



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

Shaping the future of our villages

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

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“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 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

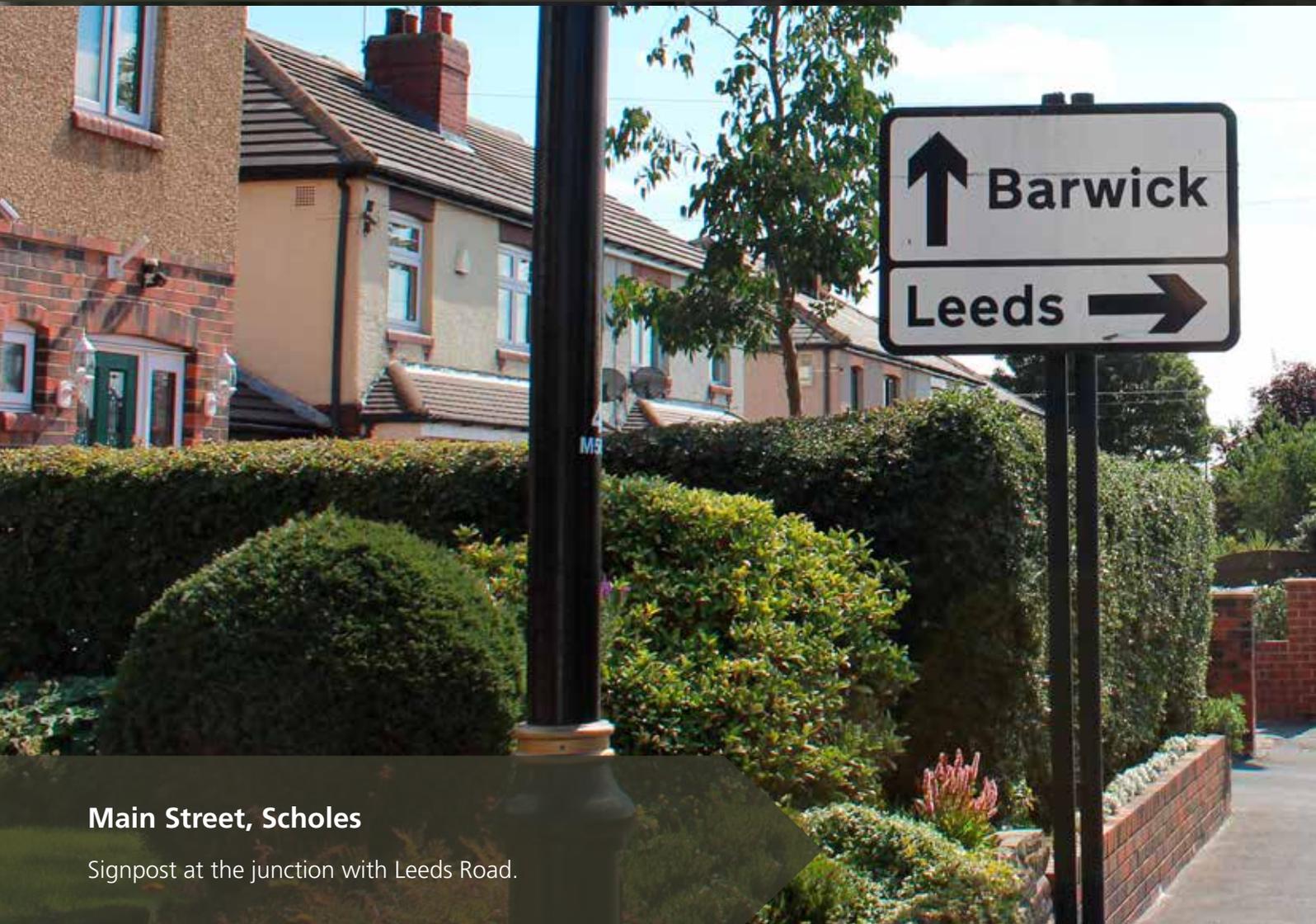
development appropriate in size and density.

“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.

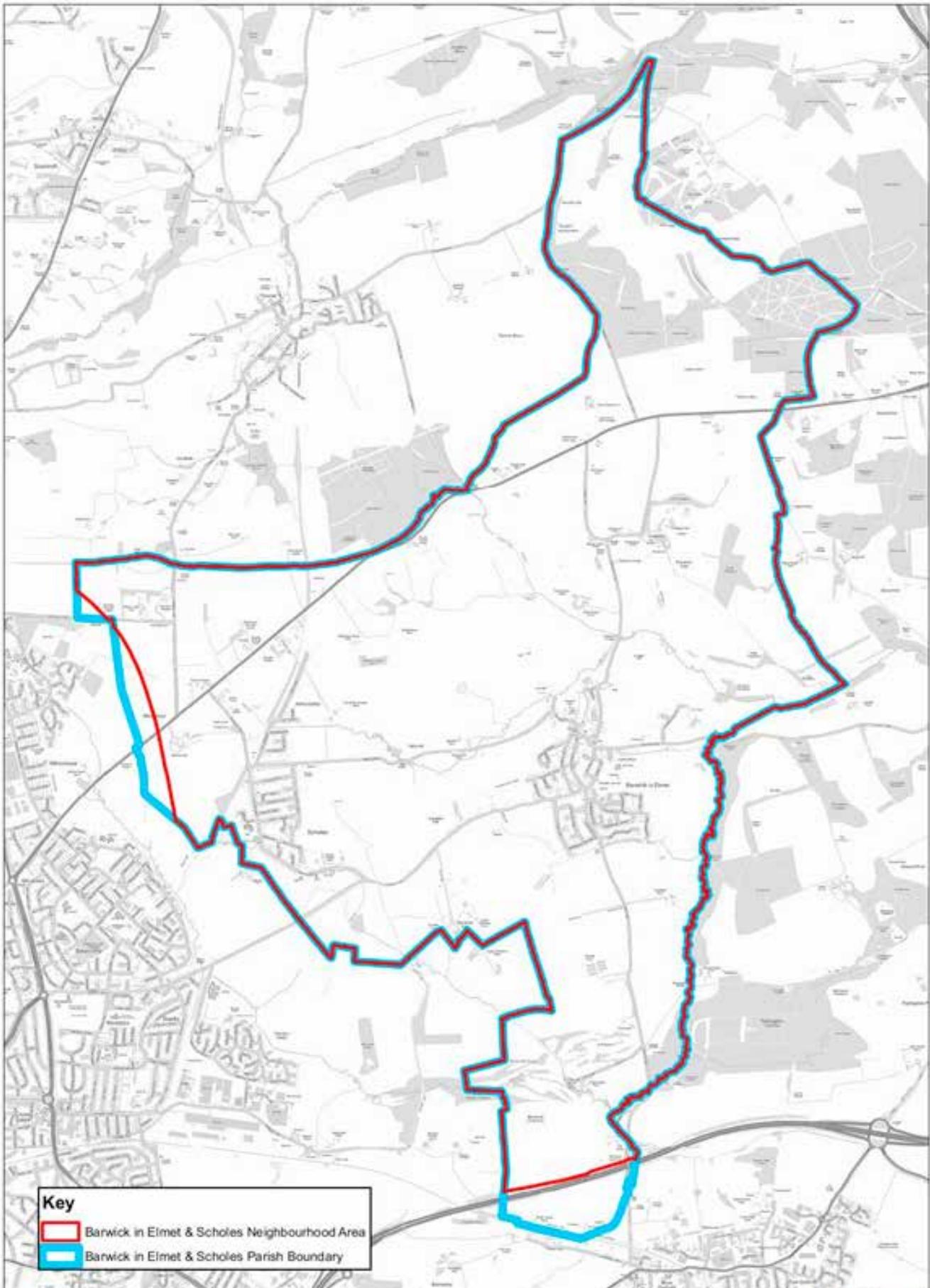


Scholes Lodge Farm, Scholes

Looking back towards Main Street from Leeds Road.

2. Background

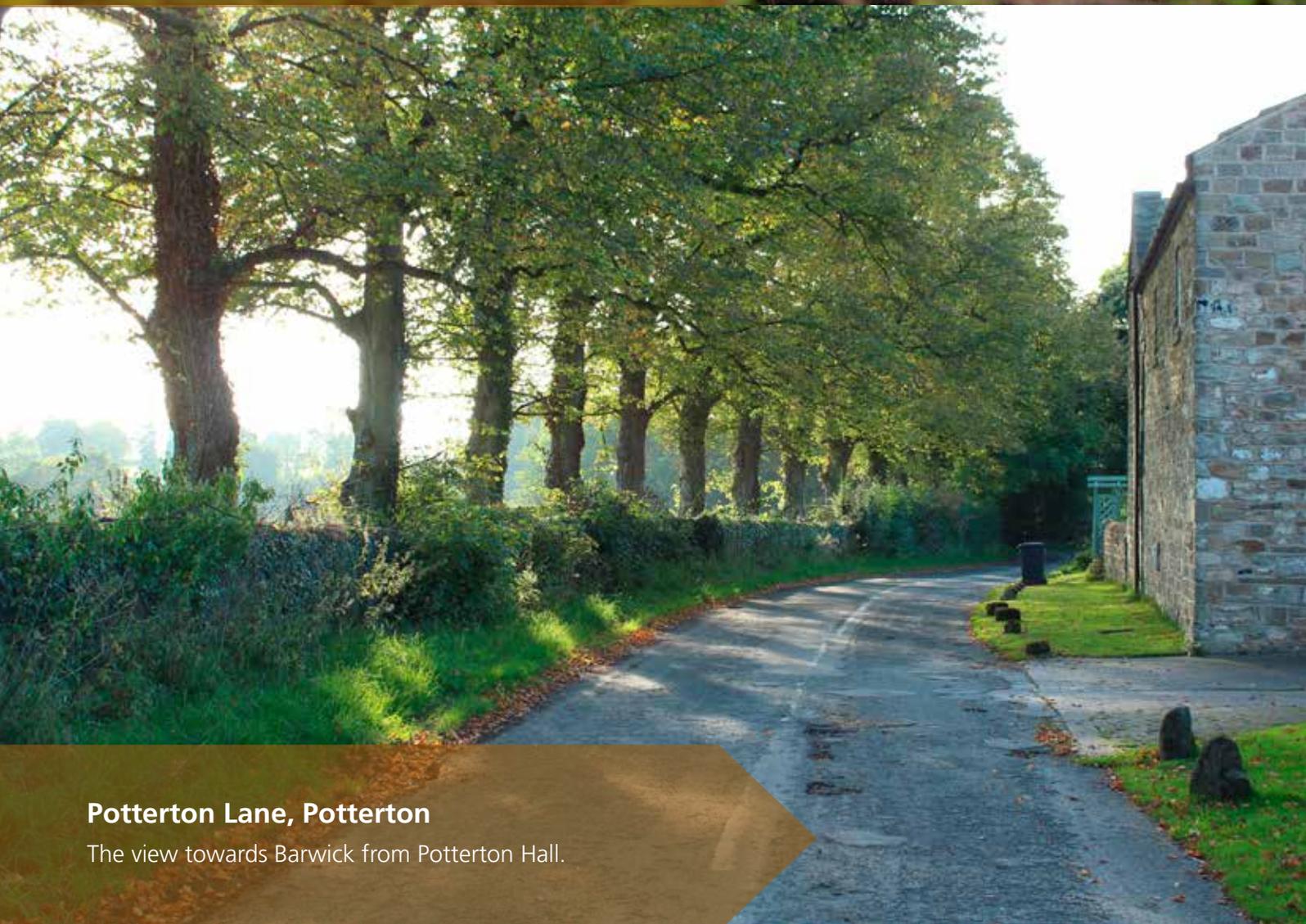
The Neighbourhood Area and parish boundary





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.

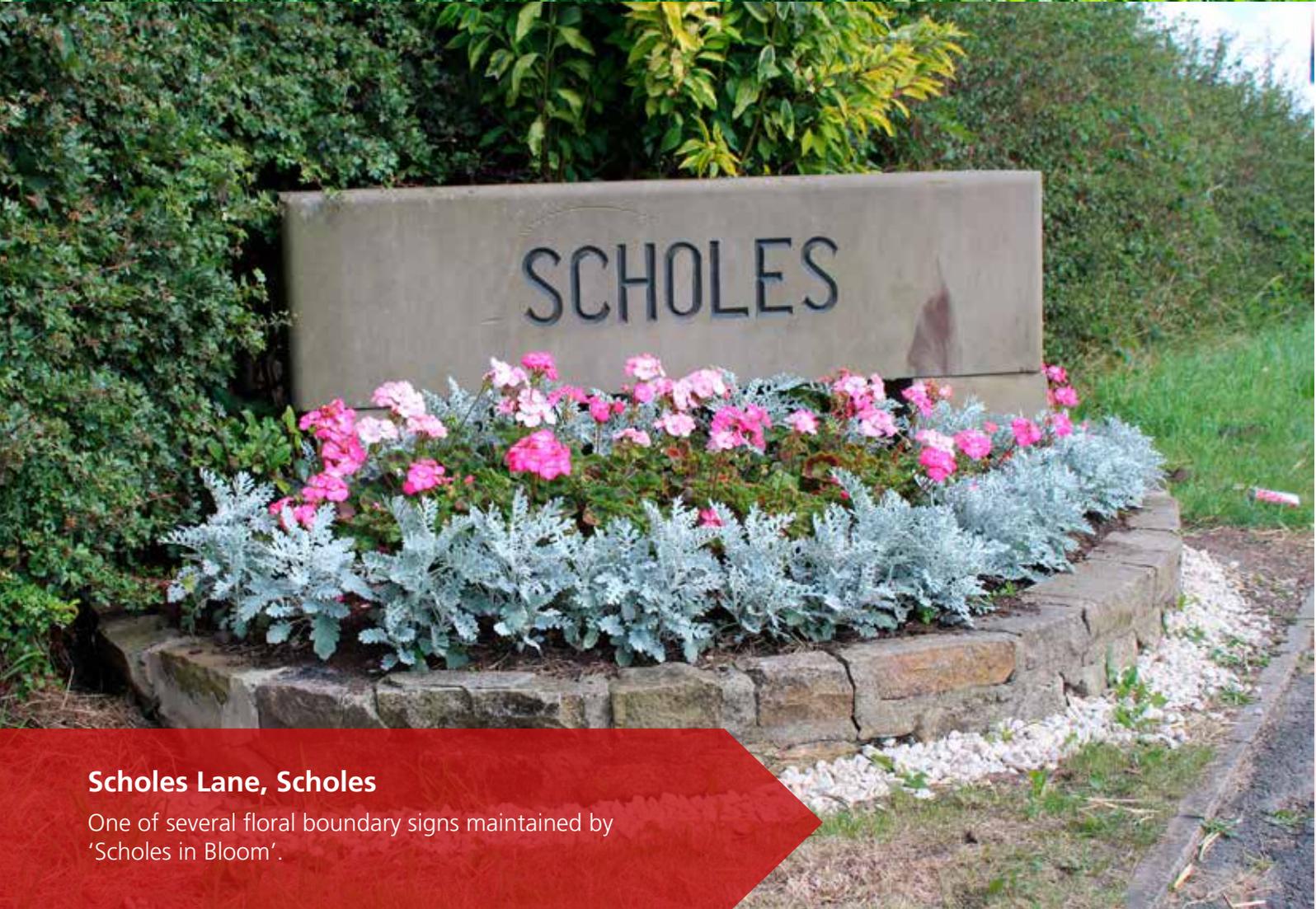
Key themes and policies

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

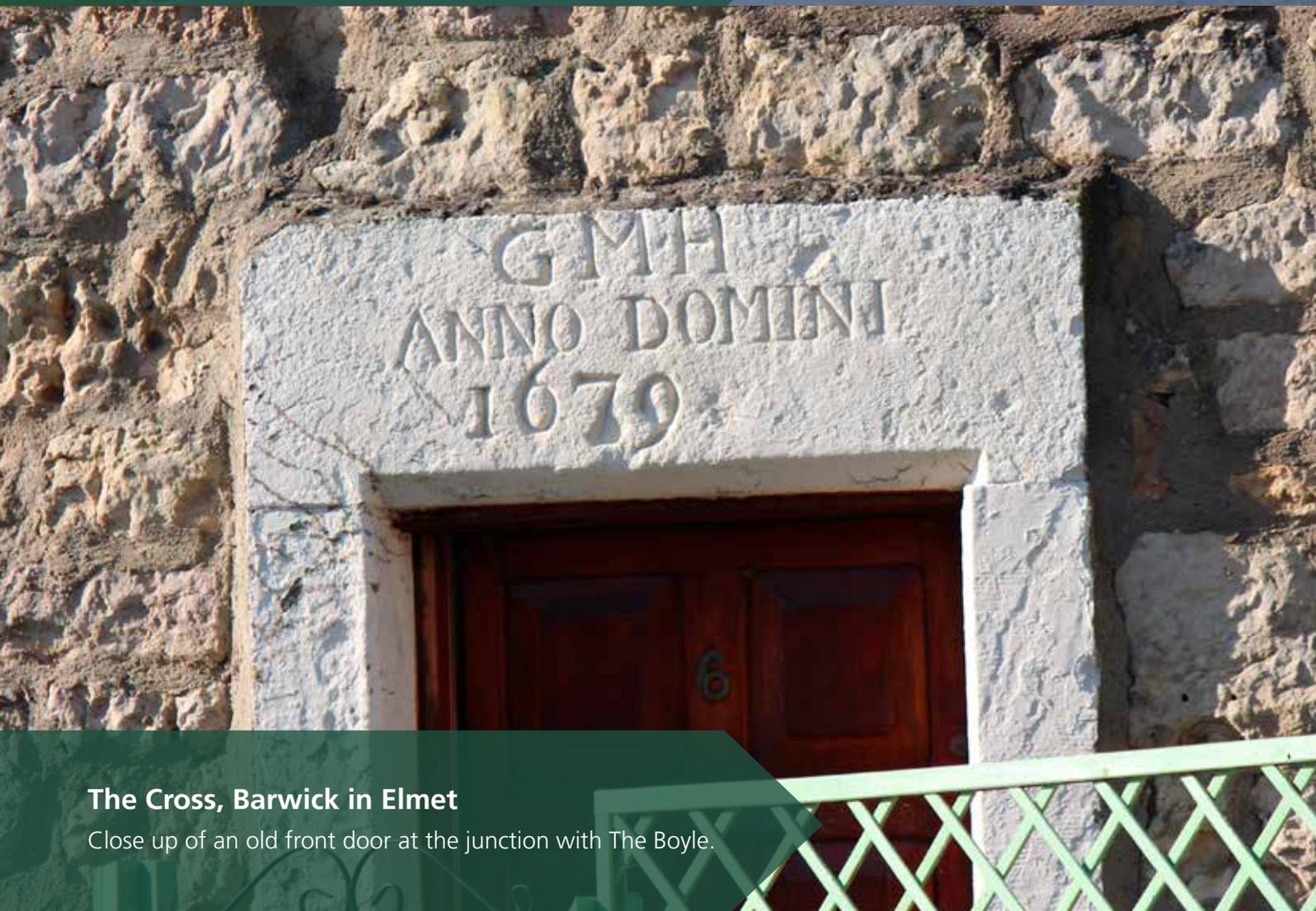
sympathetic with the locality and the historic nature of the Neighbourhood Area.





