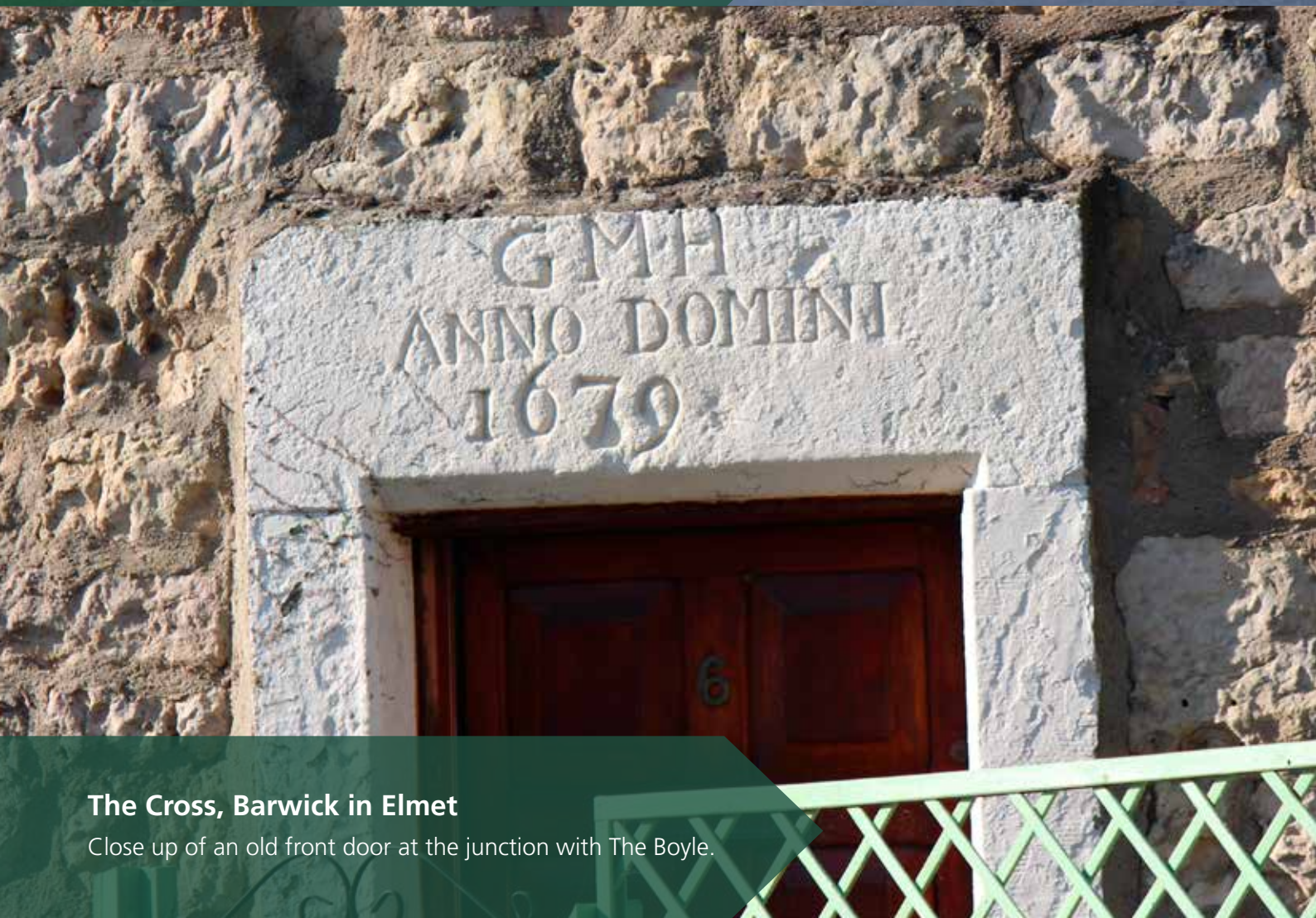






## **Potterton Hall**

View of the Hall's entrance gates from Potterton Lane.



## **The Cross, Barwick in Elmet**

Close up of an old front door at the junction with The Boyle.



### 5.2.1 Conserving historic character

#### Issues

Protecting the historic assets contained within the rural environment and the distinctive character of our countryside, shaped as it is by its underlying geology and centuries of human activity, has emerged as a key priority for residents.

The Neighbourhood area has extensive historical landscape features, including iron age features at Becca and Barwick in Elmet, medieval remains at Potterton and Scholes, and extensive landscape features of pre-industrial Britain. Much is protected through statute but as important are the non-protected features.

#### Evidence

The landscape to the east of the Neighbourhood area is designated as a Special Landscape Area and defined as strategic green infrastructure in the Core Strategy, recognising in particular the multi-functionality of the estate lands at Becca, Bramham, Parlington and Potterton.

Consultations for the Village Design Statement in 2012 identified a range of non designated assets that contribute to the historic and rural character of the Neighbourhood Area. The importance of these were confirmed in consultations for this Plan and developed into a Character Appraisal for the Neighbourhood Area (see evidence base on the NP website). Key assets are as follows:-

#### Non designated assets of importance to the Neighbourhood

##### Name

The Coronation Tree  
Memorial trees  
War Memorials  
The Buffers/Railway Station  
The Barleycorn Inn  
Old Council Offices  
Limekiln Hill  
Methodist chapel  
Scholes Lodge Farm  
Old school wall  
Rakehill Road  
Old finger post  
All Saints Church  
Methodist Chapel  
The Boyle  
The New Inn  
The Black Swan  
The Gascoigne Arms  
The Maypole  
The Old School  
Miners Institute  
Potterton Bridge  
Miry Lane  
Old Milestone

##### Location

Scholes  
Station Road, Scholes  
Scholes  
Scholes  
Scholes  
Scholes  
East of Scholes village  
Scholes  
Scholes  
Station Road, Scholes  
Scholes-Barwick  
Barwick  
Barwick  
Barwick  
Barwick  
Barwick  
Barwick  
Barwick  
Barwick  
Barwick  
Potterton  
Potterton  
Potterton





## The Coronation Tree, Scholes

A key landmark at the junction of Leeds Road and Main Street.



### Policy LE1: Conserving historic character

Development that has an impact on the rural and/or historic character of the Neighbourhood Area will only be supported where the scale of the proposal reflects the character of its locality, including:

- (i) Any development proposals should be sensitively designed and consider the rural and historical character of the Neighbourhood Area, particularly where it may be visible in open landscapes, and should utilise appropriate planting and screening in order to minimise visual intrusion.
- (ii) Any development proposals should pay due regard to the importance of conserving those non designated historic assets identified in line with national policy and guidance and other development plan policies.

*Conformity references: NPPF 17; 109-110; 118; 126-141. Leeds Core Strategy Spatial Policy 13(iii); Policy P11, P12, G2, G8, G9*