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

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

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

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.

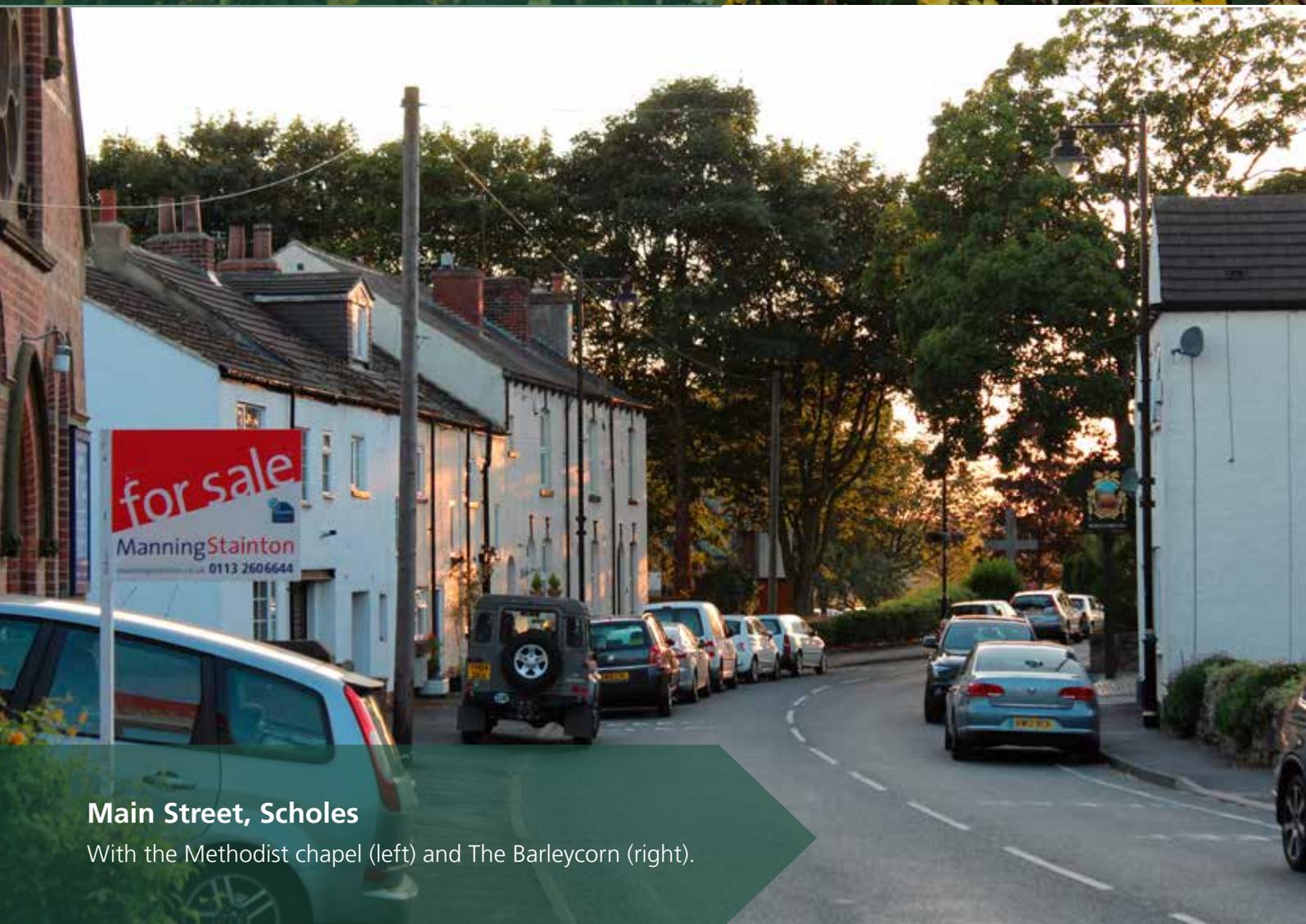
4. The main priorities for residents of the parish in respect of housing provision were for future homes to have on plot parking; a private garden; high standards of energy efficiency; a garage; be suited for first time buyers and older people. Residents felt that town houses and large family homes should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



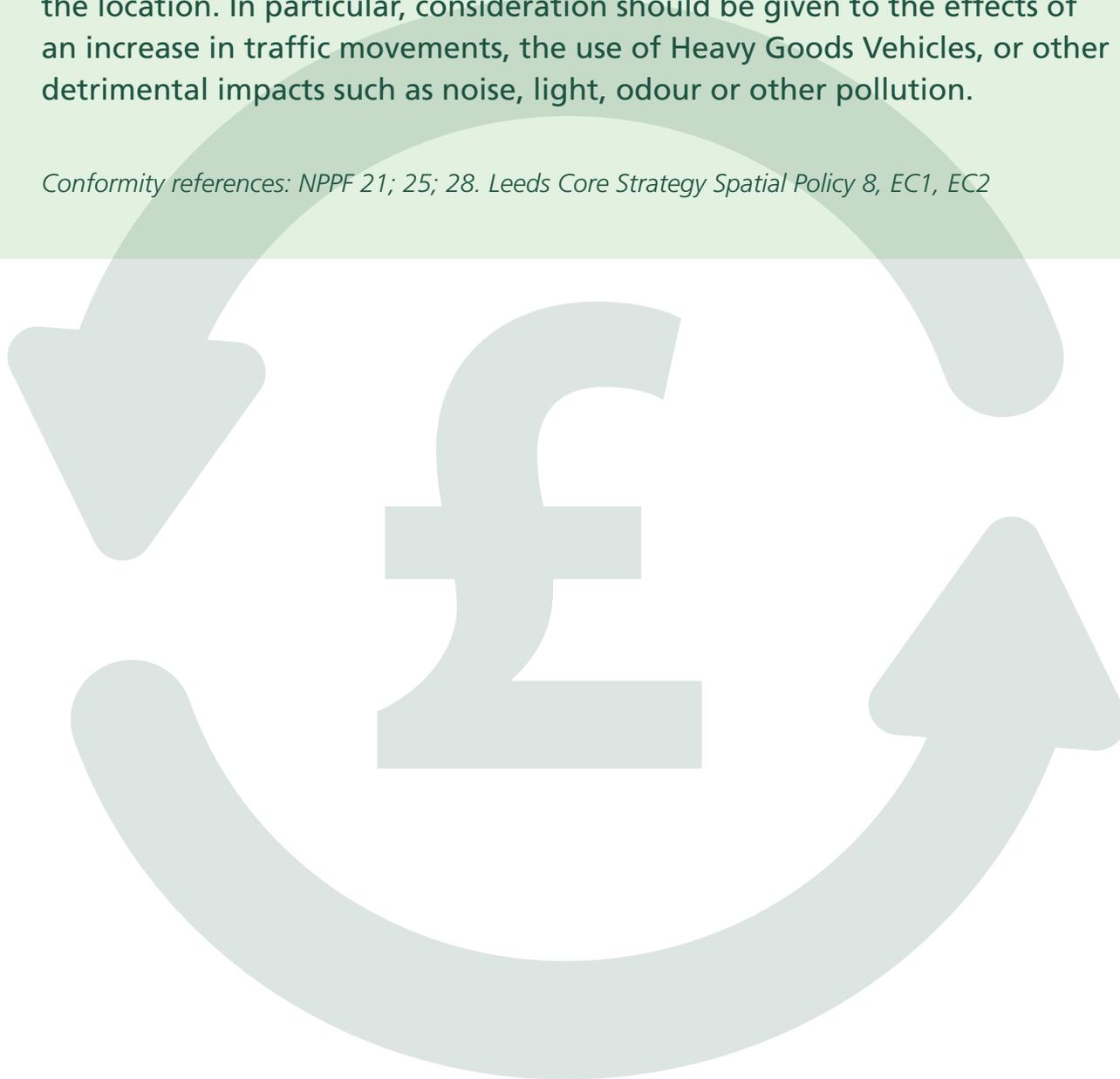
The Barleycorn Inn

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.

5.5.2 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.

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.

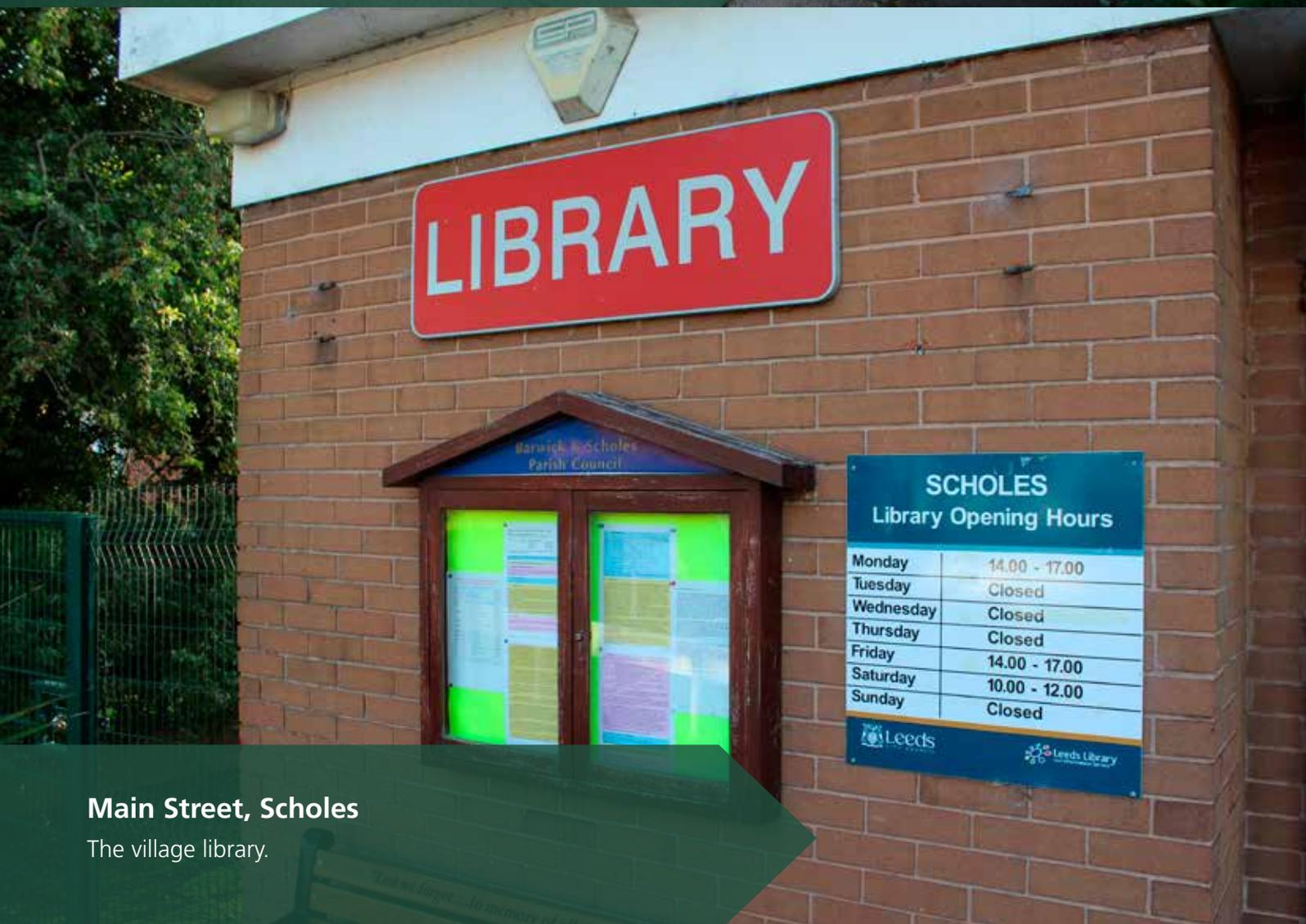
Both villages have football clubs, with a junior side too covering both villages. In addition, both villages have tennis clubs, bowls clubs and indoor bowls is played in Barwick in Elmet Village Hall in winter months. Walking is popular and there is a golf club, golf driving range and a clay shoot and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

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.

SCHOLES Library Opening Hours	
Monday	14.00 - 17.00
Tuesday	Closed
Wednesday	Closed
Thursday	Closed
Friday	14.00 - 17.00
Saturday	10.00 - 12.00
Sunday	Closed

Leeds
Leeds 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.

5.6.2 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

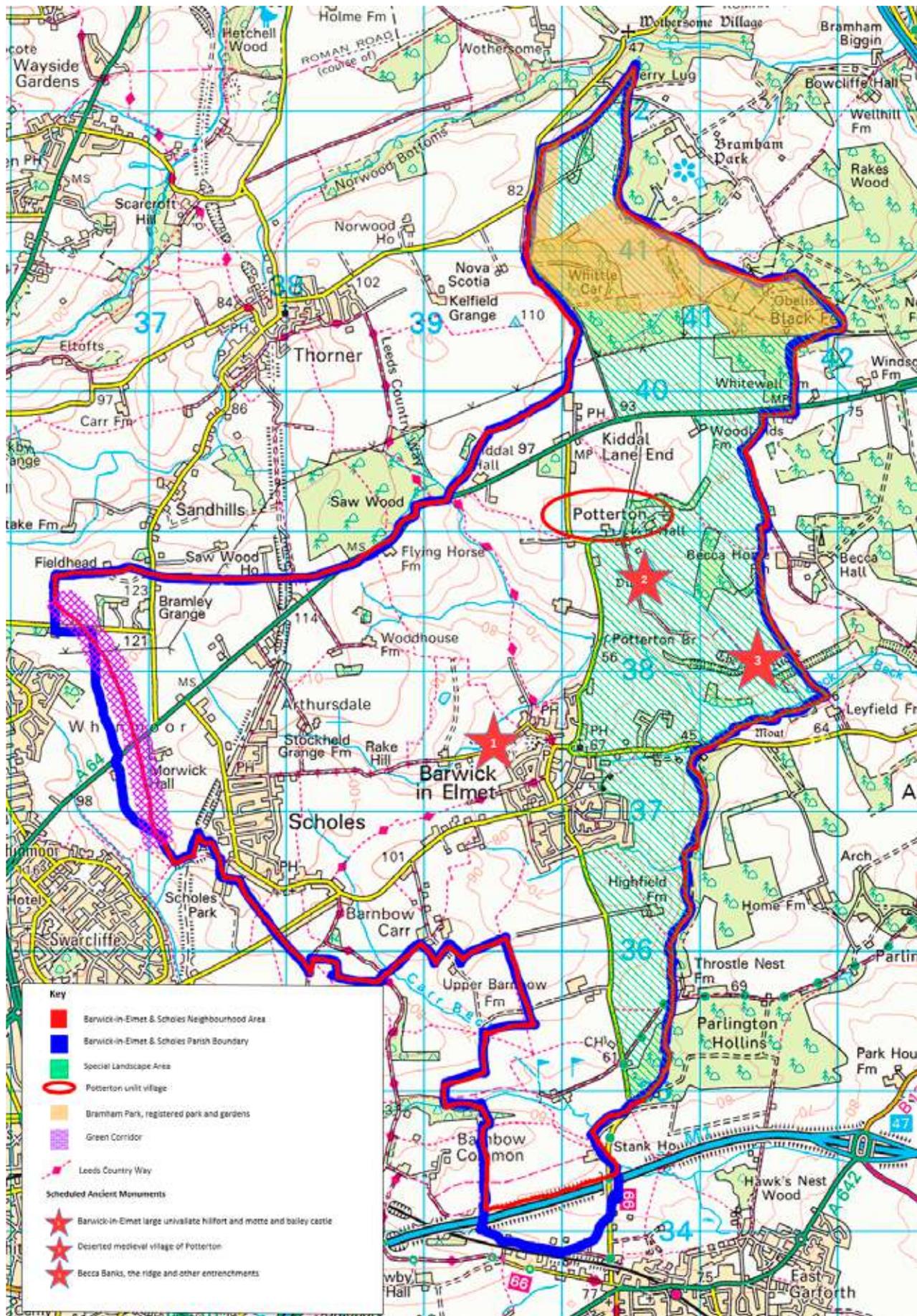
1. Barwick in Elmet allotments.
2. Jack Heaps' Field including the tennis courts and children's play area.
- 3a. Hall Tower Field.
- 3b. Wendel Hill.
4. Jubilee Gardens.
5. Barwick in Elmet football pitch, cricket pitches and bowling green.
6. Long Lane Beck and stream banks.
7. Woodland between Long 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.

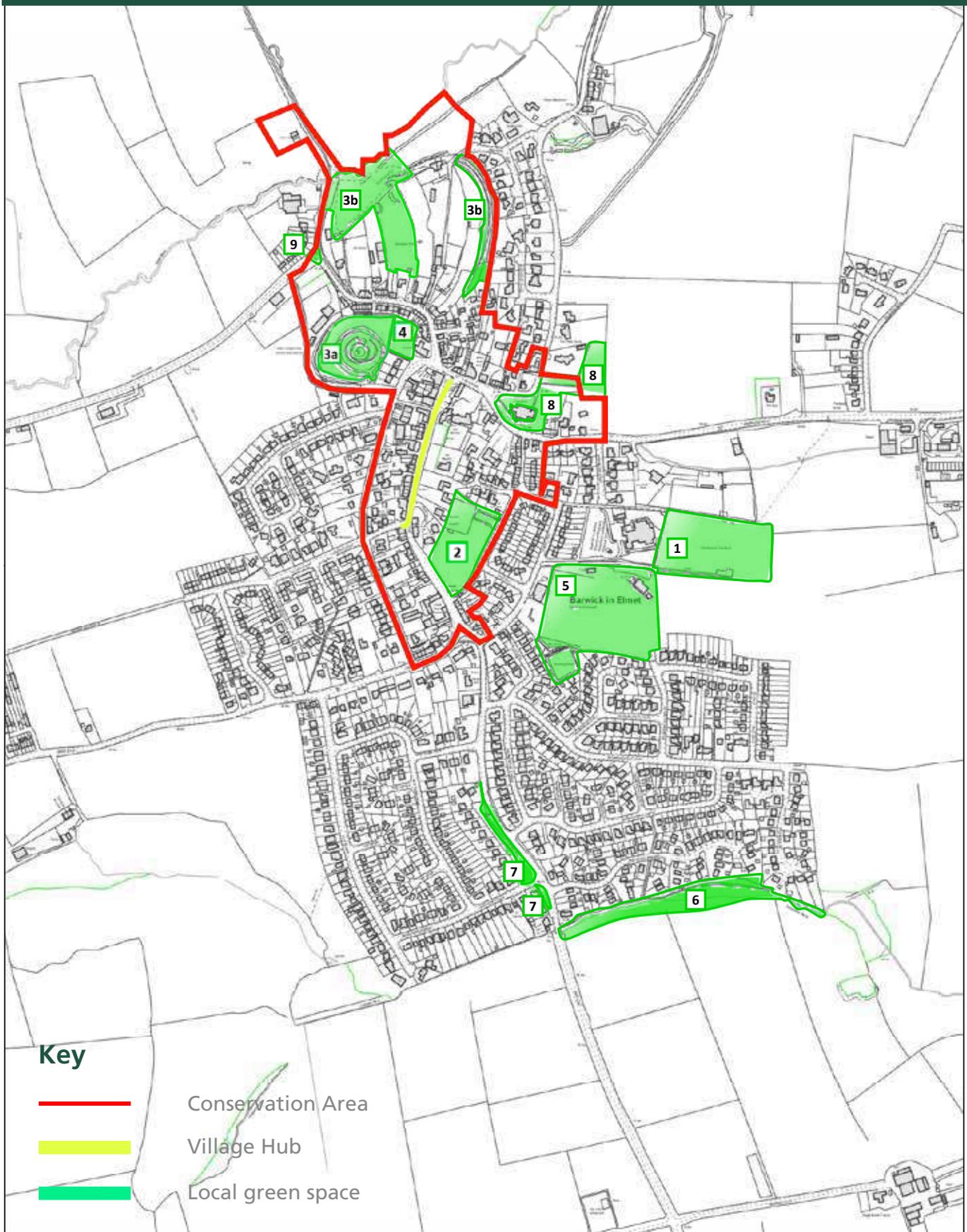
5.7 Policies Maps

Neighbourhood Area



5.7 Policies Maps

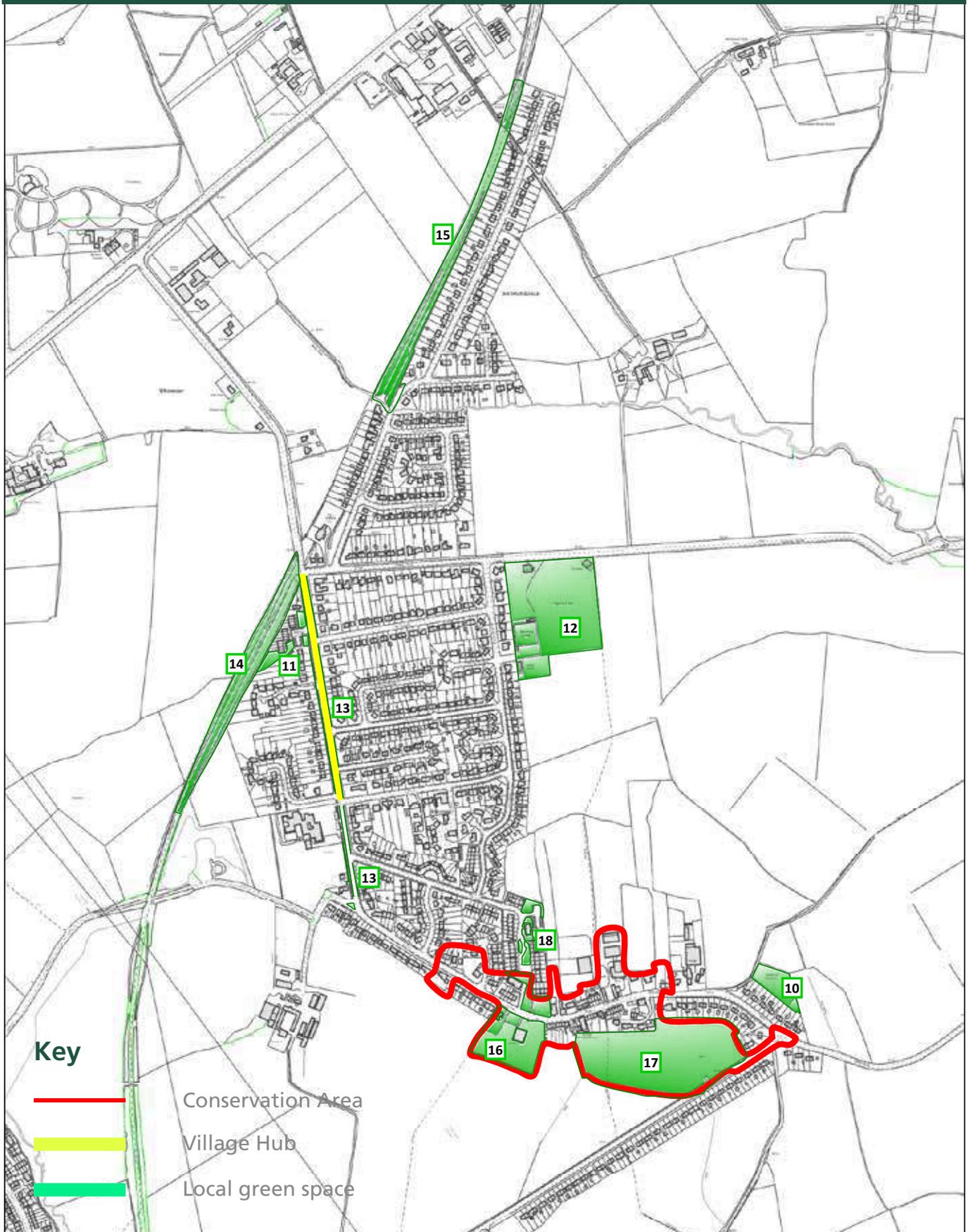
Barwick in Elmet Local Green Spaces, Village Hub and Conservation Area



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 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.

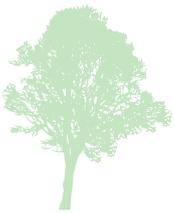
5. 2016 Local Green Space

A detailed description of local green spaces.



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

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



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Barwick in Elmet with Scholes Parish

Housing Evidence Base

May 2015

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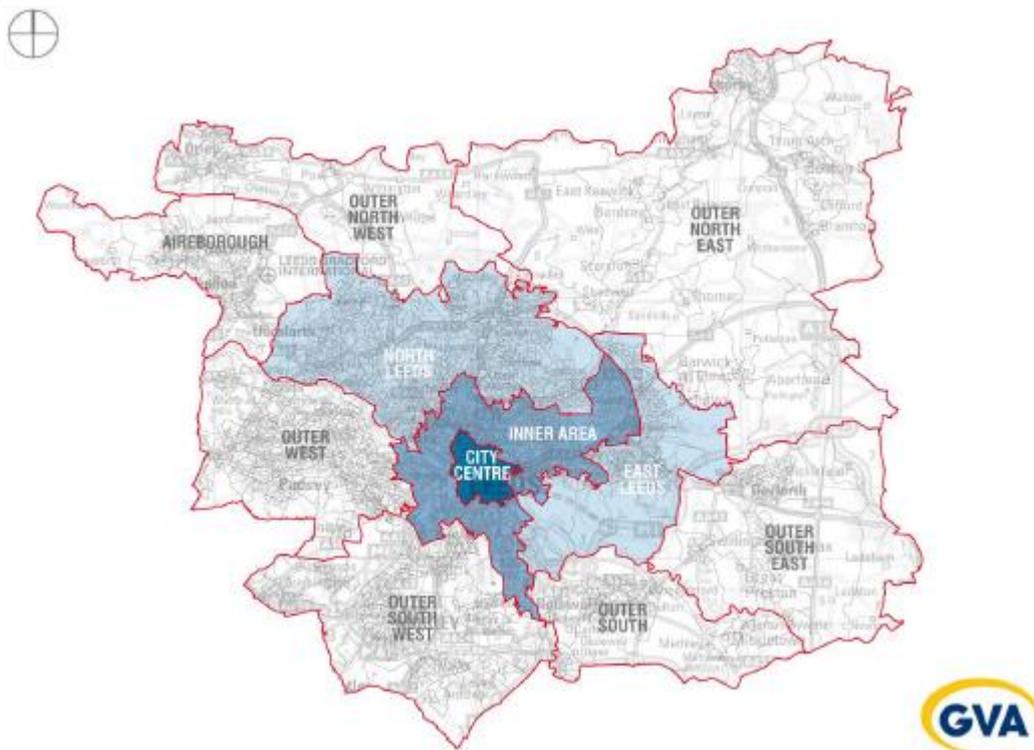
Executive Summary

Aims of the study

1. The aim of the study is to support the neighbourhood development plan by compiling an evidence base to describe the quantity and characteristics of households and the housing stock within the parish, estimate the additional housing needed in the parish to meet the needs of its residents and record views and priorities of current parish residents regarding any future housing provision in the parish.

The characteristics of parish, its households and housing

2. The parish is located within the outer north east quadrant of Leeds. It has two villages and is rural in character.



The characteristics of parish households and housing

3. 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; and

-
- 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.
4. There are significant trends within in the population:
 - a declining number of young people resident in the parish; and
 - a growing number of older people resident in the parish.
 5. The housing stock:
 - 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 by stakeholders 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.
 6. 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.

The Leeds housing market context

7. The key finding of our review are that:
 - the parish local housing market sits within the outer north east quadrant of the City of Leeds;
 - the population of Leeds grew by about 5% in the decade 2001-2011; due mainly to an excess of births over deaths in the city however there is a net outflow of people from Leeds to other local authority areas;
 - the number of households is rising at a slightly faster rate than the population due to the diminishing average size of households across the city. This is smaller than the rate of change for England;
 - new housebuilding completions are running at over 2,000 homes per annum across the City and this number of completion is expected to rise;
 - the volume of sales of re-sale and new build housing dropped dramatically after 2008 and is only recently showing signs of recovery. Land registry data quoted in Chapter 2 suggests that the parish was less affected by this;
 - average house prices in Leeds are higher than across the region but below the average for England;

Key findings of the household survey

8. **Part A of the survey** sought residents' views about priorities for new build and amenities in the parish. The 6 main priorities 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.
9. Residents felt that town houses and large family homes should be a low priority.
10. The main priorities for amenity improvements should be improved public transport; improvements to footpaths and cycle-ways; faster internet; and improved public car parking.
11. **Part B of the survey** assessed the need for additional housing in the parish arising from existing households and people that live with them.
12. The information showed that over the next 5 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 and mitigate health issues, there was a mismatch between the likely supply of housing and the requirement of households seeking to move.
13. The mismatch occurs in terms of house size, type, tenure and special features.
14. We estimate that 18 additional dwellings over 5 years are needed to meet this need:
 - 11 dwellings of specified size type and tenure and
 - a further 7 dwellings that address mobility and support needs
15. **Part C of the survey** sought information from households that had moved into the parish in the last 5 years. Reasons for moving to the parish were to be closer to family; to upsize; to downsize; to experience village life; employment and relationship breakdown. 10 households moved within the parish, 11 households moved from nearby towns, 15 from other parts of Leeds and 4 were long distance relocations.

Stakeholder consultation

16. Estate agents told us that the parish was regarded as 'a place to move up to'. Agents and residents also told us that residents sought to live in the parish as a long term goal rather than a stepping stone so transaction levels were low. Prices were higher than many parts of Leeds but lower than in the Wetherby area.
17. Letting agents told us that there were few vacancies within a relatively small private rented sector and tenants sought long term tenancies.
18. New build sales agents on nearby sites told us that a high proportion of sales were made to people outside the immediate area of the development and a small number of sales were made to first time buyers from the parish and other villages. There was a higher demand for homes up to and including 3 bedrooms than 4 bedroom or larger homes. Flats and apartments sold very quickly – some to investors.
19. Local primary schools told us that they had concerns about the impact of a large volume of new build housing and were concerned that some parish resident children were unable to gain admission to their local school.

-
20. Parish councillors and local residents told us of the value they attached to the character of the parish and their concerns about the effects of large scale development nearby.

Overall conclusions

21. Our household survey revealed some public support for additional housing for first time buyers and older people. The study estimates that there is locally generated need for around 18 dwellings over the next five years to address a mismatch between the size and type and tenure of housing that may become vacant and the requirements of local households that are considering moving.
22. Analysis of characteristics of households that may move home are consistent with the profile described above: an aging population living in larger homes seeking to downsize and a smaller number of younger households seeking to upgrade.
23. Taking the survey findings and the supporting evidence into account there is very strong evidence to support policies that address imbalances in the parish household and dwelling profile and its predicted demographic change.
24. The evidence base that has been produced contains significant and wide ranging information to enable the parish council and the public to consider housing policy and development proposals in an informed way.

Chapter 1: Introduction

Introduction and aims of the study

- 1.1 This chapter describes the aims of the research and the main methods employed in the collection and analysis of information.
- 1.2 The aim of the study was to support the neighbourhood development plan by compiling an evidence base to describe the quantity and characteristics of households and the housing stock within the parish, estimate the additional housing needed in the parish to meet the needs of its residents and record views and priorities of current parish residents regarding any future housing provision in the parish.

The study method

- 1.3 The study method has several elements:
 - a baseline evidence base describing key features of the housing market and trends, mostly from the censuses of 2001 and 2011;
 - an estimate of the forward trajectory of housing demand based upon the strategic housing market assessment published by Leeds City Council and other relevant studies;
 - information from residents and stakeholders;
 - information from a household survey designed to assess the need for additional housing arising from households resident within the parish as well as information about their priorities for new development to inform the design process; and
 - information about the local housing market including the supply of housing, rents and purchase prices.

Chapter 2: Information about the parish

Introduction

- 2.1 In this section we provide background and baseline information about the population, households and housing stock of Barwick in Elmet and Scholes Parish. This information will help us to understand the role of the parish in the wider Leeds housing market and the factors that drive demand for it.
- 2.2 Most of information provided in this chapter has been drawn from 2011 Census and is put in context by comparison with data for the City of Leeds, the Yorkshire and Humber Region and the whole of England. These areas are referred to as ‘the other geographies’. This context information is very important and enables us to define the parish’s distinctiveness.
- 2.3 Data for each topic is presented in a consistent way. Data for each topic is firstly given in a table which is referenced back to the Office for National Statistics (ONS) neighbourhood statistics tables at the parish level. Data from this table is then converted into proportions of each variable expressed as a percentage. Finally these proportions are depicted in a chart. In a number of cases there is some further analysis and simplification of some of the data variables. This is because the population of Barwick in Elmet and Scholes Parish is small compared to the other geographies and some of the factors measured by the census are not present. Please note that in some tables percentages may not sum to 100% due to rounding proportions to 2 decimal places
- 2.4 This method of presentation is lengthy and detailed which reflects the need for the evidence base to be transparent and rigorous. Some readers may prefer only to read the summary of findings at the end of the chapter.

Characteristics of the Local Population

- 2.5 The 2011 Census recorded 4,902 people resident in Barwick in Elmet and Scholes Parish. Figure 1a below shows the age profile of the population in five-year age bands. A comparison with 2001 Census data suggests that the population of the parish has decreased by 216 people over the decade. Some 5,118 people were resident in the parish in 2001.
- 2.6 Figures 1b and 1c overleaf, present the age profile information population within each age band.
* Note that Neighbourhood statistics break down the 15-19 age band to a more detailed level and widen the band beyond the age 30.

Figure 1a: Number of residents in age bands*

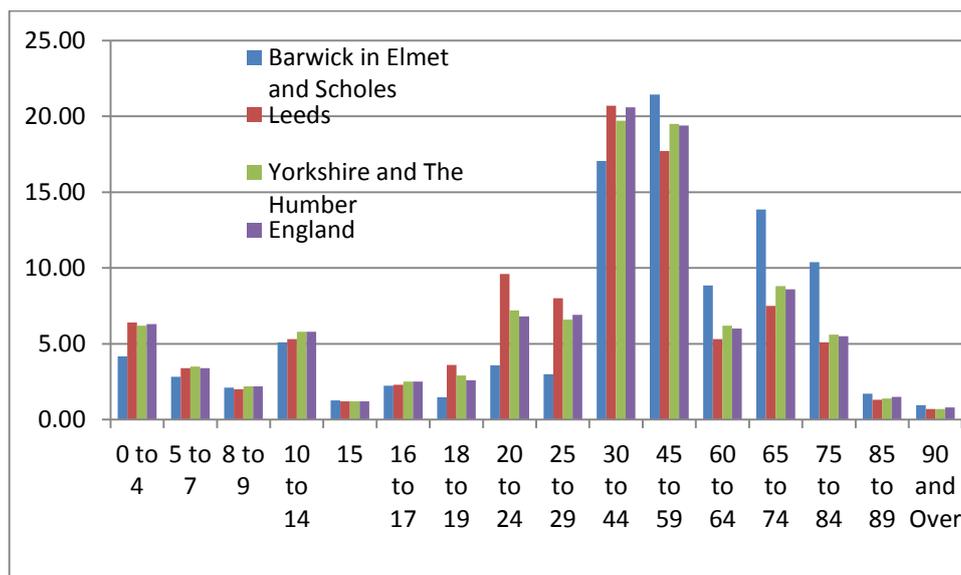
<i>Age band</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
0 to 4	204	47,844	328,447	3,318,449
5 to 7	138	25,177	182,818	1,827,610
8 to 9	103	15,404	114,657	1,145,022
10 to 14	250	40,167	306,096	3,080,929
15*	62	8,901	65,774	650,826
16 to 17*	110	17,178	130,943	1,314,124
18 to 19*	72	26,756	151,928	1,375,315
20 to 24	176	71,874	382,679	3,595,321
25 to 29	147	59,860	347,304	3,650,881
30 to 44	836	155,762	1,042,121	10,944,271
45 to 59	1,051	132,786	1,031,066	10,276,902
60 to 64	434	40,178	325,329	3,172,277
65 to 74	679	56,455	463,849	4,552,283
75 to 84	509	38,561	296,421	2,928,118
85 to 89	84	9,600	75,868	776,311
90 +	47	4,982	38,433	403,817
Totals	4,902	751,485	5,283,733	53,012,456

Source: Census (2011) table QS104EW

Figure 1b: Percentage of residents in age bands

<i>Age band</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
0 to 4	4.16	6.40	6.20	6.30
5 to 7	2.82	3.40	3.50	3.40
8 to 9	2.10	2.00	2.20	2.20
10 to 14	5.10	5.30	5.80	5.80
15*	1.26	1.20	1.20	1.20
16 to 17*	2.24	2.30	2.50	2.50
18 to 19*	1.47	3.60	2.90	2.60
20 to 24	3.59	9.60	7.20	6.80
25 to 29	3.00	8.00	6.60	6.90
30 to 44	17.05	20.70	19.70	20.60
45 to 59	21.44	17.70	19.50	19.40
60 to 64	8.85	5.30	6.20	6.00
65 to 74	13.85	7.50	8.80	8.60
75 to 84	10.38	5.10	5.60	5.50
85 to 89	1.71	1.30	1.40	1.50
90 +	0.96	0.70	0.70	0.80

Figure 1c: Chart of percentage of residents in age bands



2.7 It is clear from figure 1d that the parish has a smaller proportion of under 8s and a larger proportion of people in the 45+ age bands than all of the other geographies.