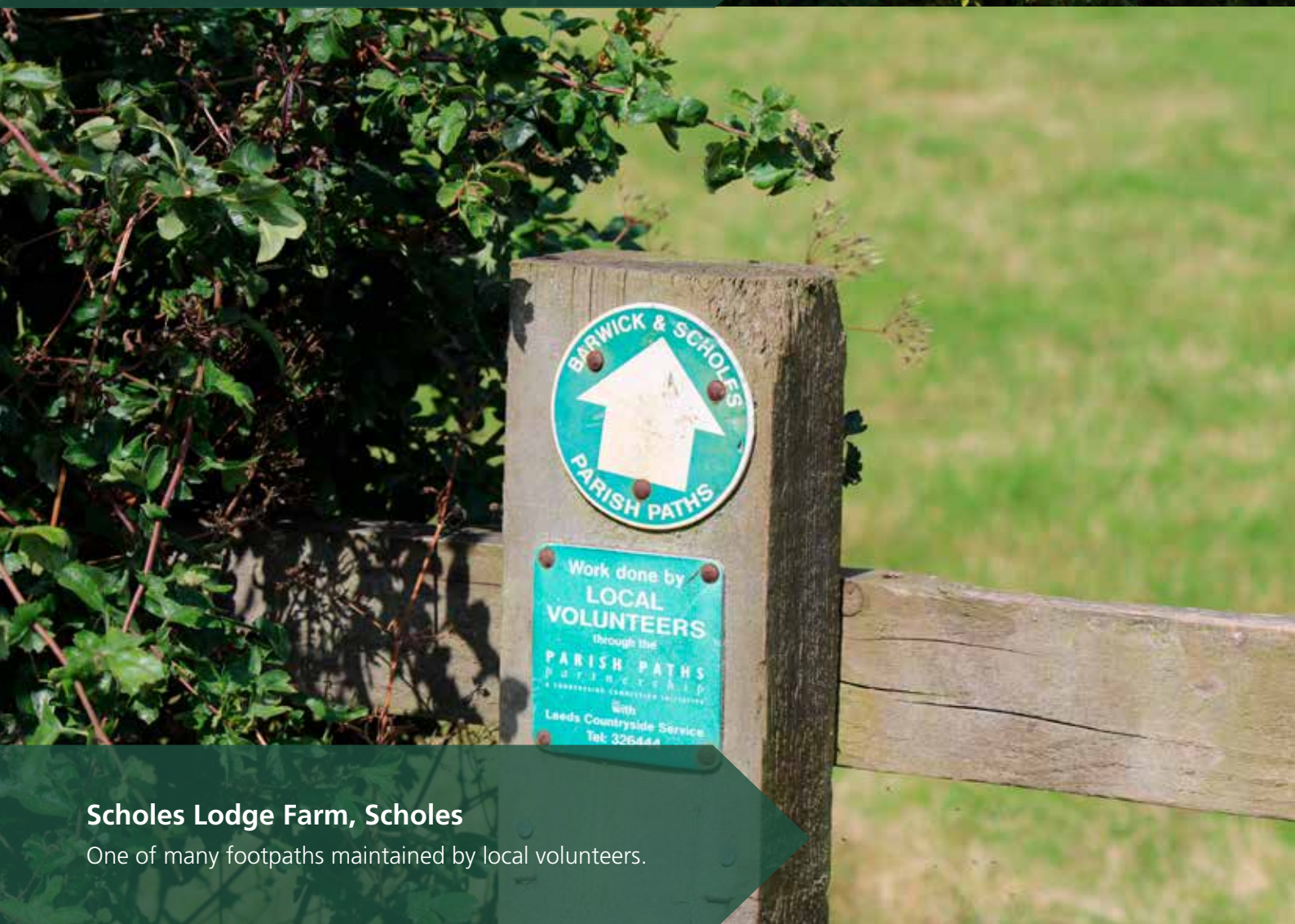






## Elmwood Avenue, Barwick in Elmet

Looking out on to the open fields from the public footpath.



## Scholes Lodge Farm, Scholes

One of many footpaths maintained by local volunteers.



## 5.2 Landscape and the Environment (LE)

### 5.2.2 Enhancing the Public Rights of Way network

#### Issues

The accessibility of the countryside is highly valued locally for leisure purposes, primarily through the extensive network of Public Rights of Way. This network also serves the many visitors to the parish who contribute to the economy through spending in the pubs, cafes and shops.

The Leeds Rights of Way Improvement Plan (ROWIP) highlighted areas of concern relating to specific Rights of Way. However, this concern extends further to a need to see all Rights of Way to be improved and maintained to a quality standard that encourages healthy outdoor activity for all. Improvements include the need to:

- Link together existing routes with new sections to create more connections.
- Improvements to gates and signage to encourage use and enable accessibility.
- Improvement to surfacing.
- Creation of new opportunities for off road cycling.

Plans for a new off-road cycle path along the former railway line which extends from Manston to Collingham, have been long standing and taken on in recent years as a project by Sustrans and, more latterly, the Elmet Greenway Group.

#### Evidence

The parish has an extensive network of Public Rights of Way, including part of the Leeds Country Way. In total, the parish has over 35km of footpaths, bridleways and byways. Popular walks are well documented in locally produced literature.

Garforth golf course is a well- established facility and Bramham Park is used for a range of public and communal events throughout the year, including the Leeds Festival, Horse Trials and Scout Association regional jamborees.

The Leeds City Council Rights of Way Improvement Plan 2009-2017 highlights a number of key improvements to the network and these are reiterated in the draft Village Design Statement which also describes a smaller number of gaps in the network that, if addressed, would significantly improve accessibility and connectivity across the Parish.

Walking and horse riding combined amount to the most popular activity amongst Parish residents (35% of respondents), with cycling, including off-road, amounting to a further 13%.

#### **Policy LE2: Enhancing the Public Rights of Way network**

(i) Improvements to the Public Rights of Way network, including improved signage, retention and accessibility for users (in line with the Leeds Rights of Way Improvement Plan) will be supported as part of otherwise acceptable schemes or as standalone proposals.

(ii) Proposals to develop a cycleway/footpath along the former railway line will be supported.

(iii) Proposals to develop similar off road opportunities for walking, cycling and horse-riding along the route of the proposed East Leeds Orbital Road will be supported.

*Conformity references: NPPF 17; 28; 75. Leeds Core Strategy Policy P12, SP11, T2*





## **Domestic solar installation**

Infrastructures should not adversely affect joining properties.



## 5.2 Landscape and the Environment (LE)

### 5.2.3 Renewable energy

#### Issues

The high quality rural environment and the historic urban environment, particularly in Conservation Areas, has the potential to be detrimentally affected by the installation of renewable energy infrastructure, such as turbines and photovoltaic cells. Such installations can be highly visible and difficult to screen or landscape.

Renewable energy clearly has a role to play in relation to the sustainable development of the Neighbourhood Area however, particularly in relation to addressing climate change (through off-setting the impact of new development through clean energy generation) and poverty alleviation (through the provision of the means of cheap and sustainable energy produced locally).

#### Evidence

In recent years there have been increasing numbers of applications for installing renewable energy schemes in the Neighbourhood Area. These range from the installation of solar photo voltaic cells on roofs through to wind turbines in the open countryside.

The consultation revealed strong support for the policy of limiting energy generating infrastructure in the open countryside or in built up areas with 86% of respondents supporting.

#### Policy LE3: Renewable energy

Development proposals for energy generating infrastructure using renewable or low carbon energy sources to serve individual properties or small groups of properties will be supported where:

- (i) The energy generating infrastructure is located as close as practicable and is in proportion to the scale of the existing buildings or proposed development it is intended to serve.
- (ii) The siting, scale and design of the energy generating infrastructure does not negatively affect the landscape, access to the countryside, or biodiversity.
- (iii) Adjoining uses and properties are not adversely affected in terms of noise, vibration, or other interference.
- (iv) The energy generating infrastructure will be dismantled as soon as reasonably practicable once it is no longer required for energy generation.
- (v) Where proposals are sited in the Green Belt, proposals will be assessed in line with national and other policies on development in the Green Belt.

*Conformity references: NPPF 97-98, LCC EN3*





## **Martingale Fold, Barwick in Elmet**

One of the more recent developments in the village.



## 5.3 The Built Environment (BE)

### Policies

**BE1** Achieving high quality and sympathetic building design

**BE2** Streets and street scene

**BE3** Green corridors

**BE4** Drainage and flood prevention

**BE5** Unlit villages

### Objectives addressed

#### Ensuring sympathetic building design:

To ensure that building development includes infrastructure that sustains the communities and that new development is designed to be sympathetic with the locality and the historic nature of the Neighbourhood Area.

#### Maintaining the environment and distinctive character:

To preserve and enhance the rural character of the Neighbourhood Area, ensuring that new development is compatible with the built and natural environment, preserves historic features, observes the Conservation Area Management Plan, the height and scale of existing buildings and protects and improves local landscapes.

#### Ensuring an adequate housing supply:

To ensure that an adequate supply of homes is available for local people who wish to remain resident or move into the Neighbourhood Area; and that new housing supply is implemented in such a manner that creates the least harm to the rural character of the Neighbourhood Area.







## All Saints Church, Barwick in Elmet

View from the children's playground on Welfare Avenue.



## 5.3 The Built Environment (BE)

### 5.3.1 Achieving high quality and sympathetic building design

#### Issues

While the communities within the Neighbourhood Area are no longer agricultural in terms of the dominant employment sector, they do maintain the character of rural communities, with respect to the landscape within which they are set, their history and heritage as reflected in the built environment and community traditions and activities.

Where new development does take place, the benefits of ensuring that this reflects the neighbourhoods which it adjoins, or is adjacent to, in terms of design, massing and other urban design features are clear in enabling the communities to grow in sympathy with each other and ensuring that new development does not overwhelm its surroundings. New development in particular needs to recognise the rurality of the existing communities and the prominence new development would have in the surrounding landscape.

#### Evidence

The Neighbourhood Area enjoys a rich and varied historic environment, from the brutalist architecture of Scholes' St Philip's Church, through to the iron age fortifications along Becca Bank. The lost medieval village at Potterton is another notable reminder of the many centuries of history of the Neighbourhood Area.

It is certain that the character of Barwick in Elmet and Scholes is strongly shaped by its history and heritage and that this is highly valued by residents and visitors alike. A living example of how the community cherishes its heritage is the celebrations which take place around the Maypole in Barwick in Elmet which draws visitors from far and wide.

Both Scholes and Barwick in Elmet have historic cores to the villages designated as Conservation Areas containing perhaps the best of the parish's built heritage. However, the parish is blessed with a rich built heritage across the whole of the area, including isolated farm and estate houses on the

Parlington and Bramham estates. The latter estates provide strong reminders of past wealth.

In planning for any new development, the particular features of village character areas and the countryside beyond need to be taken into account, for example in the use of building materials and in the design of the existing building stock, particularly that which forms the historical core of the settlements. This applies equally to new build as to renovations, conversions and any alterations covered by permitted development.

In Barwick in Elmet and Potterton, the dominant building materials are magnesian limestone with blue (welsh) slate roofing: for Scholes, red brick is more reflective of the heritage of the place but limestone is also evident, again with blue slate the dominant roofing material. Of course, variations to this vernacular exist with red pantile roofing in particular appearing outside Conservation Areas.

The Conservation Areas in both main villages are very well maintained and provide strong indicators for how future development should take place, with many distinctive features detailed in the Conservation Area Appraisals and Management Plans and reflected on further in the draft Village Design Statement. Potterton, although too small for a Conservation Area itself, is well maintained and is distinct in the Neighbourhood Area, although not in the City, as a 'dark' village that is without street lighting.