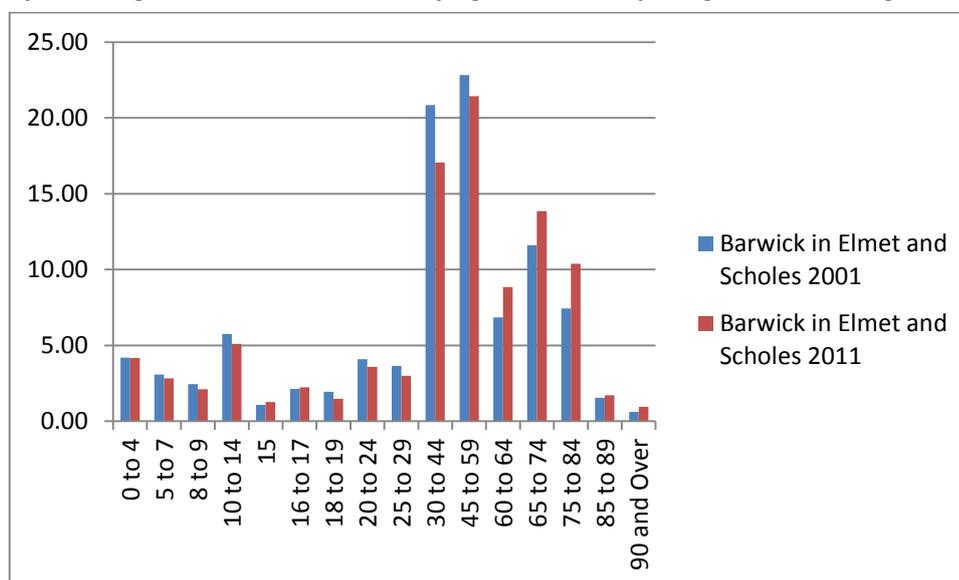
2.8 We have prepared a table showing key changes in the population age bands between the 2001 and 2011 censuses – figure 1d.

Figure 1d: Chart of percentage of residents in key age bands

Age band	Barwick in Elmet and Scholes		Leeds		Yorkshire and The Humber		England	
	2001	2011	2001	2011	2001	2011	2001	2011
Year:	2001	2011	2001	2011	2001	2011	2001	2011
0 to 4	4.18	4.16	5.71	6.4	5.88	6.2	5.96	6.3
5 to 7	3.07	2.82	3.72	3.4	3.81	3.5	3.74	3.4
8 to 9	2.44	2.10	2.59	2	2.68	2.2	2.61	2.2
10 to 14	5.74	5.10	6.71	5.3	6.78	5.8	6.57	5.8
15	1.07	1.26	1.27	1.2	1.31	1.2	1.27	1.2
16 to 17	2.13	2.24	2.42	2.3	2.56	2.5	2.51	2.5
18 to 19	1.93	1.47	3.09	3.6	2.57	2.9	2.4	2.6
20 to 24	4.08	3.59	8.13	9.6	6.12	7.2	6.01	6.8
25 to 29	3.65	3.00	7.1	8	6.22	6.6	6.65	6.9
30 to 44	20.85	17.05	21.98	20.7	22.05	19.7	22.65	20.6
45 to 59	22.82	21.44	17.32	17.7	18.94	19.5	18.88	19.4
60 to 64	6.84	8.85	4.63	5.3	4.99	6.2	4.87	6
65 to 74	11.61	13.85	8.07	7.5	8.53	8.8	8.35	8.6
75 to 84	7.42	10.38	5.35	5.1	5.64	5.6	5.6	5.5
85 to 89	1.54	1.71	1.25	1.3	1.28	1.4	1.3	1.5
90 +	0.61	0.96	0.64	0.7	0.63	0.7	0.64	0.8

2.9 There is too much information in the above table to present as a chart. The chart below is a comparison within the parish only over the decade. This shows trend of a declining number of children up to the age 14. Also noteworthy is the declining trend of people in the 20-44 and 45-59 bands. There is a trend over the decade of age groups over age 60 to increase as a proportion of the population.

Figure 1e: chart of percentage of residents within key age bands comparing census findings 2001 and 2011



Economic activity

2.10 It is important to understand the level of economic activity of residents as there is a link between economic activity and the quality and size of homes that households reside in. The standard output in figure 2a has been simplified in figures 2b and as not all descriptions are present or have very low numbers in Barwick in Elmet and Scholes Parish. This enables us to present the information more clearly.

Figure 2a: economic activity of residents aged between 16 and 74 (number)

<i>Economic activity</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Employee; Part-Time</i>	522	73,507	564,578	5,333,268
<i>Employee; Full-Time</i>	1,318	217,528	1,435,376	15,016,564
<i>Self-Employed</i>	376	42,298	325,432	3,793,632
<i>Unemployed seeking work</i>	86	26,786	187,755	1,702,847
<i>Full-Time Student</i>	81	29,810	136,834	1,336,823
<i>Retired</i>	840	69,446	570,173	5,320,691
<i>Student (not working)</i>	113	46,047	228,653	2,255,831
<i>Homemaker</i>	71	20,435	166,214	1,695,134
<i>Sick or Disabled</i>	63	22,498	174,493	1,574,134
<i>Economically Inactive; Other</i>	35	12,494	85,711	852,450
<i>Unemployed; Age 16 to 24</i>	19	7,613	56,251	471,666
<i>Unemployed; Age 50 to 74</i>	25	4,454	32,216	315,863
<i>Unemployed; Never Worked</i>	5	4,798	32,785	276,121
<i>Long-Term Unemployed</i>	34	10,856	75,113	668,496

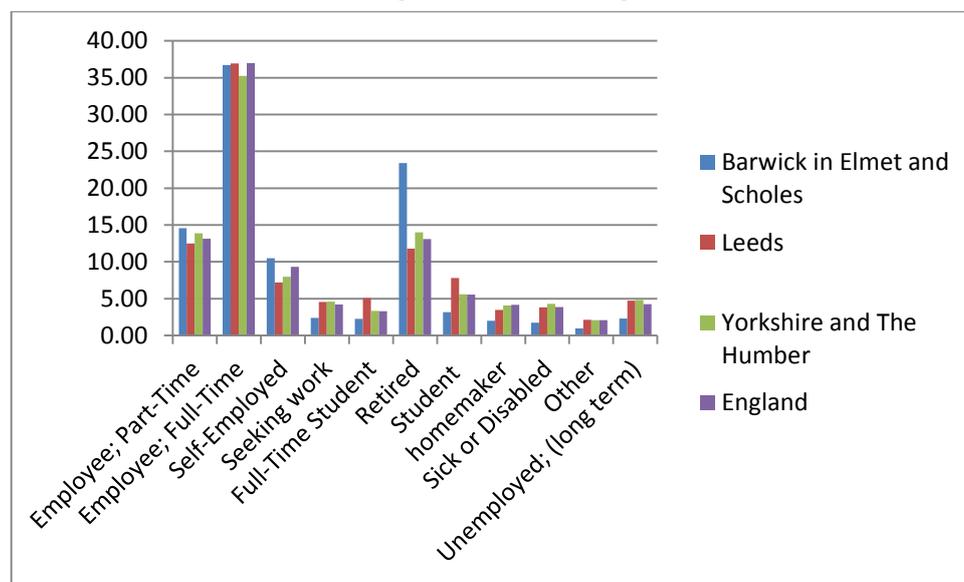
Source: Census (2011) KS601EW abridged

2.11 The standard output in figure 2a has been simplified and expressed as proportions in figures 2b and 2c as some variables have low numbers Barwick in Elmet and Scholes Parish.

Figure 2b: economic activity of residents aged between 16 and 74 (percentage)

<i>Economic activity</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Employee; Part-Time</i>	14.55	12.49	13.87	13.13
<i>Employee; Full-Time</i>	36.73	36.96	35.25	36.97
<i>Self-Employed</i>	10.48	7.19	7.99	9.34
<i>Seeking work</i>	2.40	4.55	4.61	4.19
<i>Full-Time Student</i>	2.26	5.06	3.36	3.29
<i>Retired</i>	23.41	11.80	14.00	13.10
<i>Student</i>	3.15	7.82	5.62	5.55
<i>homemaker</i>	1.98	3.47	4.08	4.17
<i>Sick or Disabled</i>	1.76	3.82	4.29	3.88
<i>Other</i>	0.98	2.12	2.11	2.10
<i>Unemployed; (Inc. long term)</i>	2.31	4.71	4.82	4.26

Figure 2c: chart of figure 2b



2.12 Figure 2b and 2c shows that the parish has a higher proportion of employed and self-employed people. The parish has a much higher proportion of retired people than the other geographies. Consequently it has a lower proportion of people in all other groups, particularly unemployed groups and students.

2.13 The census uses a number of standard classifications to define occupation types as depicted in figure 3a. The census standard table has been amended to group all classes of unemployment together.

Figure 3a: main occupation of residents aged 16-74 (number)

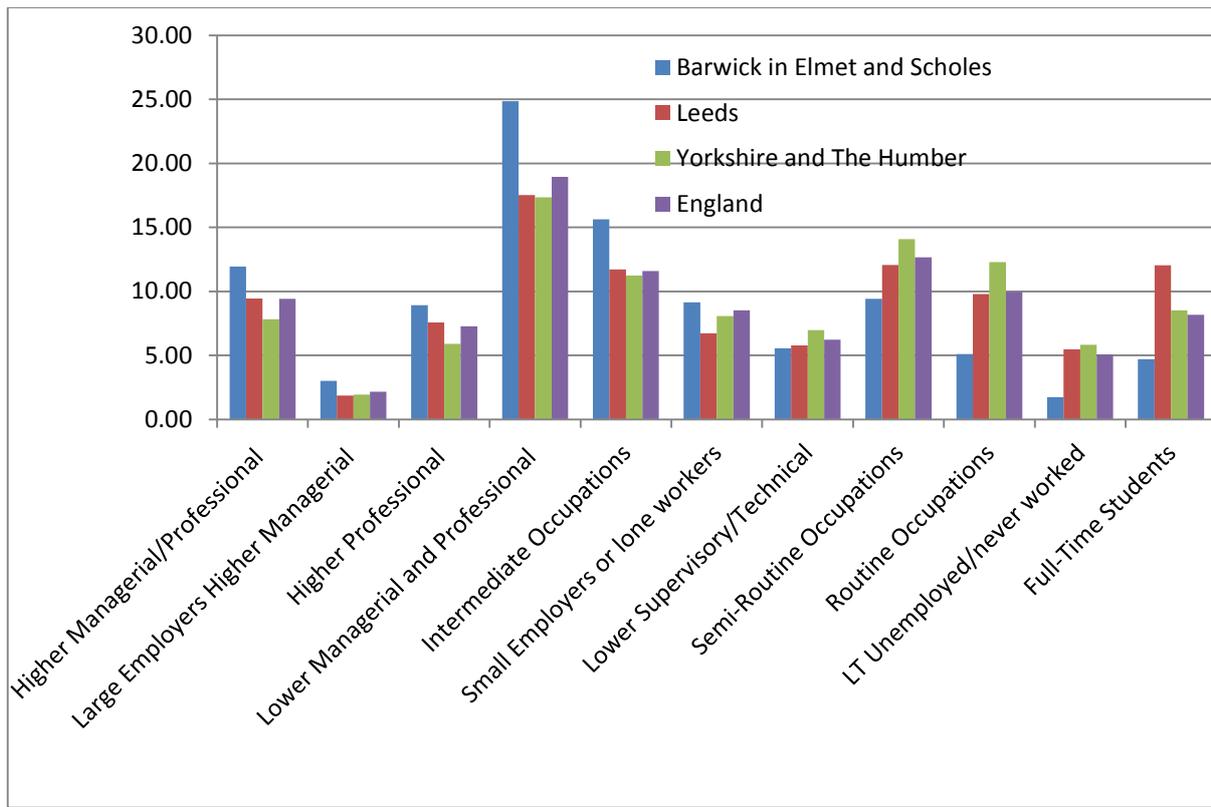
<i>Main occupation</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Higher Managerial, Administrative and Professional</i>	475	58,491	329,084	4,045,823
<i>Large Employers and Higher Managerial and Administrative</i>	120	11,511	81,347	926,352
<i>Higher Professional</i>	355	46,980	247,737	3,119,471
<i>Lower Managerial, Administrative and Professional</i>	989	108,607	730,033	8,132,107
<i>Intermediate Occupations</i>	622	72,518	472,161	4,972,044
<i>Small Employers and Own Account Workers</i>	364	41,641	339,876	3,662,611
<i>Lower Supervisory and Technical Occupations</i>	221	35,744	293,094	2,676,118
<i>Semi-Routine Occupations</i>	375	74,729	591,628	5,430,863
<i>Routine Occupations</i>	203	60,678	516,359	4,277,483
<i>Never Worked and Long-Term Unemployed</i>	69	33,868	244,917	2,180,026
<i>Full-Time Students</i>	187	74,573	358,067	3,504,299
Totals	3,980	619,340	4,204,303	42,927,197

Source Census (2011) NS-SeC table KS611EW

Figure 3b main occupation of residents aged 16-74 (percent)

<i>Main occupation</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Higher Managerial, Administrative and Professional</i>	11.93	9.44	7.83	9.42
<i>Large Employers and Higher Managerial and Administrative</i>	3.02	1.86	1.93	2.16
<i>Higher Professional</i>	8.92	7.59	5.89	7.27
<i>Lower Managerial, Administrative and Professional</i>	24.85	17.54	17.36	18.94
<i>Intermediate Occupations</i>	15.63	11.71	11.23	11.58
<i>Small Employers and Own Account Workers</i>	9.15	6.72	8.08	8.53
<i>Lower Supervisory and Technical Occupations</i>	5.55	5.77	6.97	6.23
<i>Semi-Routine Occupations</i>	9.42	12.07	14.07	12.65
<i>Routine Occupations</i>	5.10	9.80	12.28	9.96
<i>LT Unemployed/never worked</i>	1.73	5.47	5.83	5.08
<i>Full-Time Students</i>	4.70	12.04	8.52	8.16

Figure 3c: chart of main occupation of residents aged 16-74 (percent)



2.14 Figure 3c is a chart of the data in figure 3b. It clearly shows that the nature of employment of parish is biased toward the higher managerial and professional groups. In fact the parish has higher proportion of the 6 highest occupations than any of the other geographies. It has a considerably lower proportion of unemployed, students and routine occupations.

Ethnic group

2.15 Figures 4a, 4b and 4c show the presence of the broad ethnic groups in the resident population.

2.16 Just over 96% of the population is ‘White British’ which is a much higher proportion than for Leeds, the region or England. Compared to the everywhere else the low proportion of all Asian groups is particularly noticeable.

Figure 4a: broad ethnic group (number)

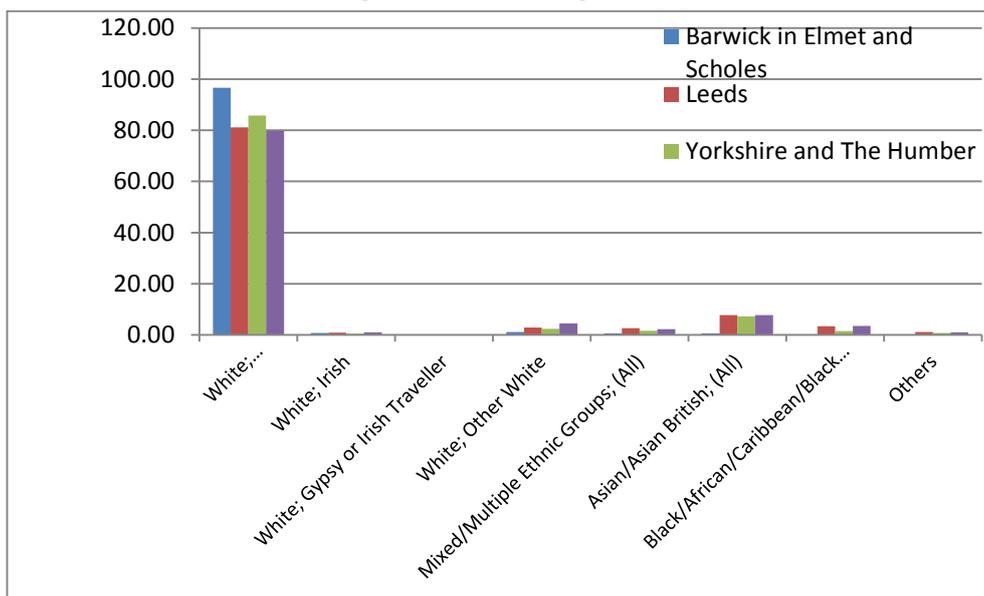
Broad Ethnic Group	Barwick in Elmet and Scholes	Leeds	Yorkshire and The Humber	England
White; English/Welsh/Scottish/Northern Irish/British	4,735	609,714	4,531,137	42,279,236
White; Irish	36	7,031	26,410	517,001
White; Gypsy or Irish Traveller	1	687	4,378	54,895
White; Other White	55	22,055	130,031	2,430,010
Mixed/Multiple Ethnic Groups; (All)	30	19,632	84,558	1,192,879
Asian/Asian British; (All)	32	58,243	385,964	4,143,403
Black/African/Caribbean/Black British; (All)	7	25,893	80,345	1,846,614
Others	6	8,230	40,910	548,418
All Usual Residents	4,902	751,485	5,283,733	53,012,456

Source Census (2011) Table QS201EW abridged

Figure 4b: broad ethnic group (percent)

Broad Ethnic Group	Barwick in Elmet and Scholes	Leeds	Yorkshire and The Humber	England
White; English/Welsh/Scottish/Northern Irish/British	96.59	81.13	85.76	79.75
White; Irish	0.73	0.94	0.50	0.98
White; Gypsy or Irish Traveller	0.02	0.09	0.08	0.10
White; Other White	1.12	2.93	2.46	4.58
Mixed/Multiple Ethnic Groups; (All)	0.61	2.61	1.60	2.25
Asian/Asian British; (All)	0.65	7.75	7.30	7.82
Black/African/Caribbean/Black British; (All)	0.14	3.45	1.52	3.48
Others	0.12	1.10	0.77	1.03

Figure 4c Chart of figure 4b



Health

Appropriate housing can make a considerable difference to the quality of life of people with poor health and or those that are limited in their day to day activities. First we examine data on the broad health status reported by residents.

Figure 5a: broad health status (number of residents)

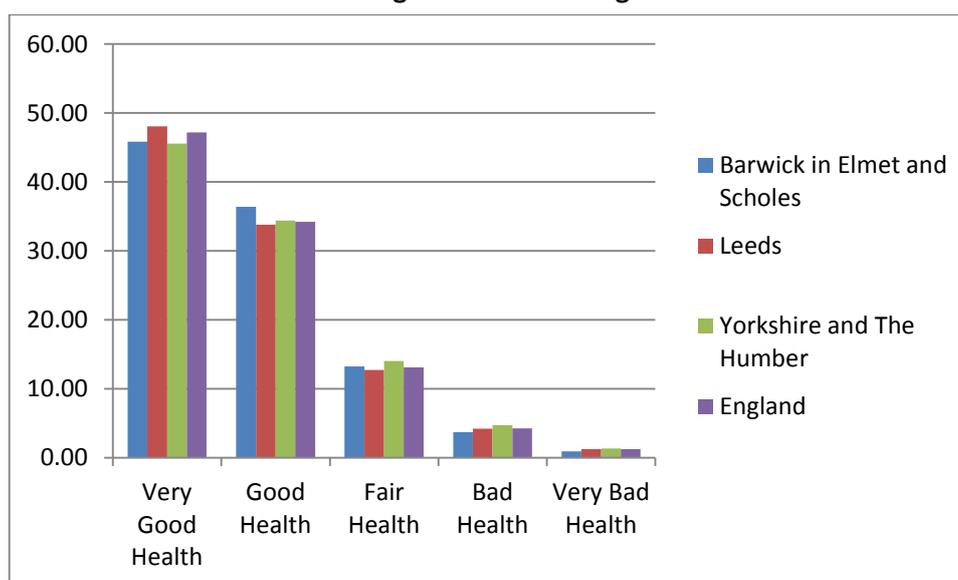
<i>Health Status</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
Very Good Health	2,247	361,295	2,407,907	25,005,712
Good Health	1,783	254,023	1,817,231	18,141,457
Fair Health	648	95,515	739,959	6,954,092
Bad Health	180	31,504	247,942	2,250,446
Very Bad Health	44	9,148	70,694	660,749
Total	4,902	751,485	5,283,733	53,012,456

Source: Census (2011) from table KS301EW

Figure 5b: broad health status (percent of residents)

<i>Broad Health Status</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
Very Good Health	45.84	48.08	45.57	47.17
Good Health	36.37	33.80	34.39	34.22
Fair Health	13.22	12.71	14.00	13.12
Bad Health	3.67	4.19	4.69	4.25
Very Bad Health	0.90	1.22	1.34	1.25

Figure 5c: chart of figure 5b



- 2.17 As of April 2011 (figure 5a) 44 people in Barwick in Elmet and Scholes Parish recorded that they had very bad health. This represents a smaller proportion of people than in the other geographies. However the proportion of people in other classifications is broadly similar.
- 2.18 It is also helpful to look at data regarding people that are limited in their day to day activities for example because of long term limiting illness and disability. Additionally we report on the number of people that are providing care and support for others however the person receiving care is not necessarily resident in the parish.
- 2.19 The following data analyses the degree to which residents are limited in their day to day activities. Figure 6a reports that 370 people or 7.5% of the population of the parish consider that their day to day activities are limited a lot. This is a similar proportion to that of Leeds but is lower than the regional or English geographies. However in figure 6c we see that the proportion of people aged between 16 and 64 who report that their activities is limited a lot, is less than half of the proportion for all ages.

Figure 6a: persons with limited day to day activities (number)

<i>Degree of limitation (all people)</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Day-to-Day Activities Limited a Lot</i>	370	59,155	478,358	4,405,394
<i>Day-to-Day Activities Limited a Little</i>	585	66,523	515,291	4,947,192
<i>Day-to-Day Activities Not Limited</i>	3,947	625,807	4,290,084	43,659,870
Total	4,902	751,485	5,283,733	53,012,456

Source: Census (2011) from table KS301EW.

Figure 6b: persons with limited day to day activities (percent)

<i>Degree of limitation (all people)</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Day-to-Day Activities Limited a Lot</i>	7.55	7.87	9.05	8.31
<i>Day-to-Day Activities Limited a Little</i>	11.93	8.85	9.75	9.33
<i>Day-to-Day Activities Not Limited</i>	80.52	83.28	81.19	82.36

Figure 6c: persons with limited day to day activities Age 16-64 (proportion)

<i>Degree of limitation (people aged 16-64)</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Day-to-Day Activities Limited a Lot; Age 16 to 64</i>	3.47	5.35	6.19	5.60
<i>Day-to-Day Activities Limited a Little; Age 16 to 64</i>	7.57	6.73	7.55	7.14
<i>Day-to-Day Activities Not Limited; Age 16 to 64</i>	88.96	87.91	86.26	87.25

- 2.20 The gap between supply and demand for suitable housing and support for people with long term illness or disability is often made up by family and friends. These act as unpaid carers. This activity is likely to

due in part to an unmet housing need, not necessarily Barwick in Elmet and Scholes Parish.

Figure 7a: persons providing hours of unpaid care per week (number of residents)

<i>Level of unpaid care</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Provides No Unpaid Care</i>	4,235	679,887	4,732,392	47,582,440
<i>Provides 1 to 19 Hours Unpaid Care a Week</i>	480	45,684	341,658	3,452,636
<i>Provides 20 to 49 Hours Unpaid Care a Week</i>	71	9,473	74,574	721,143
<i>Provides 50 or More Hours Unpaid Care a Week</i>	116	16,441	135,109	1,256,237
Total	4,902	751,485	5,283,733	53,012,456

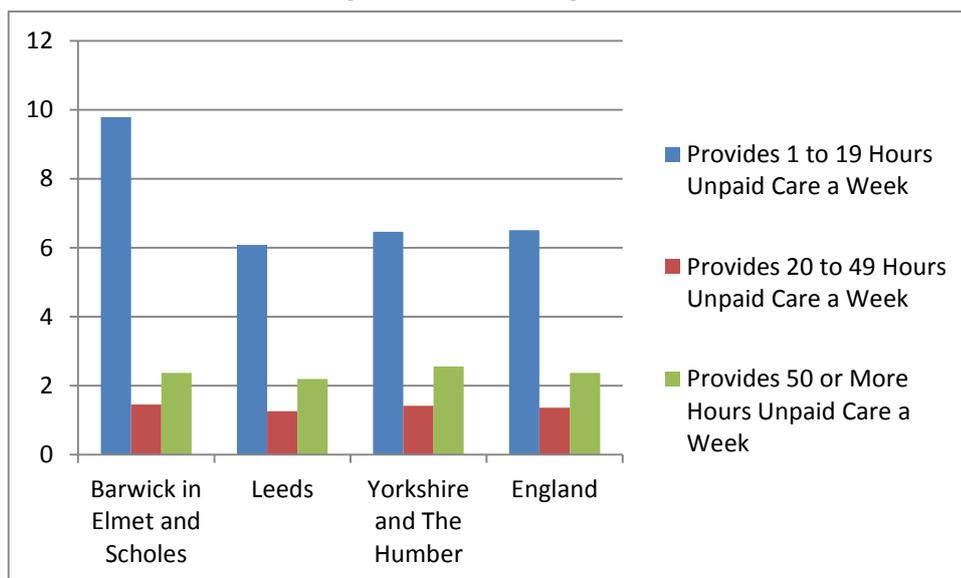
Source: Census (2011) from table KS301EW

Figure 7b Persons providing hours of unpaid care per week (percentage of residents)

<i>Level of unpaid care</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Provides No Unpaid Care</i>	86.39	90.47	89.57	89.76
<i>Provides 1 to 19 Hours Unpaid Care a Week</i>	9.79	6.08	6.47	6.51
<i>Provides 20 to 49 Hours Unpaid Care a Week</i>	1.45	1.26	1.41	1.36
<i>Provides 50 or More Hours Unpaid Care a Week</i>	2.37	2.19	2.56	2.37

2.21 13.6% of Barwick in Elmet and Scholes Parish residents provide unpaid care to another person which is a higher proportion than for any other of the geographies listed. However a greater proportion of residents appears to provide up to 19 or more hours of unpaid care.

Figure 7c: chart of figure 7b



Household and Dwelling Characteristics

2.22 Figures 8 a-c shows that nearly half of the households in the parish occupy semi-detached homes and 40% detached (89% in total). As a consequence there are relatively few households live in terraced homes and flats (9% and 2% respectively).

Figure 8a: accommodation type – (number of households)

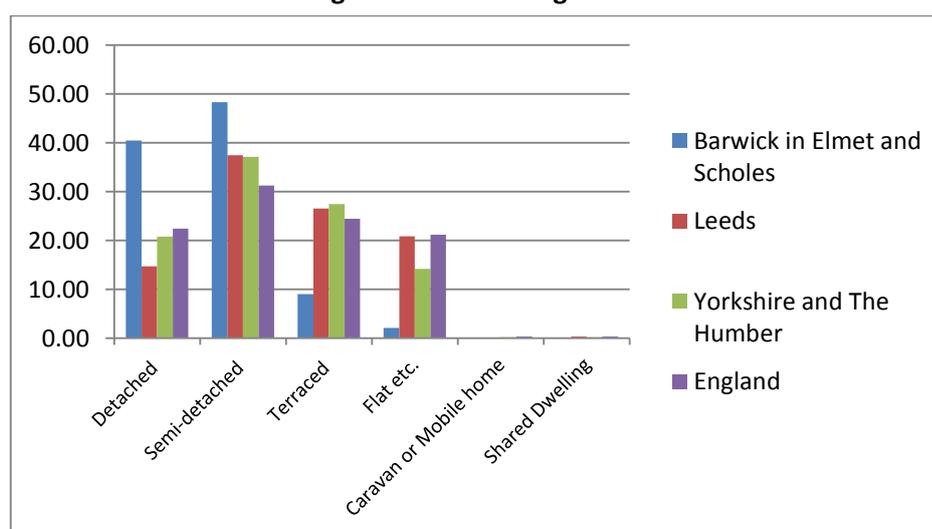
<i>Accommodation type</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Detached house or bungalow</i>	875	47,237	462,131	4,949,216
<i>Semi-detached house or bungalow</i>	1,045	120,091	826,780	6,889,935
<i>Terraced house or bungalow</i>	196	85,063	610,566	5,396,459
<i>Flat, maisonette or apartment</i>	46	66,873	315,006	4,668,839
<i>Caravan or mobile home</i>	1	339	4,684	80,964
<i>Shared dwelling</i>	0	993	4,892	77,955
Total households	2,163	320,596	2,224,059	22,063,368

Source: Census (2011) Table QS402EW (abridged)

Figure 8b: simplified accommodation type (percentage of households)

<i>Accommodation type</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Detached house or bungalow</i>	40.45	14.73	20.78	22.43
<i>Semi-detached house or bungalow</i>	48.31	37.46	37.17	31.23
<i>Terraced house or bungalow</i>	9.06	26.53	27.45	24.46
<i>Flat, Maisonette or Apartment</i>	2.13	20.86	14.16	21.16
<i>Caravan or Mobile home</i>	0.05	0.11	0.21	0.37
<i>Shared Dwelling</i>	0.00	0.31	0.22	0.35

Figure 8c: chart of figure 8A



2.23 The low proportion of terraced homes/flats is significant. These dwelling types tend to be the cheapest priced housing in any local market. This limits the ability of smaller households and especially first-time-buyers to access the housing market in the parish.

Number of Bedrooms

2.24 In the parish some 27% of dwellings have four or more bedrooms. This is twice the proportion within Leeds and the region. The proportion of 3 bedroom homes is significantly higher too. The proportion of 1 bedroom homes in the parish is significantly below that of the other geographies.

Figure 8a: number of bedrooms – (number of households)

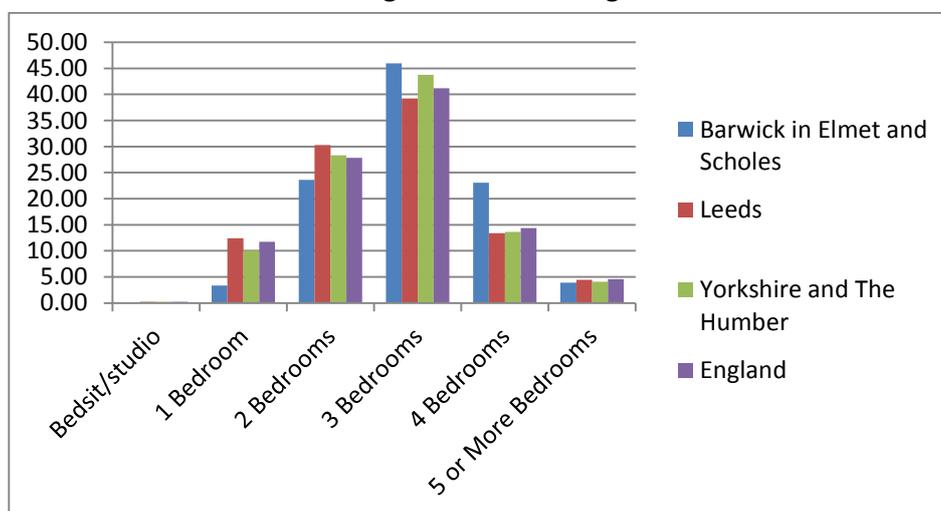
<i>Bedrooms</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Bedsit/studio</i>	2	736	4,659	54,938
<i>1 Bedroom</i>	73	39,752	222,270	2,593,893
<i>2 Bedrooms</i>	511	97,037	630,433	6,145,083
<i>3 Bedrooms</i>	994	125,874	972,887	9,088,213
<i>4 Bedrooms</i>	499	42,990	303,458	3,166,531
<i>5 or More Bedrooms</i>	84	14,207	90,352	1,014,710
<i>Total</i>	2,163	320,596	2,224,059	22,063,368

Source: Census (2011) table QS411EW

Figure 8b: number of bedrooms – (percentage of households)

	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Bedsit/studio</i>	0.09	0.23	0.21	0.25
<i>1 Bedroom</i>	3.37	12.40	9.99	11.76
<i>2 Bedrooms</i>	23.62	30.27	28.35	27.85
<i>3 Bedrooms</i>	45.95	39.26	43.74	41.19
<i>4 Bedrooms</i>	23.07	13.41	13.64	14.35
<i>5 or More Bedrooms</i>	3.88	4.43	4.06	4.60

Figure 8c: chart of figure 8b



Household and Occupancy Characteristics

- 2.25 As at census day 2011 there were 4,902 people resident 2,163 households in the parish (2.26 people per household). The city average is 2.36 people per household. The previous census recorded 5,118 people resident in 2,121 households in the parish (2.41 people per household).
- 2.26 It is crucial that household tenure is understood and it is useful to compare the change in tenure characteristics between the 2001 and 2011 censuses.

Figure 9a: tenure of households 2011 – (number of households)

<i>Tenure</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Owned Outright</i>	1,098	83,385	681,492	6,745,584
<i>Owned with a Mortgage or Loan</i>	752	103,082	744,071	7,229,440
<i>Shared Ownership (Part Owned and Part Rented)</i>	4	1,442	9,637	173,760
<i>Social Rented; Rented from Council (Local Authority)</i>	123	54,122	272,875	2,079,778
<i>Social Rented; Other Social Rented</i>	18	16,255	129,778	1,823,772
<i>Private Rented; Private Landlord or Letting Agency</i>	118	53,599	321,142	3,401,675
<i>Private Rented; Employer of a Household Member</i>	2	265	4,438	55,211
<i>Private Rented; Relative or Friend of H'hold Member</i>	11	2,901	21,957	199,428
<i>Private Rented; Other</i>	0	691	5,911	59,610
<i>Living Rent Free</i>	37	4,854	32,758	295,110
Total	2,163	320,596	2,224,059	22,063,368

Source: Census (2011) table QS405EW Tenure - Households

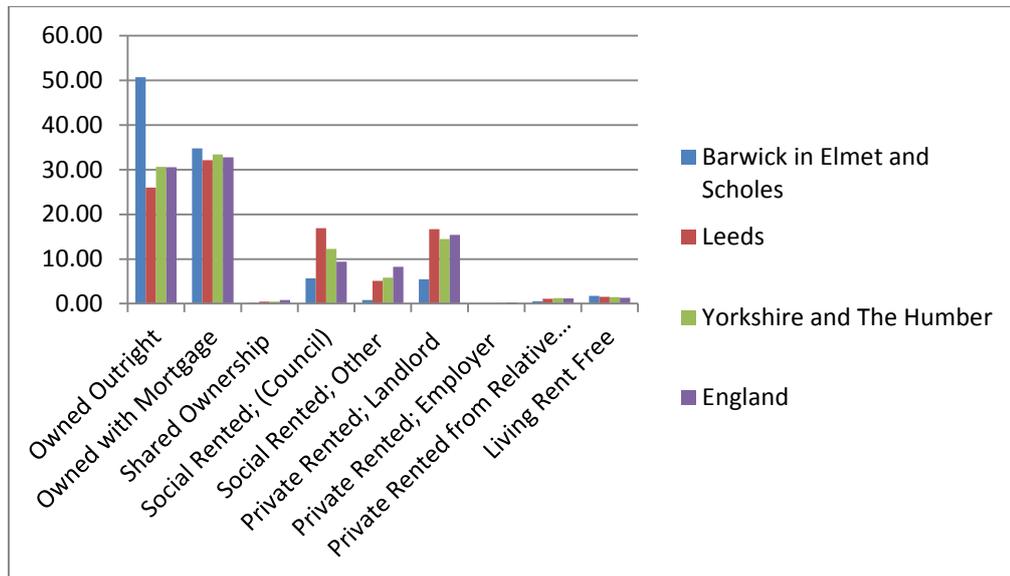
Figure 9b: tenure of households 2011 – (percentage of households)

<i>Tenure</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Owned Outright</i>	50.76	26.01	30.64	30.57
<i>Owned with Mortgage</i>	34.77	32.15	33.46	32.77
<i>Shared Ownership</i>	0.18	0.45	0.43	0.79
<i>Social Rented; (Council)</i>	5.69	16.88	12.27	9.43
<i>Social Rented; Other</i>	0.83	5.07	5.84	8.27
<i>Private Rented; Landlord</i>	5.46	16.72	14.44	15.42
<i>Private Rented; Employer</i>	0.09	0.08	0.20	0.25
<i>Private Rented from Relative or Friend</i>	0.51	1.12	1.26	1.17
<i>Living Rent Free</i>	1.71	1.51	1.47	1.34

- 2.27 Figures 9b and 9c show the percentage of households in each tenure. It is apparent that the proportion of homeowners that own outright is higher in the parish than in the larger geographies. This tenure tends to be associated with older owner occupiers who have paid off their mortgage. That said, owners with a mortgage are high in relation to the other geographies. Taken together around 85% of all households are

home owners compared to 58% in Leeds and 67% in the region and 63% in England. Because of this high proportion of home owners the proportion of renters is well below that of the other geographies.