Consultations revealed strong support for limiting urban sprawl into the surrounding open countryside, maintaining the open nature of the Neighbourhood Area. In addition, consultation for the first draft of this NP revealed strong support for this policy with 93% of respondents supporting proposals to maintain and improve the quality of the built environment through design policy.





## **Main Street, Scholes**

A relatively new development of terrace houses.



## 5.3 The Built Environment (BE)

### Policy BE1: Achieving high quality and sympathetic building design

Any new development must demonstrate good quality design, responding to and integrating with the surrounding built character and landscape (as set out in detail in the Character Assessment). The following set of key design principles should be adhered to unless compelling reasons can be demonstrated otherwise:

- (i) Achieve high quality design, especially in and overlooking the Conservation Areas but in all residential areas too, that respects the scale and character of existing buildings. New development in the main villages should, wherever possible, draw upon and be inspired by the best design features of the Conservation Area of the village in question. This includes avoiding features such as Dormer windows, rooflights and other roof extensions, except where they are well established in the vicinity.
- (ii) Local materials or materials sympathetic to the existing building and/or street scene should be used in any new development and renovations so that they are in keeping with their surroundings, particularly in Conservation Areas.
- (iii) Any development, particularly those in Conservation Areas or of an historic nature, should conserve and/or include detailing features such as doors and architraves, porches, steps; window styles and frames, sills, lintels, mullions; decorative brickwork, chimney stacks and pots.

*Conformity references: NPPF 17; 55-59. Leeds Core Strategy Policy P11*





### **Main Street, Barwick in Elmet**

Horse riders are a common sight in both Barwick and Scholes with both villages connected by bridleways.



### **Main Street, Scholes**

Agricultural vehicles are a common sight in both villages and require good access.

## 5.3 The Built Environment (BE)

### 5.3.2 Streets and street scene

#### Issues

The villages of the Neighbourhood Area are well conserved and maintained, both in the designated Conservation Areas and across the wider residential areas. Vehicular traffic can be significant on the main thoroughfares. These are not designed sufficiently well to ensure encouragement of pedestrians and non-motorised modes of transport,

Around the two primary schools and in the historic centres of the two primary villages there is considerable congestion at peak hours.

#### Evidence

Walking, horse-riding and cycling are popular pursuits across the Neighbourhood Area. There are no dedicated cycle lanes on the public roads network currently. Both primary schools are located in the village centres and children routinely walk to and from school.

The Neighbourhood Areas suffer considerable through traffic at rush hours in particular with commuters using the main roads to access the City and the nearby motorway network. Traffic calming measures are evident in Barwick in Elmet but not in Scholes, although some recent measures have been taken in both villages to increase safety at key locations.

In both villages, on road car parking causes considerable obstruction to the flow of traffic and creates hazards for pedestrians and vehicular traffic alike, as well as other road users such as horse riders.

94% of respondents to the consultation on the first draft NP supported the policy to improve the management of the streetscene.

### Policy BE2: Streets and street scene

Proposals for new development should seek to ensure that:

- (i) Opportunities for walking are integrated wherever possible through practical measures such as the provision of and improvements to pavements and paths in the villages and improvements to the Public Rights of Way network across the wider Neighbourhood Area.
- (ii) Sufficient on and/or off road car parking spaces are provided in order to minimise obstruction on residential streets and avoid on-pavement parking. The exact provision will be determined on a site by site basis taking into account the nature of the development and the location of the site.

*Conformity references: NPPF 35. Leeds Core Strategy Policy T2, SP11*





### **Long Lane, Barwick in Elmet**

The road winding up towards the New Inn from Garforth.



### **Scholes Lane, Scholes**

Entering the village, close to the junction with the A64.



## 5.3 The Built Environment (BE)

### 5.3.3 East Leeds Orbital Road green corridor

#### Issues

The proposed East Leeds Orbital Road (ELOR) will traverse the western edge of the Neighbourhood Area and effectively form a new 'hard edge' to the built up area of urban Leeds. The impact of this road upon nearby Scholes could be considerable in terms of visual intrusion, noise, light and air pollution. Detailed plans for the road could be designed to minimise impact on the neighbouring communities, for example by situating the road in a cutting with appropriate landscaping and noise attenuation measures.

#### Evidence

Green corridors are now a widely accepted mechanism within green infrastructure strategies for creating multi-functional green spaces between and often within urban areas.

The creation of a substantial green corridor between the eastern boundary of the ELOR and the current built up area of Scholes could ensure minimal environmental impacts upon the residents of Scholes and protect and separate the village from urban Leeds

The potential multi-functionality of such a corridor could provide opportunities for current farming activity to continue but also additional landscaping and tree planting to restrict the visual impact of the road and could provide valuable storage for water and carbon, filter out both air and noise pollution, and offer new recreational opportunities.

95% of respondents to the consultation on the first draft NP supported the proposal for a green corridor to be established.

#### Policy BE3: ELOR green corridor

A multifunctional green corridor as shown on the Policies Map should be created. Any development in the area between the green corridor towards Scholes should ensure that the separate identity of the village of Scholes is retained. This will serve to:

- (i) Mitigate noise, light and visual intrusion and impact from the proposed new ELOR.
- (ii) Provide recreational benefits for nearby communities.
- (iii) Provide ecosystem services such as reducing air pollution and providing habitats and corridors for wildlife.

*Conformity references: NPPF 123. Leeds Core Strategy Policy H2, G4*





### **Flats Lane, Barwick in Elmet**

Looking over the fields towards Garforth (with St. Mary's church spire just visible on the horizon).



### **Leeds Road, Scholes**

Looking towards Leeds, with Scholes Lodge Farm open space to the right.

## 5.3 The Built Environment (BE)

### 5.3.4 Drainage and flood prevention

#### Issues

Flooding from rivers (fluvial) is rare but areas susceptible to flooding, particularly from the Cock Beck, do exist in and around Barwick in Elmet. More commonplace is flooding resulting from precipitation (pluvial), particularly in Scholes where the landscape is flatter and poorly drained.

pressure resulting from new developments. In Barwick in Elmet, the Leeds Strategic Flood Risk Assessment highlights floodzones associated with the Cock Beck primarily.

While no such floodzones exist in Scholes, the flat landscape and sub-standard drainage encourages localized street and garden flooding.

slowing surface water run-off, through increased tree planting, green spaces, permeable surfaces and improved maintenance of existing drainage measures.

95% of respondents supported the policy proposed in the first draft NP consultation.

#### Evidence

Of real concern for residents of Scholes is the extent to which existing drainage has the capacity to deal with current demands, let alone future

Work undertaken over the past decade by Natural England primarily has highlighted the key role that green infrastructure can play in increasing drainage and

### Policy BE4: Drainage and flood prevention

New development should not add to the overall level of flood risk in the Neighbourhood Area. The following principles should be adhered to in order to achieve this:-

- (i) Any new development should aim to be located outside of the Flood Zone 2/3 in order to reduce the risk of flooding to the proposed development and future occupants.
- (ii) Surface water management measures will be supported for major development proposals to seek to ensure that the risk of flooding both on-site and downstream is not significantly increased. Proposals for Sustainable Drainage Systems (SuDS) as an alternative to conventional drainage will be supported provided that they can be shown to be suitable in the intended location and that such systems will be properly maintained.





### **Main Street, Barwick in Elmet**

Period properties on the junction of Carrfield Road.



### **Main Street, Scholes**

Looking towards Station Road.

## 5.3 The Built Environment (BE)

### Policy BE4: Drainage and flood prevention

(iii) Proposals for new green infrastructure incorporated into new developments will be supported in order to minimise impact upon the existing communities and to provide opportunities for reducing run off and sustainable drainage. This should include porous surfaces wherever practicable, green spaces and verges and street trees.

(iv) There is a presumption against culverting and the constricting of watercourses and their immediate environs.

*Conformity references: NPPF 100-104;*

### 5.3.5 Light pollution in Potterton

#### Issues

The small hamlet of Potterton is an unlit or 'dark' village and residents have expressed their desire for the hamlet to remain so.

#### Evidence

In the Neighbourhood Area, only Potterton remains as a community without street lighting. Unlit or 'dark' villages are not uncommon in rural Leeds, although neither Barwick in Elmet nor Scholes maintain this tradition. However, the residents of the small hamlet of Potterton are keen to see the unlit nature of their community preserved.

### Policy BE5: Light pollution in Potterton

New development in Potterton should seek to respect and maintain the intrinsically 'dark' nature of the hamlet. New street lighting will not be supported and new security and other lighting, for example, should be carefully designed so that it does not create unnecessary light pollution.

*Conformity references: NPPF 125. Leeds Core Strategy P11*





### **Elmwood Lane, Barwick in Elmet**

A relatively modern semi detached development.



### **Scholes Lodge Farm, Scholes**

Another view of the dedicated 'open space'.

## 5.4 Housing (HO)

### Policies

**HO1** Provision of new housing

**HO2** Type and design of new housing developments

### Objectives addressed

Ensuring an adequate supply of housing: To ensure that an adequate supply of homes is available for people who wish to remain resident or move into the Neighbourhood Area; and that new housing supply is implemented in such a manner that creates the least harm to the rural character of the Neighbourhood Area.

Maintaining the environment and distinctive rural character: To preserve and enhance the rural character of the Neighbourhood Area, ensuring that new

development is compatible with the built and natural environment, preserves historic features, observes the Conservation Area Management Plan, the height and scale of existing buildings and protects and improves local landscapes.