Figure 9c: chart of figure 9b



2.28 It is useful to see the extent to which household tenure has changed between the censuses. Figure 9d shows the net change in the tenure of households.

Figure 9d: net change in tenure 2011-2001 – (number of households)

Change in tenure	Barwick in Elmet and Scholes	Leeds	Yorkshire and The Humber	England
<i>Owned; Owned Outright</i>	168	9,075	92,466	775,914
<i>Owned; Owned with a Mortgage or Loan</i>	-168	-8,967	-53,289	-721,319
<i>Shared Ownership (Part Owned and Part Rented)</i>	1	150	128	40,067
<i>Social Rented; Rented from Council (Local Authority)</i>	-33	-8,954	-83,858	-622,704
<i>Social Rented; Other Social Rented</i>	1	3,269	52,335	585,526
<i>Private Rented; Private Landlord or Letting Agency</i>	65	28,295	158,207	1,602,811
<i>Private Rented; Employer of a Household Member</i>	-1	-19	168	1,593
<i>Private Rented; Relative or Friend of Household Member</i>	2	1,318	9,307	74,856
<i>Private Rented; Other</i>	0	-2,737	-2,044	-806
<i>Living Rent Free</i>	7	-2,448	-14,109	-123,997
All Households	42	18,982	159,311	1,611,941

Source: Census (2011) table QS405EW and Census (2001) table UV63 Tenure – Households

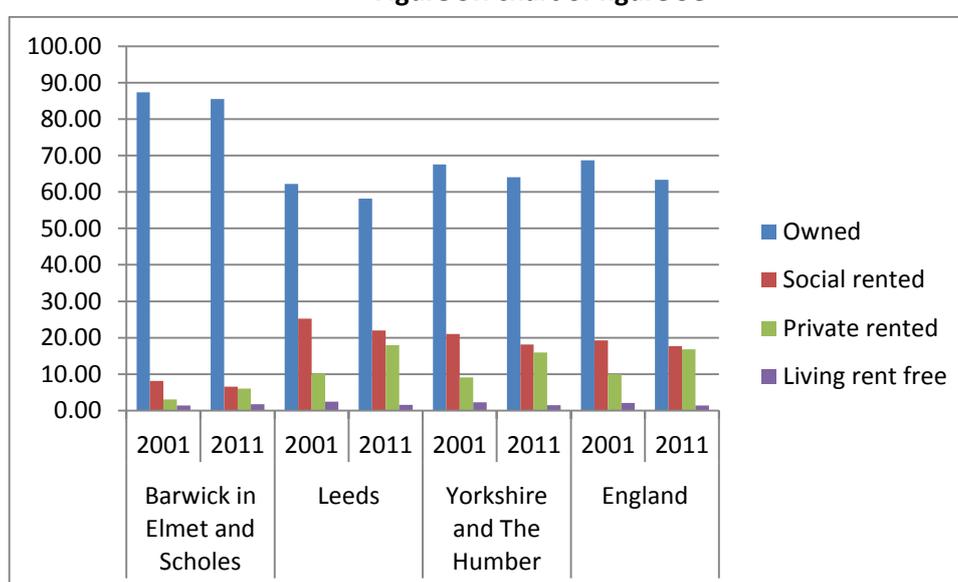
2.29 As previously discussed, the increase in the number of outright owners is largely due to existing households paying off their mortgage. The matching reduction in the number of households with a mortgage is co-incident. The following table shows a general trend of a decrease in the proportion of home owners and an increase in the proportion of private renters over the decade. This is due to the effects of the credit crunch.

2.30 Figures 9e and 9f shows that the proportion of households in the private rented sector doubled in the parish over the decade; the proportion of social renters reduced as did the proportion of owner occupiers. The parish trend is consistent with the trend at the City, Regional and English levels.

Figure 9e: comparison of broad household tenure 2001 and 2011 – (percentage of households)

<i>Broad tenure</i>	<i>Barwick in Elmet and Scholes</i>		<i>Leeds</i>		<i>Yorkshire and The Humber</i>		<i>England</i>	
	2001	2011	2001	2011	2001	2011	2001	2011
Owned	87.36	85.53	62.22	58.16	67.61	64.10	68.72	63.34
Social rented	8.16	6.52	25.22	21.95	21.03	18.10	19.27	17.69
Private rented	3.06	6.06	10.15	17.92	9.10	15.89	9.96	16.84
Living rent free	1.41	1.71	2.42	1.51	2.27	1.47	2.05	1.34

Figure 9f: chart of figure 9e



2.31 Figures 9h and 9i explore the tenure pattern of households where the head of household is aged 65 years or older. This is 40% of all households (871/2163). It is apparent that 86% (748/871) are owners.

Figure 9h: tenure of head of household over 65yrs (number)

<i>Tenure</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
Owned	748	50,744	410,961	4,239,177
Shared Ownership	3	333	3,074	27,489
Social rented	79	19,085	129,488	1,084,460
Private Rented	18	2,603	25,190	252,553
Living Rent Free	23	2,193	14,617	118,045
All Households	871	74,958	583,330	5,721,724

Source: Census 2011 table QS404EW

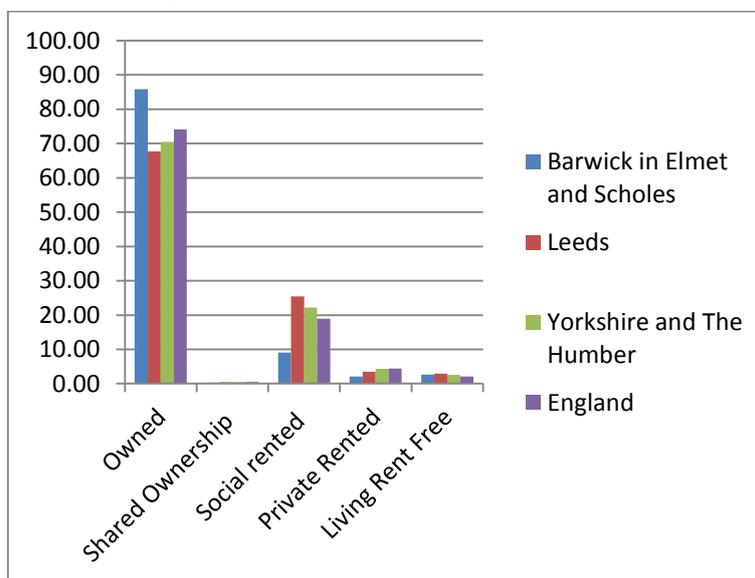
2.32 When comparing Figures 9h to the 2011 data in figure 9e it is apparent that the tenure pattern differs for the 65 and over age group compared to all households. In particular the proportion of households in the private rented sector is small compared and social rent high compared to all households.

Figure 9j: tenure of head of household over 65yrs (proportion) Census 2011

Tenure	Barwick in Elmet and Scholes	Leeds	Yorkshire and The Humber	England
Owned	85.88	67.70	70.45	74.09
Shared Ownership	0.34	0.44	0.53	0.48
Social rented	9.07	25.46	22.20	18.95
Private Rented	2.07	3.47	4.32	4.41
Living Rent Free	2.64	2.93	2.51	2.06

2.33 Finally we present a chart depicting the distribution of the broad household tenures as at April 2011.

Figure 9k: chart of broad tenures of households



Source: derived from 2011 census table QS405EW

Household composition

2.34 Figure 10a shows the household composition of Barwick in Elmet and Scholes Parish. The largest proportion of households is one person households. If the proportion of one person households aged 65 and over are added to under 65 years just over 25% of households live alone. However this is a lower proportion than in the other geographies.

Figure 10a: household composition (number), Census 2011

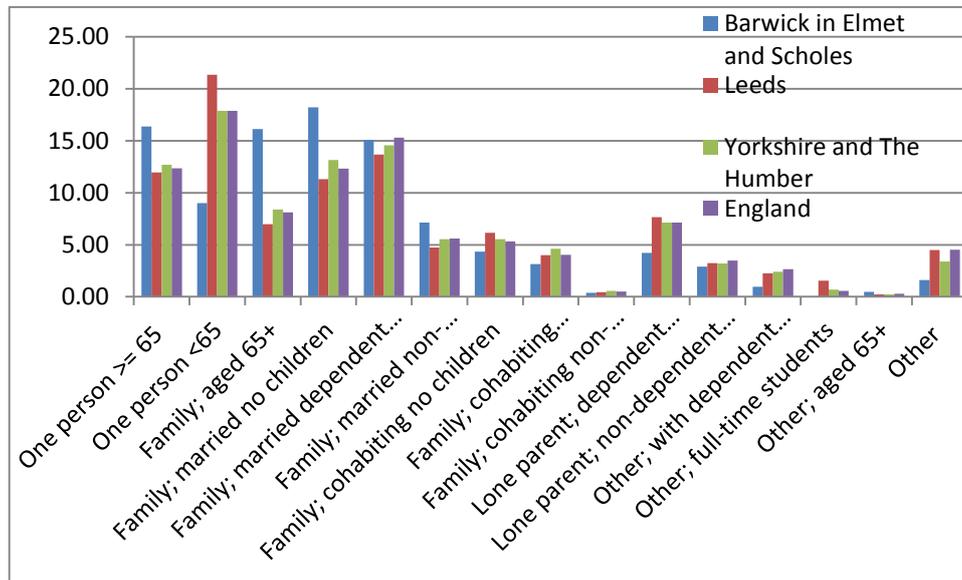
	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>One person >= 65</i>	354	38,326	281,870	2,725,596
<i>One person <65</i>	195	68,413	397,529	3,940,897
<i>Family; all aged 65+</i>	349	22,346	186,553	1,789,465
<i>Family; married no children</i>	394	36,275	292,692	2,719,210
<i>Family; married dependent children</i>	326	43,842	323,948	3,375,890
<i>Family; married non-dependent children</i>	154	15,244	122,974	1,234,355
<i>Family; cohabiting no children</i>	94	19,713	122,982	1,173,172
<i>Family; cohabiting dependent children</i>	68	12,804	102,664	890,780
<i>Family; cohabiting non-dependent children</i>	8	1,435	12,463	108,486
<i>Lone parent; dependent children</i>	91	24,499	158,945	1,573,255
<i>Lone parent; non-dependent children</i>	63	10,389	71,343	766,569
<i>Other; with dependent children</i>	21	7,242	53,858	584,016
<i>Other; full-time students</i>	1	4,923	15,461	124,285
<i>Other; aged 65+</i>	10	688	5,360	61,715
<i>Other</i>	35	14,457	75,417	995,677
Total	2,163	320,596	2,224,059	22,063,368

Source: Census (2011) Household Composition, 2011 table KS105EW

Figure 10b: household composition (proportion), Census 2011

	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>One person >= 65</i>	16.37	11.95	12.67	12.35
<i>One person <65</i>	9.02	21.34	17.87	17.86
<i>Family; all aged 65+</i>	16.13	6.97	8.39	8.11
<i>Family; married no children</i>	18.22	11.31	13.16	12.32
<i>Family; married dependent children</i>	15.07	13.68	14.57	15.30
<i>Family; married non-dependent children</i>	7.12	4.75	5.53	5.59
<i>Family; cohabiting no children</i>	4.35	6.15	5.53	5.32
<i>Family; cohabiting dependent children</i>	3.14	3.99	4.62	4.04
<i>Family; cohabiting non-dependent children</i>	0.37	0.45	0.56	0.49
<i>Lone parent; dependent children</i>	4.21	7.64	7.15	7.13
<i>Lone parent; non-dependent children</i>	2.91	3.24	3.21	3.47
<i>Other; with dependent children</i>	0.97	2.26	2.42	2.65
<i>Other; full-time students</i>	0.05	1.54	0.70	0.56
<i>Other; aged 65+</i>	0.46	0.21	0.24	0.28
<i>Other</i>	1.62	4.51	3.39	4.51

Figure 10c: chart of figure 10b



2.35 It is also apparent from figure 10a that if households without any children are added together with single person households nearly half of all households (47.94%) are one or two person households with no children present. This is a similar proportion than in the other geographies although it is noteworthy that the proportion of single person households under 65 is lower and the proportion of married households without children is higher than in the other geographies. The parish also has a low proportion of lone parent families.

Figure 10d: households without children (number), Census 2011

Household Type	Barwick in Elmet and Scholes	Leeds	Yorkshire and The Humber	England
One person aged 65 and over	354	38,326	281,870	2,725,596
One person under 65	195	68,413	397,529	3,940,897
Married no children	394	36,275	292,692	2,719,210
Cohabiting couple no children	94	19,713	122,982	1,173,172
Total	1,037	162,727	1,095,073	10,558,875

Figure 10e: households without children as a percentage of all households

Household Type	Barwick in Elmet and Scholes	Leeds	Yorkshire and The Humber	England
One person aged 65 and over	16.37	11.95	12.67	12.35
One person under 65	9.02	21.34	17.87	17.86
Married no children	18.22	11.31	13.16	12.32
Cohabiting couple no children	4.35	6.15	5.53	5.32
Proportion of all households	47.94	50.76	49.24	47.86

Deprivation

2.36 Barwick in Elmet and Scholes Parish has relatively low levels of deprivation compared to the other geographies. The following figures classify households by four dimensions of deprivation: employment, education, health and disability, and household overcrowding.

Figure 11a: households by deprivation dimension (number)

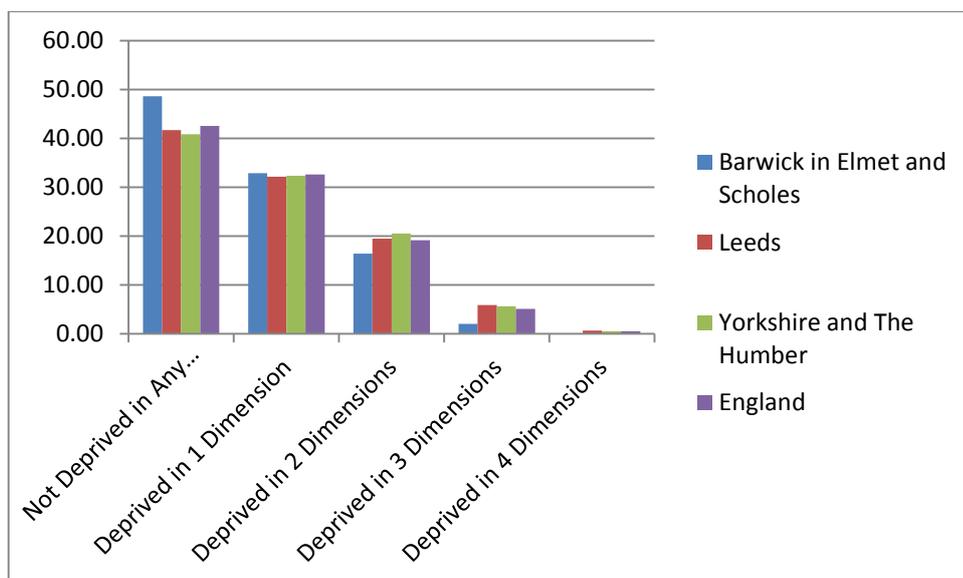
<i>Level of Deprivation</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Household is Not Deprived in Any Dimension</i>	1,052	133,802	909,078	9,385,648
<i>Household is Deprived in 1 Dimension</i>	711	103,214	720,188	7,204,181
<i>Household is Deprived in 2 Dimensions</i>	355	62,541	457,389	4,223,982
<i>Household is Deprived in 3 Dimensions</i>	44	18,854	125,936	1,133,622
<i>Household is Deprived in 4 Dimensions</i>	1	2,185	11,468	115,935
<i>All Households</i>	2,163	320,596	2,224,059	22,063,368

Source: Census (2011) deprivation dimension table QS119EW

Figure 11b: households by deprivation dimension (percentage)

<i>Level of deprivation</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Not Deprived in Any Dimension</i>	48.64	41.74	40.87	42.54
<i>Deprived in 1 Dimension</i>	32.87	32.19	32.38	32.65
<i>Deprived in 2 Dimensions</i>	16.41	19.51	20.57	19.14
<i>Deprived in 3 Dimensions</i>	2.03	5.88	5.66	5.14
<i>Deprived in 4 Dimensions</i>	0.05	0.68	0.52	0.53

Figure 11c: chart of figure 11b



2.37 Compared to the other geographies Barwick in Elmet and Scholes Parish has a higher proportion of households that experience no deprivation and a similar proportion of households that are deprived in one dimension. A smaller proportion experience multiple levels of deprivation.

Housing Market Prices and trends

2.38 Here we look in detail at local house prices in the context of the local housing market. In chapter 6 - stakeholder consultation, estate, letting and new build sales agents have further insights on this topic.

2.39 The parish has a small housing stock relative to the city and as we will see in the next chapter, sales volumes are low due to the tendency for households to be mature, long term residents. The housing stock is skewed toward certain property types and sizes prices for less dominant types are hard to judge as few become available for sale or letting. There is little recent data to establish meaningful current price levels for a representative range of dwelling sizes and types. In order to estimate benchmark prices as accurately as possible we have examined information from a number of sources:

- asking prices for the parish from Rightmove based on homes for sale as at January 2015;
- sale prices from the Land Registry over the last 2 years for Barwick and Scholes separately;
- asking prices for the parish plus the surrounding rural area from Rightmove as at January 2015;
- information from a housing market report published in 2012

2.40 As at the 19th January 2015 there were 2 bungalows and 17 houses for sale within the parish at asking prices from £175,000 to £995,000. There is not enough information here to benchmark prices so after consulting with estate agents we have analysed sales from the wider rural area bounded by the A63, A64, M1 and A1(M). There were 44 properties for sale in this wider area and this information is presented in figure 12.