Ensuring sympathetic building design: To ensure that building development includes infrastructure that sustains the communities and that new development is designed to be sympathetic with the locality and the historic nature of the Neighbourhood Area.

### 5.4.1 Provision of new housing

#### Issues

Consultation with the community has revealed that there is support and need for new homes to be created in the Neighbourhood Area. There is established need to accommodate young people and young families as well as homes for older people looking to downsize in order to stay in the community.

#### Evidence

The Leeds Core Strategy classes both Barwick in Elmet and Scholes as 'smaller settlements' in the settlement hierarchy. The Core Strategy indicates that smaller settlements should take no more than 11% (8% from urban extensions and 3% from infill) of the additional housing growth required for the city as a whole. Potterton does not fall into this settlement hierarchy and is therefore not expected to accommodate any future growth, except in very special circumstances.

Both Scholes and Barwick in Elmet have a wide range of property with historic buildings and well conserved street scenes in the central area giving way to more

modern development as the village has expanded. Great care has been taken over the years to ensure that the character and integrity of the villages have been maintained.

Property prices have increased substantially over the past 10 years or so with the majority of selling prices as shown in the 2011 census falling within the following ranges (dependent on accommodation):

- Terraced £130,000 - £145,000
- Bungalows £200,000 - £265,000
- Semi-detached £160,000 - £190,000
- Detached £325,000 - £500,000





### **The Cross, Barwick in Elmet**

Some older period properties in the heart of the village.



### **Arthursdale Drive, Scholes**

Looking towards Arthursdale Grange, with open fields beyond.

## 5.4 Housing (HO)

### 5.4.1 Provision of new housing

The East Leeds Urban Area Extension is a large strategic development that was treated in its entirety for planning development. This development, projected to provide 9,000 dwellings between Redhall and Thorpe Park plus a dual carriageway orbital relief road, is located outside the Neighbourhood Area but has the potential for considerable impact on the community of Scholes, in particular, by the generation of traffic and visual intrusion.

A Housing Needs Assessment undertaken by Chris Broughton Associates in 2015 provided the following key information about the housing characteristics and needs of the parish:

1. The evidence suggests that the parish has many features that distinguish it from the city, the region and England. Compared to these larger geographies the key differences are:

- over the decade between the 2001 and 2011 censuses the parish population has declined even though the number of households increased, due to decreasing average household size;
- there are fewer young children and young adults;
- there are considerably more people over the age of 65;
- people that are economically active are more likely to be in higher and medium level occupations;
- people are healthier and are less likely to have limitations in their day to day activities even though there is a high proportion of older residents in the parish.

2. In respect of the housing stock, the parish:

- has a very high proportion of detached houses and bungalows with a very low proportion of terraced homes, flats and apartments;
- has a high proportion (over 75%) of homes that have 3 bedrooms or more;

- generates a low supply of re-sales and re-lets as households tend to stay resident in the parish long term;

- generates high demand, driven by easy access to labour markets by road, a high quality environment and good schools. The parish is described as 'a place to move up to'.

- is consequently more expensive than average prices for Leeds and the region

- is unlikely to be affordable to households on average income unless they can find significant deposits; and

- is unlikely to be affordable to first time buyers.

3. There is little supply of social or affordable housing in the parish. Although many households on the waiting list for social housing aspire to live in the parish, limited supply from relets means that there is only a small amount of active demand.

4. The main priorities for residents of the parish in respect of housing provision were for future homes to have on plot parking; a private garden; high standards of energy efficiency; a garage; be suited for first time buyers and older people. Residents felt that town houses and large family homes should be a low priority.

5. The information showed that over the next five years more housing would become vacant in the parish than was required by local households seeking to move home within the parish. However because of the limited diversity in the housing stock and choices made by aging households to downsize there was a mismatch between the likely supply of housing and the requirement of households seeking to move. The mismatch occurs in terms of house size, type, tenure and special features.





### **The Sycamores, Barwick in Elmet**

Another relatively recent addition to the village.



### **Main Street, Scholes**

With the Methodist chapel (left) and The Barleycorn (right).



## 5.4 Housing (HO)

### 5.4.1 Provision of new housing

6. The Assessment estimates that 18 additional dwellings over 5 years are needed to meet identified need, with 11 dwellings of specified size type and tenure and a further 7 dwellings that address mobility and support needs.

7. This estimate of 18 dwellings is in relation to local housing needs in the Parish arising from existing households and the people that live with them over a five year period to 2020. It is recognised that this locally generated need will change over time and does not take account of other housing requirements that the Parish may need to accommodate over the Plan period.

Proposals for new housing developments of five or more dwellings which provide the following would be welcomed:

A Statement of Community Involvement demonstrating engagement with the local community during the planning process and how and where their views have been taken into consideration.

An Infrastructure Delivery Plan, demonstrating how key issues relating to drainage and flood prevention, traffic and transport and key services will be integrated in, or accessible to, the proposed development and how this will be achieved.

The consultation on this policy in the first draft NP revealed 93% support from respondents.

#### Policy HO1: Provision of new housing

Proposals for new housing development of five or more dwellings should provide a range of housing types and size, to offer opportunity for all to live in the community, particularly young people, young families and older people and incorporate where appropriate design features to enable whole-life/independent living. It is expected that such schemes will take account of the most up to date housing needs information available.

*Conformity references: NPPF 17; 52; 55, 192-195. Leeds Core Strategy Spatial Policy 6, 10; Policy H2, H4, H8, T2, G4, EN5*





### **Elmwood Court, Barwick in Elmet**

Built (as the entrance stone suggests) in 1999.



### **Main Street, Scholes**

View looking across Scholes Lodge Farm.

### 5.4.2 Type and design of new housing developments

#### Issues

It is clear from consultations that residents of the Neighbourhood Area value its rural setting very highly. Both Barwick and Scholes have extended significantly over previous decades and infrastructure such as roads, drainage and schools are now regarded as being at or near capacity. Therefore new development must respect the sustainability of the current communities and not overwhelm or overload carrying capacity.

#### Evidence

Accommodating new development in small villages must be sensitively designed in order to ensure that existing infrastructure is able to cope. Large new housing developments are likely to cause pressure

on schools, transport and drainage in particular. Residents are clear in their responses to surveys that the current infrastructure is already strained with school rolls under pressure, roads struggling to accommodate more traffic and all other infrastructure under considerable pressure.

The character of the built environment is highly prized by residents and the historic character of both Barwick in Elmet and Scholes is reflected in their Conservation Areas. The characteristics of the built up areas including and beyond these designated spaces is highlighted earlier in the Plan. 90% of respondents to the consultation on the first draft NP supported the policy on scale of development.

#### Policy HO2: Type and design of new housing developments

New development should reflect their surroundings and be similar in terms of density, footprint, separation, scale and bulk of buildings in the surrounding area. Support will be given to developments that:

- (i) Provide 1 and 2 storey housing in keeping with the rest of the built form.
- (ii) Provide new housing on smaller sites within the established settlements of Barwick in Elmet and Scholes that will assimilate into the existing community.
- (iii) Re-use redundant buildings where possible and appropriate to provide new homes.
- (iv) Re-use previously developed land before green field sites wherever possible and appropriate.
- (v) Reflect the existing built form, with garden and back land infill development supported only where this does not result in housing density which is out of keeping with the locality.
- (vi) Provide appropriate landscaping that serves to enhance and soften the visual impact of development, including integrating existing landscape features.

*Conformity references: NPPF 17; 47; 53; 55-59. Leeds Core Strategy Spatial Policy 1 (iii); Policy H3; P10,P11.*





### **Main Street, Barwick in Elmet**

Pizza Piccante. One of several businesses on Main Street.



### **The Buffers, Scholes**

A former railway station on the old Crossgates to Wetherby line.



## 5.5 The Economy (E)

### Policies

- E1** Small business development
- E2** Farm diversification
- E3** Industrial and business parks
- E4** Village hubs

### Objectives addressed

Developing community and business infrastructure: To ensure residents live in communities that provide for their needs through enabling the provision of education, recreation and employment opportunities.

Maintaining the natural environment and distinctive character: To preserve and enhance the rural character of the Neighbourhood Area, ensuring that new development is compatible with the built and natural environment, preserves historic features, observes the Conservation Area Management Plan, the height and scale of existing buildings and protects and improves local landscapes.

### 5.5.1 Small business development

#### Issues

The community relies upon small businesses to provide the majority of employment opportunities for residents who do not commute out of the parish. There is a need then to become, as far as is practicable, 'open for business' as far as small business is concerned where impacts upon residential areas is often minimal.

The villages benefit from a number of economic sites, primarily on the enterprise park on Aberford Road in Barwick in Elmet and on York Road at Morwick Hall in Scholes. Morwick Hall and the surrounding annexes provide thirty varied business users with accommodation.

#### Evidence

Nearly 200 people are employed by local businesses currently according to surveys, and this is likely to be a considerable under representation. There are over 160 VAT registered businesses in the parish with more that are not registered and, therefore, more or less invisible. Main Street in Barwick in Elmet and Station Road in Scholes are both home to a variety of retail and service businesses.

The development of a business 'start-up site' for eighteen light industrial units and a training block has been proposed at Holmecroft, located on a brownfield site, a former scrap yard adjacent to the A64. Langland's Garden Centre and other commercial enterprises are also located on the A64.

Retail outlets are also established in both villages, primarily in the village centres and along the main thoroughfares. In addition there are also numerous small and home based businesses including plumbers, electricians, accountancy and other sole traders who have been consulted throughout the preparation of this plan.

Agriculture is the major commercial land use in the Neighbourhood Area. Land cultivated is primarily held by tenant farmers and agricultural viability should be preserved. The land farmed has good rates of crop production averaging above 4 ton of wheat per acre. Some land is also used for oil seed rape and potatoes, with small areas used for grazing.

The consultation on the first draft NP revealed 90% support from respondents for the policy to support small businesses.





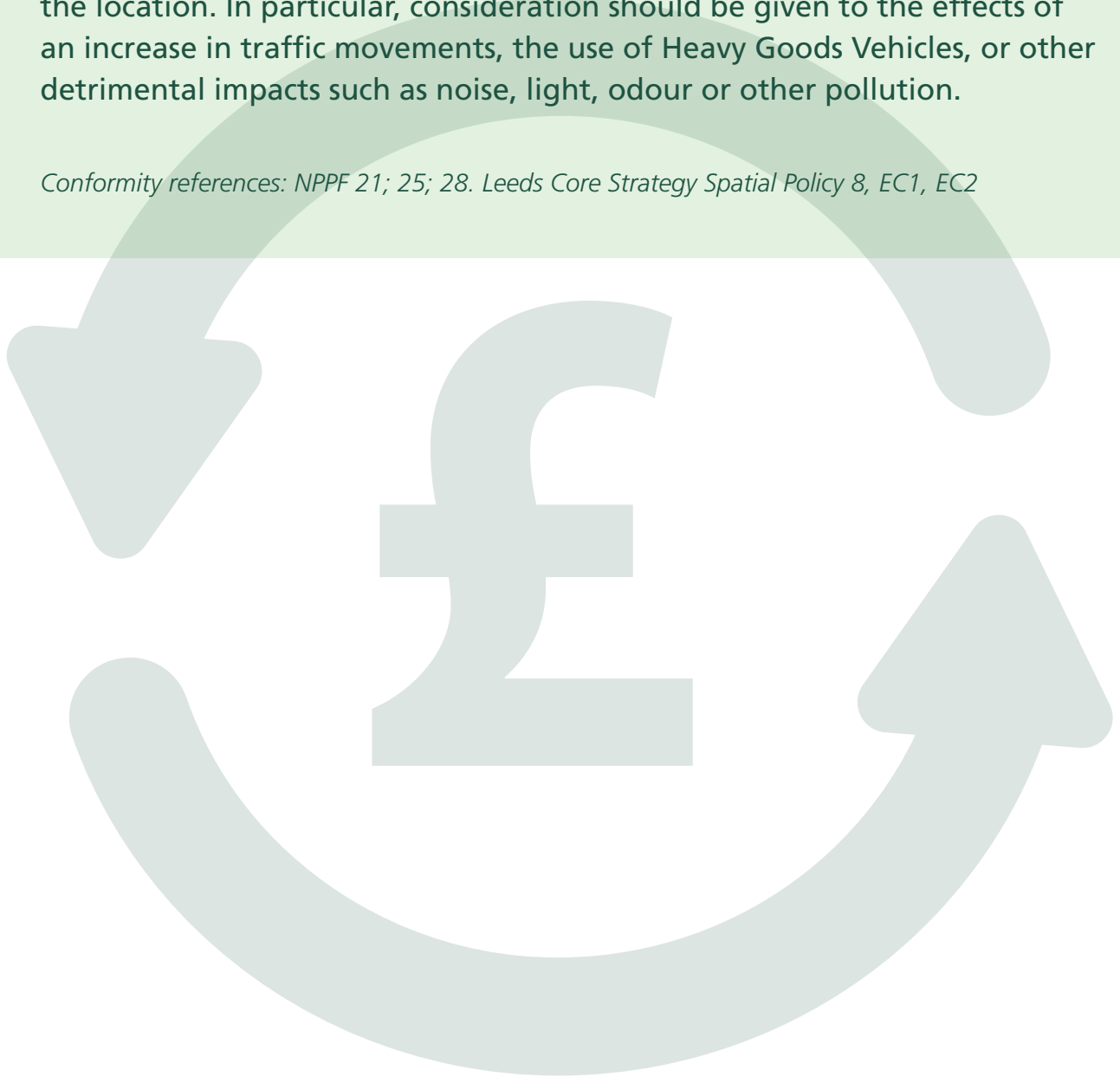
## The Barleycorn Inn

One of two public houses in Scholes.

### Policy E1 - Small business development:

Development of existing small businesses and new businesses will be supported where the scale of the proposed development is appropriate to the location. In particular, consideration should be given to the effects of an increase in traffic movements, the use of Heavy Goods Vehicles, or other detrimental impacts such as noise, light, odour or other pollution.

*Conformity references: NPPF 21; 25; 28. Leeds Core Strategy Spatial Policy 8, EC1, EC2*







### **Stockeld Lane, Scholes**

Home to some of the local livestock.



### **Hall Tower Hill, Barwick in Elmet**

Rare breed sheep help to keep the grass under control.



## 5.5 The Economy (E)

### 5.5.2 Farm diversification

#### Issues

The character of the Neighbourhood Area is heavily dependent upon the farming community acting as custodians of the land. It is imperative that farms are able to make best use of their assets to remain economically viable units, as long as diversification does not result in loss of productive land or heritage assets or create pressure upon the transport or other infrastructure.

#### Evidence

The Neighbourhood Area has a number of economically active farms. Some of these have already undertaken various forms of diversification from dog kennels through to fishing lakes, bed and breakfast and farm shops. The Bramham and Parlington estates have long been active in identifying opportunities to diversify their economic base in order to maintain the integrity of the estates into the future: pressures upon production will require flexibility for landowners and farmers to ensure their operations remain viable.

93% of respondents to the consultation on the first draft NP supported the policy on farm diversification.

#### Policy E2 - Farm diversification

Development proposals for the diversification of farms will be supported where this enables production from the land to continue and where:

- (i) There are no significant negative effects upon the landscape.
- (ii) It does not result in significant increased traffic by way of Heavy Goods Vehicles on rural roads.
- (iii) There is sustained or increased local employment.

*Conformity references: NPPF 17; 21; 28. Leeds Core Strategy Spatial Policy 8*





## **Morwick Hall, Scholes**

A landscaped office park, home to several businesses.

## 5.5 The Economy (E)

### 5.5.3 Industrial and business parks

#### Issues

Employment sites in the Neighbourhood Area in the form of industrial zones are few and where they do exist provide a valuable service to the community in providing employment and local services.

#### Evidence

The number and range of businesses that are located in the Neighbourhood Area is well supported by residents. The proximity to urban Leeds and to a wider transport infrastructure makes Barwick in Elmet and Scholes attractive places to locate a business, enhanced recently through the arrival of superfast broadband.

Existing business parks/industrial estates exist at Morwick Hall and Aberford Road, with a further area at Holmecroft on the A64 having been designated for industrial development (although planning permission has since lapsed).

84% of respondents to the first draft of the NP supported the proposed policy.

#### Policy E3 - Industrial and business parks

- a) The expansion of existing industrial/business estates will be supported provided any detrimental effect on the locality for existing residents is minimised.
- b) New industrial/business estates will be supported in suitable locations which are well linked into transport infrastructure and will not create disruption to or negatively impact upon residential areas. Those proposals which reuse brownfield i.e. previously developed land provided it is not of a high environmental quality will be particularly welcomed.

*Conformity references: NPPF 21; 25; 28. Leeds Core Strategy Spatial Policy 8, 9*





### **The Cross, Barwick in Elmet**

Looking towards the Methodist Church.



### **Station Road, Scholes**

Looking towards Main Street.

## 5.5 The Economy (E)

### 5.5.4 Village hubs

#### Issues

The two principal villages provide a range of service and employment in their centres which provide for the local population, in particular those who cannot or do not wish to travel to urban centres for these. The centres ensure that there are local jobs and maintain the vibrancy of the communities as more than just dormitories for nearby urban centres.

#### Evidence

Both Barwick in Elmet and Scholes village centres accommodate a range of local service businesses which provide the Parish with essential local services, from general stores and a post office, through to public houses and garages.

The focus of these service providers are on Station Road in Scholes and on Main Street in Barwick in Elmet. Both provide for a range of local needs and

are well supported by the local community.

However, over recent years there have been losses of a small number of businesses and the premises they once occupied, in particular on Station Road.

90% of respondents to the first draft of the NP supported the policy for defining these roads as village hubs with a view to supporting their role as places where commercial activity can be maintained.

#### Policy E4 - Village hubs:

The following streets as shown on the Policies Maps for Scholes and Barwick in Elmet are considered to be central to the developed areas in terms of the provision of commercial services:

- Station Road, Scholes
- Main Street, Barwick in Elmet

This means that:

(i) Within village hubs, viable businesses in classes A1-A5 will be supported where proposals for new development or change of use can be demonstrated to contribute to a balanced local economy and satisfy a need or shortfall in current provision. Any new development must demonstrate a satisfactory impact on the living conditions of nearby residents.