Figure 12: Analysis of Rightmove data (parish and surrounding rural area)

Type	Beds	Count	£K min	£K max	£K Median	£K LQ
House (detached)	3	4	250	340	n/a	n/a
	4	13	250	485	355	300
	5 and over	7	435	995	695	n/a
House (semi)	2	3	170	219	330	n/a
	3	7	175	240	185	175
	4	1	310	310	n/a	n/a
	5	1	235		n/a	n/a
House (terraced)	3	2	220	250	n/a	n/a
	5	1	334	334	n/a	n/a
Bungalow (detached)	3	1	250	250	n/a	n/a
	4	2	250	380	n/a	n/a
Bungalow (semi)	2	2	173	219	n/a	n/a
Total		44				

Source Rightmove property for sale listed as at 19.1.2015

2.41 The median price is the price of the dwelling that is halfway in the list of homes for sale rather than the sum of prices divided by the number for sale. '£LQ' is the lower quartile point which is the price at the top of the lowest quarter of homes for sale. Using these measures rather than averages (total of all asking prices divided by the number of homes) avoids average prices being distorted by unusually low or high individual prices. There were no flats and apartments available for sale to enable this type to be analysed.

2.42 Land Registry data records agreed selling prices:

- 41 sales in Scholes in the last 2 years at selling prices ranging from £132,000 for a semi-detached terraced house in 2014 to £340,000 for a detached house.
- 33 sales in Barwick in Elmet in the last 2 years at selling prices ranging from £136,000 for a semi-detached terraced house in 2014 to £555,000 for a detached house.
- 40 sales in the whole parish over the last 12 months an average agreed sale price of £271,000 for a terraced home £191,000 for a semi-detached home and £393,000 for a detached home.

2.43 Rightmove publishes average asking prices which as at 19.01.2015 were:

- £436,000 for detached;
- £206,000 for semi- detached;
- £346,000 4 bedroom (all types)
- £233,000 3 bedroom (all types)

2.44 Comparing the two data sets there is a 10% and 8% margin between offer and sale prices for detached and semi-detached respectively.

2.45 The 2012 report by the consultancy 're'new' produced an assessment of average house prices.

Figure 16: average house prices as at 2012 (table 14 in the 're'new' report 2012)

Surrounding communities	1 or 2 bed flat	2 bed house	3 bed house	4+ bed house	All
Collingham/Linton	£147,950	£226,000	£400,000	£764,750	£594,925
Bardsey/East Keswick	£135,000	£245,000	£337,475	£567,475	£517,425
Boston Spa	£159,750	£218,500	£365,000	£450,000	£439,975
Wetherby	£254,973	£309,000	£428,250	£514,975	£419,975
Roundhay	£164,975	£189,973	£279,995	£487,000	£417,500
<i>Scarcroft, Scholes, Thorner & Shadwell,</i>	£141,224	£235,038	£350,356	£468,098	£410,606
Barwick-in-Elmet	£245,000	£206,475	£297,498	£349,725	£307,423
<i>Wellington Hill, Whinmoor & Red Hall</i>	£143,000	£117,808	£155,930	£220,809	£157,923
Crossgates	£94,500	£122,322	£144,864	£246,500	£152,047
<i>Swarcliffe</i>	£80,000	£96,723	£99,271	£135,000	£107,000
<i>North Seacroft</i>	£61,247	£89,356	£103,224		£91,998
South Seacroft		£79,118	£85,554	£102,500	£89,057

(Sources: Rightmove.co.uk; Mouseprice.co.uk; local estate agents, 2012)

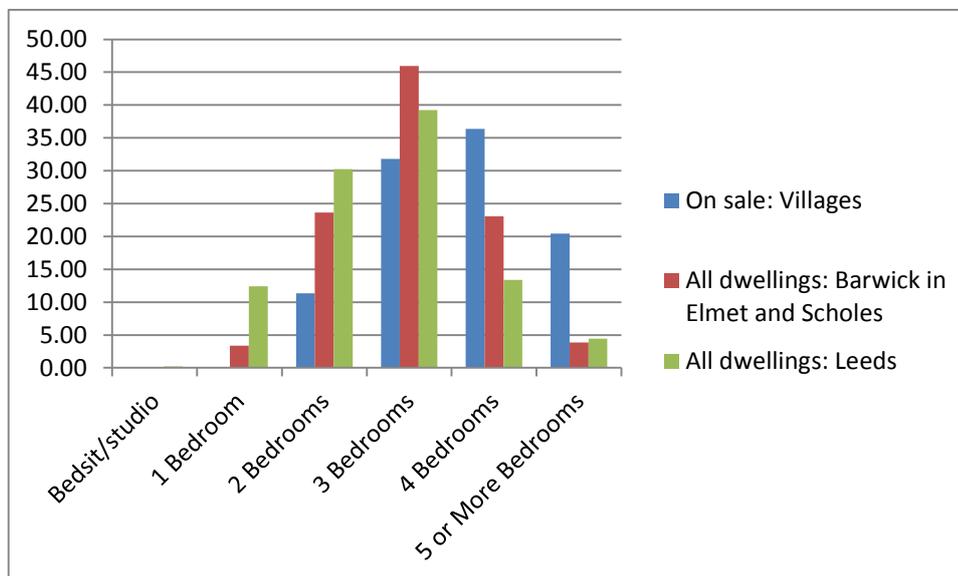
- 2.46 We can see little correlation between our recent data and the 2012 re’new data. Our prices seem much lower than re’new for both Barwick and the Scholes areas. Recent prices suggest that there is little difference between Barwick and Scholes prices unlike the re’new data.
- 2.47 We were interested to see how the profile of the property listed matched the profile of the dwelling stock. It should be noted that mismatches between the listings for sale and the fixed dwelling stock may not be directly comparable as there is no direct link between the composition of the stock and a vendor’s decision to sell. Nevertheless it is noteworthy that a smaller proportion of 3 bedroom homes and a larger proportion of 4 and 5 bedroom homes were on sale than all dwellings. No bedsit or 1 bedroom dwellings were on sale at the time of our snapshot survey

Figure 13 comparison of the bedroom size profile of homes for sale vacancies and the fixed stock

	<i>On sale:</i>	<i>All dwellings:</i>	
	<i>Villages</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>
<i>Bedsit/studio</i>	0.00	0.09	0.23
<i>1 Bedroom</i>	0.00	3.37	12.40
<i>2 Bedrooms</i>	11.36	23.62	30.27
<i>3 Bedrooms</i>	31.82	45.95	39.26
<i>4 Bedrooms</i>	36.36	23.07	13.41
<i>5 or more Bedrooms</i>	20.45	3.88	4.43

Source: Rightmove property for sale listed as at 19.01.2015 and the census 2011

Figure 14: Chart of figure 13: Distribution of bedroom sizes



The rental market

- 2.48 Similar challenges exist when trying to estimate guideline rental values. We have to rely wholly on Rightmove data as rental transactions are not registered with the land registry or anywhere else.

2.49 In early January 2015 only 3 properties were advertised as available to rent within the parish. Figure 14 is a tabulation of the rentals. There are too few rentals to estimate median and lower quartile rental values.

Figure 14: Current price per calendar month parish rentals

<i>Bedrooms</i>	<i>Count</i>	<i>£pcm</i>
1	1	625
2	1	475
3	1	700

Source Rightmove property for rent listed as at January 2015

2.50 Letting agents tell us that good quality rental opportunities are in high demand but supply is minimal. Supply is likely to be larger than indicated as many landlords prefer to let without involving an agent. We sought information from private advertisements placed with Gumtree but found no additional information. The Valuation Office Agency publishes information within what is called the broad market area and this information is useful to benchmark rents.

2.51 The Valuation Office estimates the 30th percentile market rent for rentals in areas called Broad Market Rental Areas (BMRA). These are called reference rents and are used within the housing benefit system.

2.52 A BRMA is an area 'within which a person could reasonably be expected to live having regard to facilities and services for the purposes of health, education, recreation, personal banking and shopping, taking account of the distance of travel by public and private transport, to and from facilities and services of the same type and similar standard.' It must contain a variety of residential property types held a variety of tenancies. It must also contain 'distinct areas of residential accommodation'.

2.53 The parish is within the Leeds BRMA and the following rentals are current at the time of publication of this report. These are the 30th percentile point of all rents. When compared to our analysis of local rents in figure 14 it is clear that that reference rents sit within the range of rents of offer within the market and the key conclusion is that low income households claiming housing benefit seeking to live in the parish are not necessarily priced out of the market. This is important because of the short supply of social housing in the area.

Figure 15: Leeds BRMA reference rents

<i>Rooms</i>	<i>LRR week</i>	<i>LRR calendar month</i>
One room (board)	£105.50	£457.17
One room (shared facilities)	£69.25	£300.08
One room (self-contained)	£80.77	£350.00
Two rooms	£109.23	£473.33
Three rooms	£129.81	£562.51
Four rooms	£147.12	£637.50
Five rooms	£178.85	£775.02
Six Rooms	£222.12	£962.50

Source: the Valuation Office website March 2015

Affordability

- 2.54 CLG practice guidance suggests income to price ratios to guide policy makers as to what proportion of a household income it would be reasonable for a household to spend on housing costs. For home ownership this is complicated by the fact that a deposit which is a percentage of the purchase price is required by lenders. First time buyers are facing anything up to a 20% deposit under present market conditions dependent on the lender standard terms and the borrower's credit history. Existing home owners with a good credit rating would normally be able to fund their deposit from equity from the sale of their home. It is noteworthy that the Help to Buy scheme means that a 5% deposit applies and this is particularly popular with households seeking to buy new build housing. T
- 2.55 As an illustration, assuming a first time buyer in a single income household paid a 10% deposit on a home with a, £110,000 asking price, they would need a £99,000 mortgage. According to CLG guidance, a single income household would need an annual income of around £28,300 to service this loan, the loan being 3.5 times their annual income.
- 2.56 The A58-A64 North Quadrant Local Housing Market and Needs Assessment by consultants 're'new', commissioned by Persimmon Homes in 2012 contains information about the average income levels across the city as at February 2011. We believe it is reasonable to quote this information as there has been recent wage restraint for many years. Average wages were quoted as being per annum:
- City centre £16,587;
 - The golden triangle £34,959;
 - The inner area £17,241;
 - The outer area £27,907; and
 - Leeds average £24,173
- 2.57 Using the illustration above and taking into account the parish house price information and these average income levels, it is clear that most households in Leeds are priced out of the parish housing market unless they have significant savings or equity in their current home.
- 2.58 Although there is relatively little rented housing in the parish it is helpful to understand the affordability of rented housing. Government practice guidance suggests that 25% of household income or less should be affordable to households. So a household income equivalent to the minimum wage would suggest that the household should pay no more than £250 per calendar month (pcm). Such households would seek to close the gap between this and market rents by claiming housing benefit.
- 2.59 Further, most letting agents use a different method for assessing whether a prospective tenant can afford the tenancy on offer. Their starting point is the rent not the tenant's income. They multiply the rent by 30 to arrive at the minimum income that would be required without a guarantor. This means that a rent of say, £400 pcm requires an income of £12,000 pa which is close to the minimum wage. Tenants with lower incomes than 30 times rent will require a guarantor in addition to a tenancy deposit. However practice guidance would suggest that someone on this income should reasonably be able to afford a rent of £250.

The discrepancy between practice guidance and industry practice is noteworthy and means that the tenant will pay 1.6 times more rent than the government suggests they can reasonably afford.

- 2.60 This above explains why many younger people will struggle to achieve home ownership in the early stages of their working lives and rely upon the private rented sector to supply the housing they can afford. The absence of a large private rented sector in the parish coupled with a low proportion of smaller homes means that the parish does not have a housing offer that is either suitable for or affordable to the majority of younger households seeking housing. There is a good supply of rented housing in the wider Leeds housing market area.

Summary and key finding of chapter 2

- 2.61 As at census day 2011 there were 4,902 people resident 2,163 households in the parish. The census of 2001 recorded 5,118 people resident in 2,121 households in the parish. Over the decade the population reduced by 216 people and the number of households increased by 42. The average number of people per household reduced from 2.41 to 2.36. The City of Leeds average is 2.36 people per household.
- 2.62 57% of the population is aged over 30. The age distribution of the population is very different to that of Leeds, the Yorkshire and Humber region and England as a whole (the other geographies). There is a smaller proportion of children aged under 7, half the proportion of young adults in their 20s and double the proportion of people aged between 65 and 84. Compared to the census of 2001 there is a lower proportion of children up to the age of 14, people in their 20s 30s and 40s however there is a large increase in people aged over 65.
- 2.63 Just over 96% of the population is 'White British' which is a much higher proportion than for Leeds and England as a whole.

The Local Economy

- 2.64 The proportion of residents in full and part time work is comparable to the other geographies but there are fewer students and non-economically active people of working age. The proportion of retired people is more than double the Leeds City average and around one and a half times more than the average for the other geographies.
- 2.65 The parish has a higher proportion of working residents employed as higher managerial, administrative and professionals, lower managerial, administrative and professionals, self-employed and intermediate occupations.

Health

- 2.66 The population of the parish is generally healthier than in the other geographies and a smaller proportion of people reported limitations to their day to day activities. A larger proportion of people provide part time care for others – not necessarily parish residents.

Housing and Households

-
- 2.67 40% of the dwellings in the parish are detached. This is nearly 3 times the proportion within Leeds and nearly double that of the region and England. The proportion of semi-detached housing is higher too but to a lesser extent. Terraced home flats and apartments are considerably lower than proportions found in the other geographies.
- 2.68 27% of dwellings have four or more bedrooms compared with 19% across England. 75% of homes have 3 bedrooms or more compared to 55% in Leeds as a whole. The Leeds average is smaller than that of England. The proportion of one bedroom homes in the parish is significantly below that of the other geographies especially that of England.
- 2.69 Just over half of all homes are owned outright and which is double the proportion found in Leeds. Around one third are owned outright across the region and England. The proportion of households owning with a mortgage are comparable to the average of the other geographies. The proportions social renting and private renting are around a third of the other geographies. The trend over the last decade is that the proportion of people owning outright and private renting has increased with the proportion social renting and owning with a mortgage has decreased. This is in line with trends in the other geographies. That said around 85% of parish households are home owning compared to 58% in Leeds and 63% in England. 86% of households with a head of housing over 65 years are home owners. The proportion of home owners in this age group is significantly greater than that of all households in the other geographies, for example nearly 68% in Leeds.

Household composition

- 2.70 The largest proportion of households is one person households. 25% of households live alone. However this is a lower proportion than in the other geographies at around 30%. The proportion of families all aged over 65, married couples without children living with them and married couples with non-dependent children represent 40% of all households in the parish and this is significantly higher than in the other geographies.

Housing Market Prices and trends

- 2.71 With low volumes of sales it is difficult to benchmark prices so a number of data sources have been used to estimate average prices as at January 2015. According to Rightmove average asking prices are were
- £436,000 for detached;
 - £206,000 for semi- detached;
 - £346,000 4 bedroom (all types)
 - £233,000 3 bedroom (all types)
- 2.72 If we compare this to actual sale prices from the Land Registry there is a +10% and +8% margin between offer and sale prices for detached and semi-detached respectively.
- 2.73 Analysis of local prices compared to median incomes shows that only households with above average income and or substantial deposits can afford to buy a dwelling in the parish.

Chapter 3: The wider context

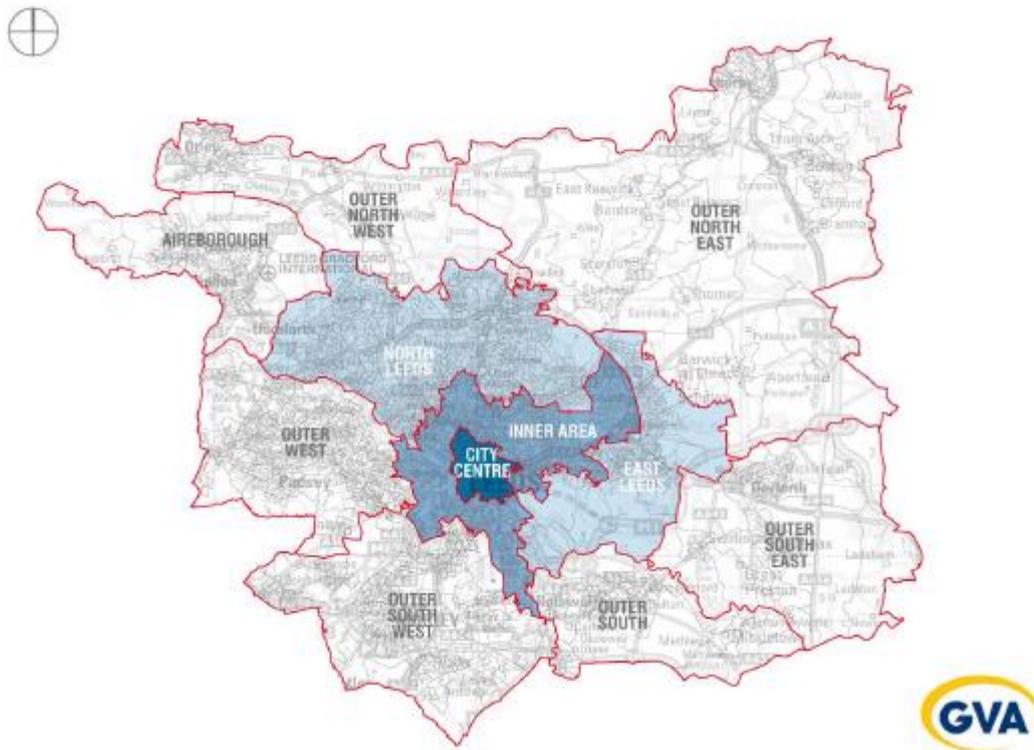
Introduction

- 3.1 This chapter draws together information from a number of sources to describe the wider housing market within which the parish sits. The key question this chapter seeks to inform is: how is the wider housing market likely to change and how might demand change for dwellings in the parish? The pressures to change are called 'housing market drivers'.
- 3.2 These drivers are social and economic factors that affect the housing market and are measured by:
- demographic trends (net changes in the number of people and the type of households that form);
 - changing housing market conditions;
 - change in prices and affordability (the relationship between house prices or rents and income); and
 - change in public policy (national and local planning policy, fiscal policy and regulation).
- 3.3 Data describing many of the above issues is normally measured at city level so we have sought the information from the most recent strategic housing market assessments (SHMA) published by Leeds City Council.