(ii) Within village hubs, change of use of buildings away from A1-A5 classes will be resisted unless it can be demonstrated that the premises have been actively marketed and no demand exists for the continuation of business use in classes A1-A5. Demonstration of active marketing and the lack of demand for such units will be determined on a case by case basis bearing in mind the location, the use and circumstances of the proposed change of use.

*Conformity reference: NPPF 21; 28; 69-70. Leeds Core Strategy Spatial Policy 8; Policies P4, P8*





## John Rylie House

Community centre, next to an area of sheltered housing.



## Scholes Manor House

Community centre, located on Belle Vue Road.



## 5.6 Community Facilities (CF)

### Policies

**CF1** Community services and facilities

**CF2** Primary schools

**CF3** Local green spaces

### Objectives addressed

Developing community and business infrastructure:  
To ensure residents live in communities that provide for their needs through enabling the provision of education, recreation and employment opportunities.

Maintaining the natural environment and distinctive rural character: To preserve and enhance the rural character of the parish, ensuring that new development is compatible with the built and natural environment, preserves historic features, observes the Conservation Area Management Plan, the height and scale of existing buildings and protects and improves local landscapes.

### 5.6.1 Community services and facilities

#### Issues

Barwick in Elmet and Scholes enjoy the facilities provided by village halls, places of worship and other buildings designed to enable communal activity to take place. It is important to see these facilities maintained and to ensure that there is adequate space for new users if the population grows in numbers. In addition, those places that provide key community services, such as healthcare, are critical to the on-going sustainability of communities in the Neighbourhood Area.

The village halls and other venues provide numerous other activities, darts, snooker, gymnastics, tae kwondo and various forms of dance. The various village venues are also the home of many children's clubs and activities, bridge club, flower arranging, horticultural groups, historical society, choral society, band practice, art group and wine circle, and many charity coffee mornings are held. There are many active groups, the WI, Mothers Union, Probus and Barwick Ladies to name a few.

#### Evidence

The community has access to a range of recreation and leisure facilities. Barwick in Elmet and Scholes both have successful cricket clubs. Barwick in Elmet Cricket Club runs a large youth section with representative teams from 9 years upwards in addition to two senior teams.

Both villages have football clubs, with a junior side too covering both villages. In addition, both villages have tennis clubs, bowls clubs and indoor bowls is played in Barwick in Elmet Village Hall in winter months. Walking is popular and there is a golf club, golf driving range and a clay shoot and many residents use the extensive bridle ways to exercise horses in the area.

Scouting and Guiding is also popular in both villages. There are playgrounds for young children but a real shortage of facilities for teenagers and, in Scholes in particular, of green space available for informal play.

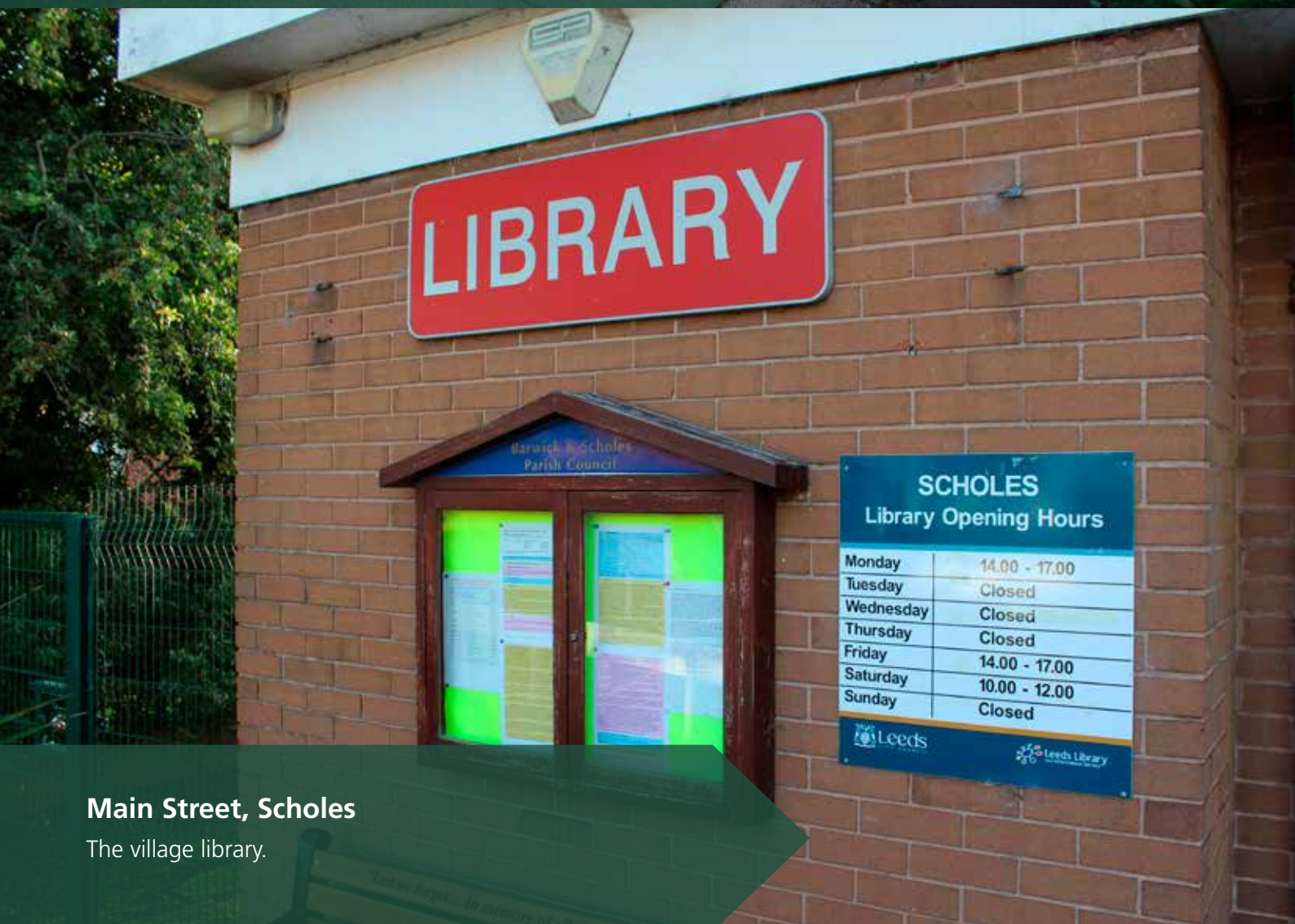
Both main villages have well used Village Halls and Community Centres, alongside further facilities such as Church halls and, in Barwick in Elmet, a Miner's Welfare. Doctor's surgeries, dentists, Barwick Post Office, Scholes Library are all important to our community and need to be preserved as key services that will be available locally rather than using inadequate public transport to access them in neighbouring towns.





## Chapel Lane, Barwick in Elmet

The main entrance to the village hall.



## Main Street, Scholes

The village library.

## 5.6 Community Facilities (CF)

### 5.6.1 Community services and facilities

Barwick in Elmet has a purpose built medical facility with the ability to expand. Scholes has an older facility which will be difficult to expand on its current site and it is likely that a new medical centre will be essential if there is considerable future housing growth. There is a private dentist in Scholes.

Scholes Social Care provides support and activities for the elderly and Helping Hands in Barwick provides assistance for elderly or housebound residents.

Recently Osman House, a brain injury rehabilitation trust facility, opened in Scholes. The various churches also provide regular coffee mornings and support for residents. There is sheltered accommodation for the elderly in both villages with communal facilities.

95% of respondents to the consultation on the first draft NP supported the policy on retaining community facilities.

#### **Policy CF1: Community services and facilities:**

The retention and improvement of the following community facilities in their current use will be supported:

- Community Centres & Village Halls
- Public houses
- Village shops & Post Office
- Primary schools
- Places of worship
- Library

Proposals for change of use will only be supported where it can be demonstrated that:

- (i) the land or building in question has fallen out of use; and
- (ii) a beneficial need for the new proposal can be demonstrated.

*Conformity references: NPPF 21; 25; 28. Leeds Core Strategy Spatial Policy 8, 9*





**Primary School, Barwick in Elmet**  
Entrance to the school on Chapel Lane.



**Primary School, Scholes**  
Entrance to the school on Main Street.

## 5.6 Community Facilities (CF)

### 5.6.2 Primary schools

#### Issues

Both primary schools are popular with a full complement but there is increasing pressure to take more children. In many ways the schools are at the heart of their communities and are very well regarded in the community. There is a necessity, therefore, to enable the schools to grow in order to accommodate new students and to ensure their sustainability.

#### Evidence

The whole of the Neighbourhood Area has pressure to take more pupils than schools can currently offer at reception in the current year with projections indicating that pressure will only increase. The situation is particularly acute for Scholes in the current year but with the situation projected to equalize across both schools for 2016/17.

There is a Primary School in each village offering nursery, infants and junior education. Scholes potentially has room for expansion, although currently oversubscribed. There is additional nursery provision at Morwick Hall and in the village halls and with child minders but spaces are limited.

All secondary education is provided outside the parish; primarily at Garforth Academy, Corpus Christi Catholic College, John Smeaton Academy, Tadcaster Grammar School (in North Yorkshire) and Boston Spa Comprehensive School (where the majority of children from both villages attend).

There is a small public library in Scholes with limited opening hours and the mobile library visits Barwick in Elmet.

92% of respondents to the consultation on the first draft NP supported the policy to enable the growth of the primary schools where this was required to ensure future sustainability.

#### Policy CF2 - Primary schools

The expansion of the primary schools, their buildings and grounds, will be supported where these provide for the ongoing sustainability of the facilities and contribute to the improvement of the learning environment of the schools.

*Conformity reference: NPPF 72*





### Jack Heaps' Field, Barwick in Elmet

A playing field left "in perpetuity" for the village's children.



### War Memorial, Scholes

"In memory of the brave men who fought and died in the Great War 1914-1919"



## 5.6 Community Facilities (CF)

### 5.6.3 Local green spaces

#### Issues

The villages enjoy substantial open spaces presently, including Jack Heap's Field, Scholes Lodge Field, cricket and football pitches, tennis courts and children's play areas. These are well maintained and accessible to all members of the community.

In both villages there are well established allotments, which are sought after. The 48 allotments in Barwick in Elmet are based on land owned by the Parish Council. The 26 allotments in Scholes are on private land and are over seventy years old being established in 1941, situated adjacent to the Leeds Country Way footpath off Main Street.

The 'In Bloom' groups for both villages are highly pro-active and both villages have been recognised by awards in recent years.

With the exception of the two villages of Barwick in Elmet and Scholes, the Neighbourhood Area is covered by Green Belt with its associated high degree of protection from development.

#### Evidence

The Household Questionnaire revealed strong support in the villages for the retention of existing green space as key amenity land with its contribution to the open and historic character of each village. Surveys of young people have also revealed considerable support for the retention of existing green space for informal recreation.

This is supported by work undertaken for the Outer North East Leeds Housing Market Character Area/ Open Space assessment 2011 which revealed deficiencies in the Harewood Ward (of which Barwick in Elmet and Scholes is part) in terms of Amenity Land (-0.079ha/100 people) and Allotments (-0.082ha/1000 people).

Whilst the study did show that the Harewood Ward as a whole does enjoy surplus green space in relation to Parks and Gardens, Outdoor Pitches and for Children and Young People it is notable on analysis that little of that surplus can be attributed to green space in Barwick in Elmet and Scholes.

Policy CF3, Local Green Space, contains a list of the Local Green Spaces within the villages of Barwick in Elmet and Scholes. A separate annex contains a full description of each area together with the significance and rationale for each area being included on the list of Local Green Space when set against Para 77 of the NPPF. Maps of each space are also included.

88% of respondents supported the proposed policy on local green space designation in the consultation on the first draft NP.

#### Policy CF3 - Local green spaces

The areas shown on the accompanying maps on pages 86 and 87 (and those contained in Appendix 4) are designated as Local Green Spaces.

*Conformity references: NPPF 69-70; 73-74; 76-78. Leeds Core Strategy Policy G6*



## 5.6 Community Facilities (CF)

### Policy CF3 - Local green spaces (continued)

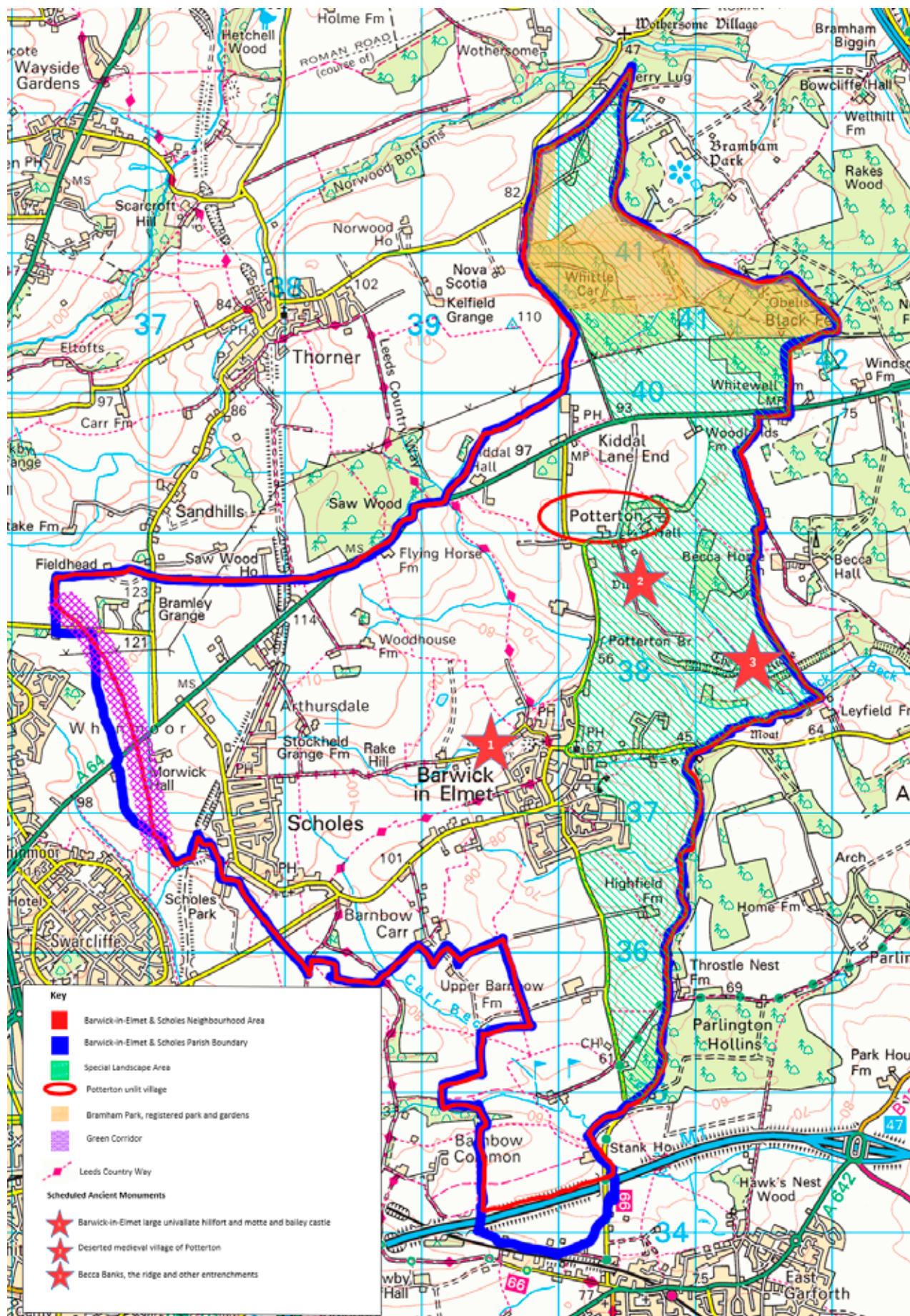
#### Barwick in Elmet

1. Barwick in Elmet allotments.
2. Jack Heaps' Field including the tennis courts and children's play area.
- 3a. Hall Tower Field.
- 3b. Wendel Hill.
4. Jubilee Gardens.
5. Barwick in Elmet football pitch, cricket pitches and bowling green.
6. Long Lane Beck and stream banks.
7. Woodland between Long Lane and Gascoigne Court
8. Churchyard and grounds of All Saints Church.
9. Grassed area junction of The Boyle and Rakehill Road.

#### Scholes

10. Scholes allotments.
11. Green Court green space.
12. Playing Fields including Tennis Courts, Bowling green and Scout Hut/area.
13. Grass verges, Memorial Trees and War Memorial, Station Road.
14. Disused railway cutting between Chippy's pond and Scholes Lane.
15. Disused railway embankment to rear of Nook Road.
16. Surrounds of St. Philips Church.
17. Scholes Lodge Farm Field.
18. Surrounds of Manor House, Main Street.

## Neighbourhood Area

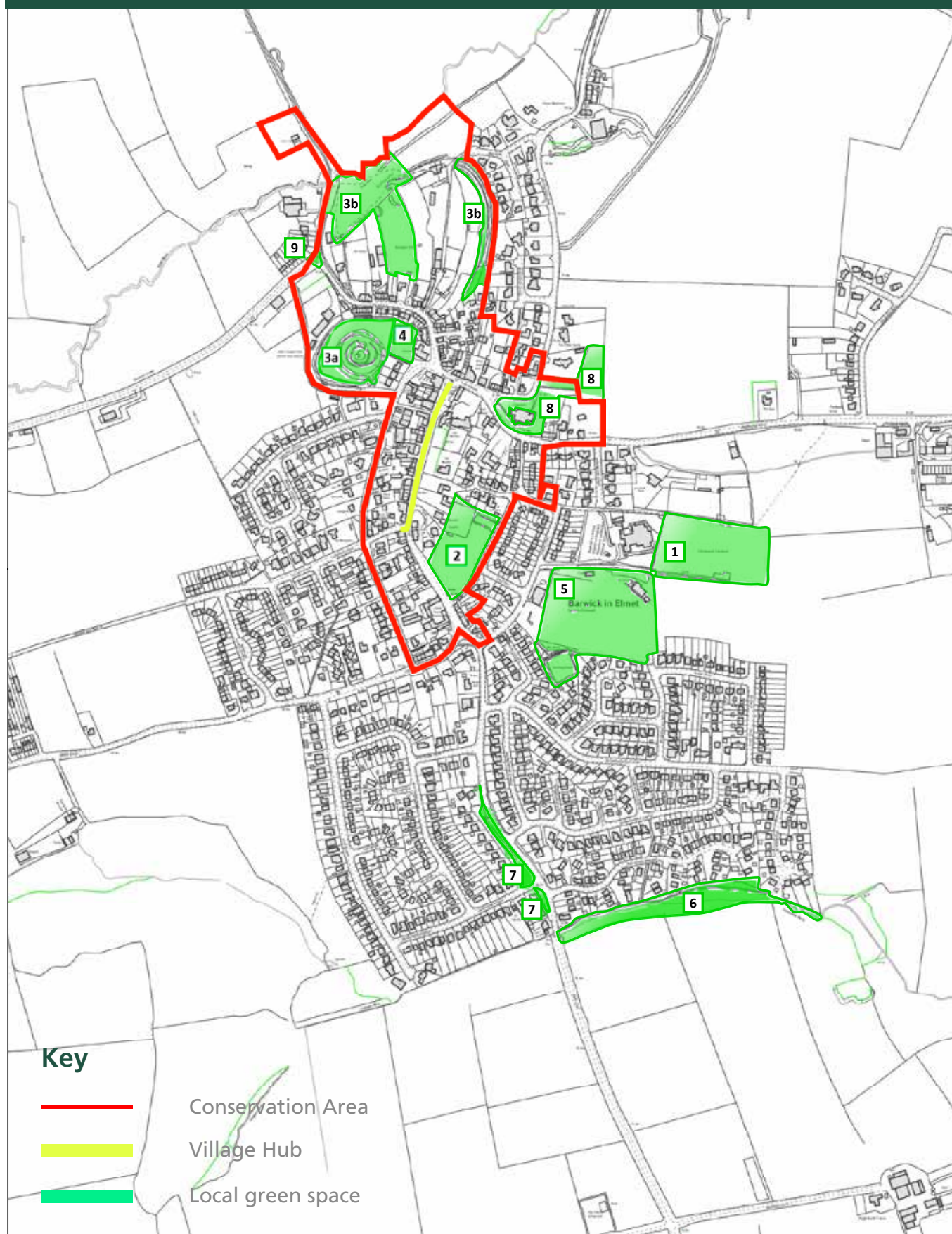




## 5.7 Policies Maps

### Barwick in Elmet

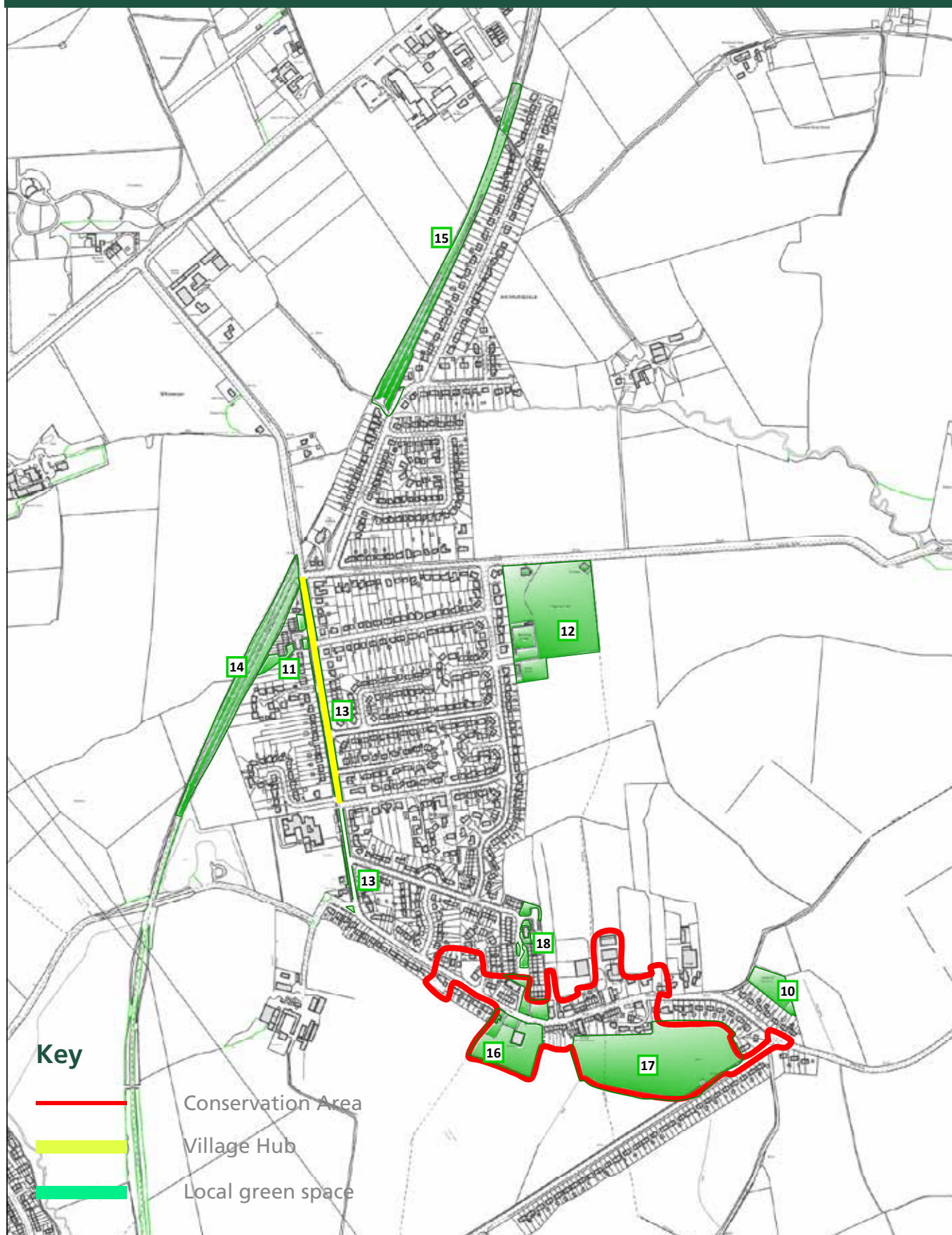
#### Local Green Spaces, Village Hub and Conservation Area



## 5.7 Policies Maps

### Scholes

Local Green Spaces, Village Hub and Conservation Area







## **The Cross, Barwick in Elmet**

From the direction of Main Street



## **Potterton Lane**

Looking towards Barwick in Elmet

## 6.0 Review & Implementation

### 6.1 Review Schedule

The Neighbourhood Plan is written to cover the period to 2028. It is anticipated there will be changes to Planning Law and the introduction of different development sites during this time period. It is possible there may be very early changes as the Leeds Site Allocations process is not yet complete or adopted.

To ensure that the Plan continues to promote development and is appropriate for Barwick in Elmet and Scholes it will be reviewed by the Parish Council, or a group specifically appointed for that purpose every five years. It is also expected that Leeds City Council as the Planning Authority will also review the plan periodically.

Already it is known that the area covered by the Plan and adjacent to its' boundaries is proposed for a considerable amount of development including a dual carriageway relief road and with the road in place the possibility of many of the sites proposed by developers being released.

To ensure the policies written in the plan are observed, the Parish Council will focus special attention on all proposed development. Planning applications will be monitored as they progress to ensure amendments are fully compliant with the adopted Plan.

#### Key dates:

**Anticipated adoption** - Spring 2017

**1st full Review** - Spring 2022

**2nd full Review** - Spring 2027





### The New Inn, Barwick in Elmet

A well known landmark at the junction of Long Lane



### Methodist Chapel, Scholes

Constructed in 1879

### List of Supporting Documents

A set of appendices to this Plan is available separately. These can be viewed at [www.barwickandscholesneighbourhoodplan.co.uk](http://www.barwickandscholesneighbourhoodplan.co.uk) or a hard copy can be requested from the Clerk to the Council (please see back page for contact details).

#### 1. 2015 Housing Needs Survey

A survey commissioned to provide information on future housing requirements.

#### 2. 2016 Character Area Assessment

Descriptions of the character of the different areas of Barwick in Elmet and Scholes.

#### 3. 2016 Heritage Features

Brief historical description of non-designated heritage features.

#### 4. 2016 Local Green Space maps

Individual maps of each green space.

#### 5. 2016 Local Green Space

A detailed description of local green spaces.





BARWICK IN ELMET & SCHOLLES  
**NEIGHBOURHOOD  
PLAN**  
2017 - 2028

Prepared by the Neighbourhood Planning Steering Group  
on behalf of Barwick in Elmet and Scholes Parish Council



**Neighbourhood Planning  
Steering Group**

Ben Hogan  
Chairman

Neighbourhood Planning Steering Group  
1 Elmete Croft  
Scholes  
Leeds  
LS15 4BE

E. [feedback@barwickandscholesneighbourhoodplan.co.uk](mailto:feedback@barwickandscholesneighbourhoodplan.co.uk)  
[www.barwickandscholesneighbourhoodplan.co.uk](http://www.barwickandscholesneighbourhoodplan.co.uk)

**Barwick in Elmet and Scholes  
Parish Council**

Keith Langley  
Clerk to the Council

Tel. 0113 393 5861  
E. [clerkLS154@btinternet.com](mailto:clerkLS154@btinternet.com)  
[www.barwickandscholespc.com](http://www.barwickandscholespc.com)