About the SHMA

- 3.4 The current document is the City of Leeds SHMA update 2010 update. This analyses information about the city's 11 sub areas. Barwick in Elmet and Scholes Parish sits within the Outer North East sub-area, see figure 16 below.
- 3.5 However the SHMA is not up to date in several important respects as it was written before the government's current practice guidance on SHMA's was introduced. This means that it:
- does not use the Government's latest household projections published march 2015;
 - does not contain an objective assessment of housing need for the city; and
 - Does not contain the census 2011 findings as they were not then published.
- 3.6 In order to find the relevant contextual information we have reviewed a number of published and unpublished documents and obtained further information from the Government Statistical Services. A significant source is the East Leeds Extension: A58-A64 North Quadrant Local Housing Market and Needs Assessment by consultants 're'new', commissioned by Persimmon Homes in 2012. Although it also does not use census 2011 data, it has a much more detailed analysis of the Leeds Outer North East sub-area.

Figure 16:2010 SHMA sub areas



Source 2010 City of Leeds SHMA update

Dwelling completions and supply

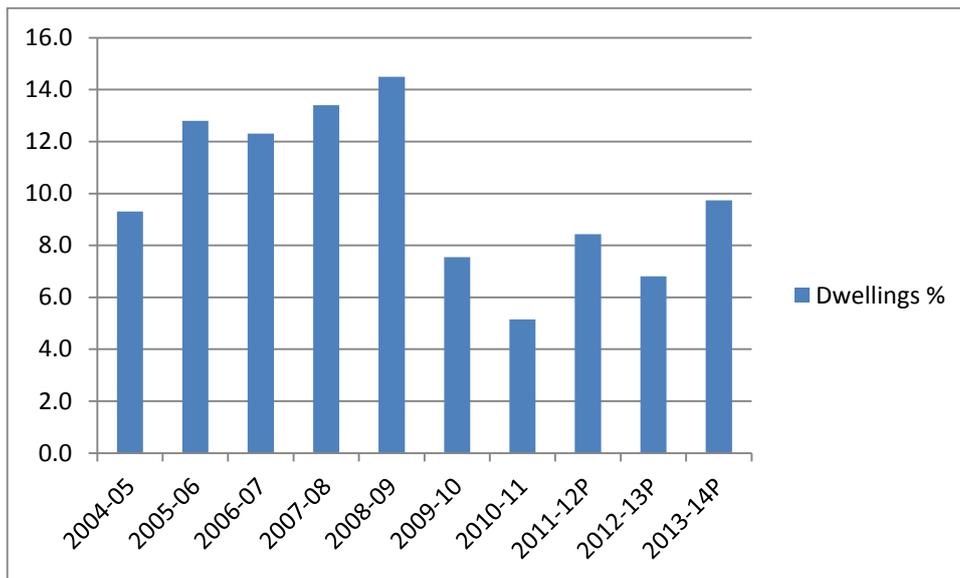
3.7 Figure 17 states net change in the housing stock within the City of Leeds to 2013/14.

Figure 17 'a' and 'b': Annual net change in number of dwellings completions 2004/5-2013/4

<i>Year</i>	<i>Dwellings (no)</i>	<i>Year</i>	<i>Dwellings (%)</i>
<i>2004-05</i>	2,130	<i>2004-05</i>	9.3
<i>2005-06</i>	2,930	<i>2005-06</i>	12.8
<i>2006-07</i>	2,820	<i>2006-07</i>	12.3
<i>2007-08</i>	3,070	<i>2007-08</i>	13.4
<i>2008-09</i>	3,320	<i>2008-09</i>	14.5
<i>2009-10</i>	1,730	<i>2009-10</i>	7.6
<i>2010-11</i>	1,180	<i>2010-11</i>	5.2
<i>2011-12^P</i>	1,930	<i>2011-12^P</i>	8.4
<i>2012-13^P</i>	1,560	<i>2012-13^P</i>	6.8
<i>2013-14^P</i>	2,230	<i>2013-14^P</i>	9.7
<i>Total</i>	22,900	<i>Total</i>	100%

Source: Government statistics live table 122

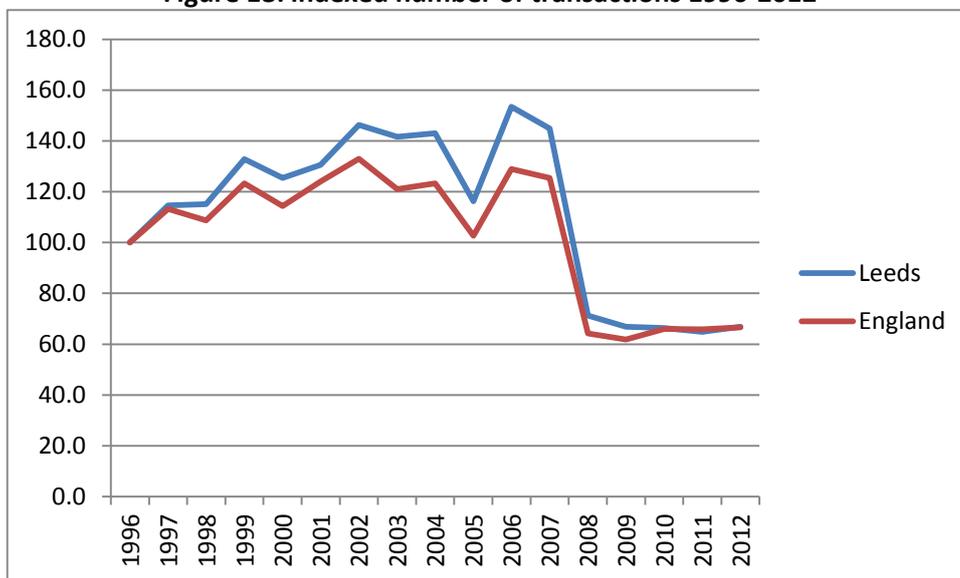
Figure 17c: chart of figure 17b



3.8 Over the decade between censuses there was an increase of 22,900 homes across the City. The average of approximately 3,000 additional homes per annum 2004/5 to 2008/9 has not been sustained over the subsequent 3 years. Additional supply has shown signs of recovery since the drastic reduction in supply caused by the credit crunch. The additional supply noted here is new build and conversions into homes minus demolitions.

3.9 The level of (new build and re-sale) purchases have been similarly affected – figure 18.

Figure 18: indexed number of transactions 1996-2012



Source: Government statistics live table 588

Population and household trends

3.10 Figure 18 shows the increase in the population of Leeds in comparison to the Yorkshire and Humberside region and England between the 2001 and 2011 censuses. In Leeds there was an increase of 36,083 people averaging 3,600 per annum. The growth level was lowest in the City of Leeds.

Figure 19: increase in population 2001-2011

	2001	2011	Change (n)	Change (%)
Leeds	715,402	751,485	36,083	5.0
Yorks. and Humberside	4,964,833	5,283,733	318,900	6.4
England	49,138,831	53,012,456	3,873,625	7.9

Source: Census 2001 and 2011

3.11 Net population change is the result of many factors all of which impact on local housing markets. Figure 20 measures the individual components. This information is drawn from the Government's 2013 mid-year population estimates published autumn 2014.

Figure 20: the components of population change for the city of Leeds

Age band	Estimated Population 2012	Births	Deaths	Internal Migration Inflow	Internal Migration Outflow	Internal Migration Net	International Migration Inflow	International Migration Outflow	International Migration Net	Other	Estimated Popn. 2013
0-4	49,543	10,205	43	1,773	1,931	-158	252	126	126	1	50,341
5-9	42,185	0	2	956	1,025	-69	189	82	107	2	43,799
10-14	39,310	0	3	670	749	-79	144	41	103	0	38,944
15-19	51,891	0	15	7,993	2,413	5,580	694	242	452	-112	49,667
20-24	74,261	0	18	9,682	13,733	-4,051	2,230	1,043	1,187	65	75,635
25-29	58,856	0	19	4,946	6,112	-1,166	1,272	935	337	74	58,667
30-34	54,815	0	30	3,146	3,713	-567	647	672	-25	27	55,889
35-39	48,666	0	38	1,838	2,125	-287	349	465	-116	33	47,978
40-44	51,679	0	75	1,266	1,432	-166	165	305	-140	8	51,169
45-49	50,896	0	98	952	994	-42	129	247	-118	20	50,982
50-54	45,063	0	157	666	767	-101	80	186	-106	7	46,118
55-59	39,056	0	218	515	597	-82	89	132	-43	1	39,654
60-64	38,086	0	299	408	528	-120	60	103	-43	5	37,157
65-69	33,743	0	478	317	426	-109	58	72	-14	-2	35,172
70-74	25,552	0	572	190	222	-32	33	41	-8	1	25,772
75-79	22,573	0	852	148	146	2	10	8	2	0	22,937
80-84	16,509	0	1,211	149	153	-4	7	1	6	1	16,620
85-89	9,835	0	1,167	125	169	-44	4	2	2	0	9,887
90+	5,136	0	1,394	89	125	-36	1	0	1	0	5,093
Total	757,655	10,205	6,689	35,829	37,360	-1,531	6,413	4,703	1,710	131	761,481

Source: mid-year population estimates 2013. ONS

3.12 Whilst this is a complex table it shows some significant information. It is noteworthy that there is an outflow of people from Leeds to other local authorities.

3.13 It is clear that the biggest factor in population change affecting the city is natural change (births minus deaths) a net increase of 3,516 people. The next largest factor is net international migration at 1,710 people. It is noteworthy that 20-24 year old people are contribute most of the growth an in addition there is a significant number of children and young people. The same is true for internal migration – many of whom aged 15-19 will be students. The internal outflow is made up of the 20-44 age groups.

Households

3.14 It is important to consider the relationship between the total population and the total number of households, Information is presented in Figure 21 in order to understand the rate of household formation in recent years.

Figure 21: Change in household numbers 2001-2011

	2001	2011	Change (n)	Change (%)
Leeds	301,614	320,596	18,982	6.3
Yorkshire and The Humber	2,064,748	2,224,059	159,311	7.7
England	20,451,427	22,063,368	1,611,941	7.9

Source: Census 2001 and 2011

3.15 The City of Leeds has seen an increase in the number of households at a higher rate than the increase in population. This is due to a decrease of the average household size over the decade to 2011.

The affordability of housing

3.16 The SHMA examines trends in house prices and affordability. The government provides information on median house prices, based on Land Registry data enabling the observation of change in house prices in the long term.

Figure 22; median house price change 1996-Q2 2013 (figure 4.26 of the interim SHMA)

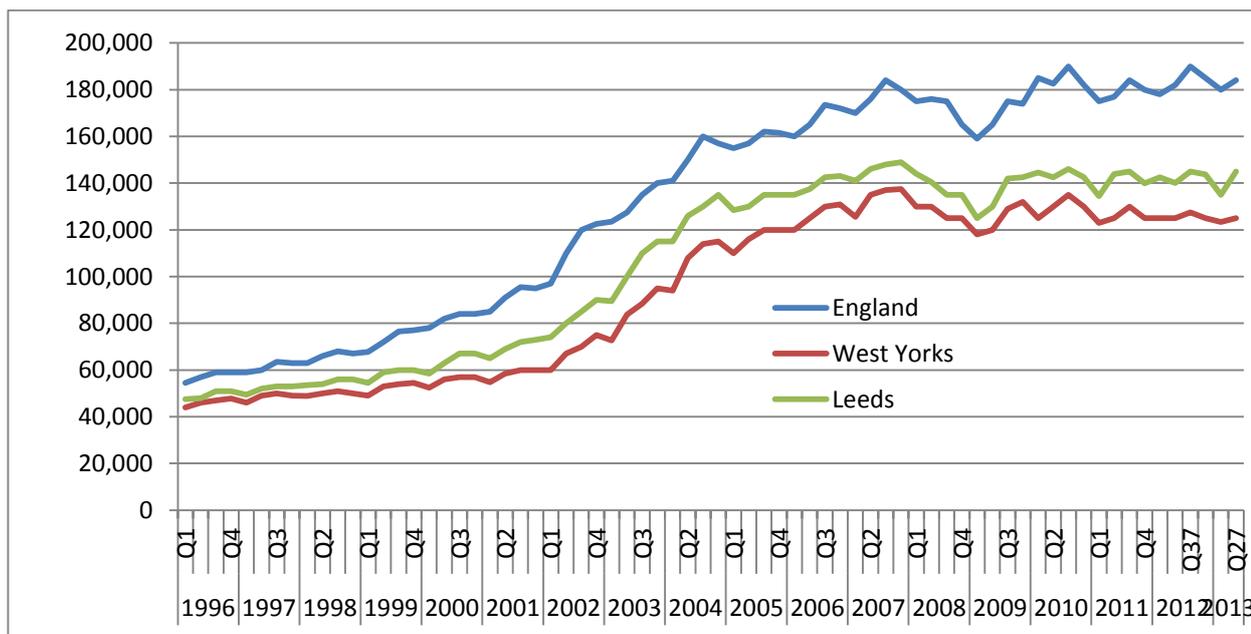
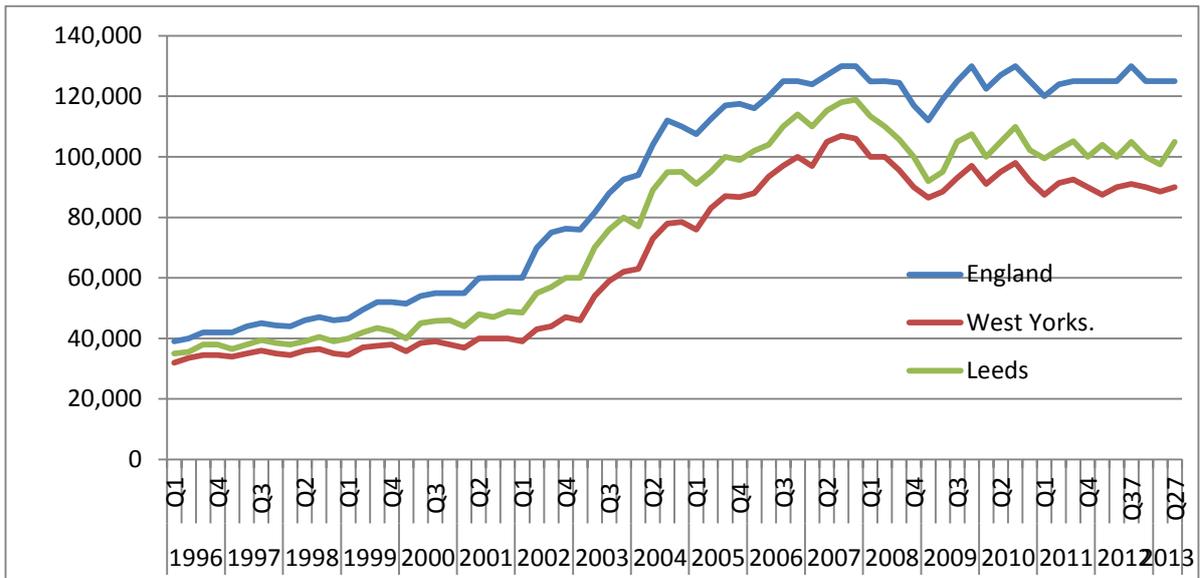


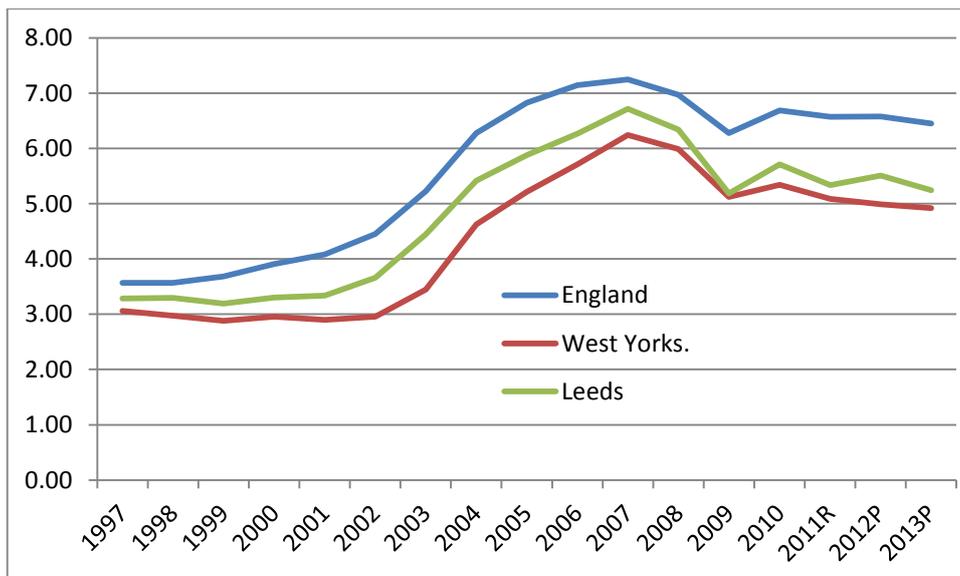
Figure 23; lower quartile house prices 2013



Source: ONS live table 583

3.17 Lower quartile prices are those at the 25th percentage point of all house prices. They are generally regarded as the lowest price for decent housing in reasonable condition. The ratio of lower quartile prices to lower quartile incomes is commonly regarded as a standard measure of the affordability of housing to enable comparisons across different markets. Figure 24 shows the ratio of lower quartile house prices for Leeds, West Yorkshire and England. It is evident that affordability in Leeds is better than England as a whole and similar to that of West Yorkshire. Over a 15 year period the affordability ratio has increased from around 3 times average earnings to just over 5 times average earnings.

Figure 24: Ratio of lower quartile house price to lower quartile income 1997-2013



Summary and key findings

3.18 Local planning authorities produce strategic housing market assessments (SHMA) to underpin their housing policies. The SHMA provides a wider context to the parish level information. It describes the key features of the housing market within which the local (parish) housing market sits. However the current SHMA is due to be renewed and we were told that the new SHMA will be commissioned during 2015. We have sought to provide the most up to date context information from the SHMA and additional sources that are described below.

3.19 The key finding of our review are that:

- the parish local housing market sits within the outer north east quadrant of the city;
- Leeds City population grew by about 5% in the decade 2001-2011 and 0.5% in the year 2012-13;
- the biggest factor underlying this growth is an excess of births over deaths in the city however there is an outflow of people from Leeds to other local authority areas;
- the number of households is rising at a slightly faster rate than the population due to the diminishing average size of households across the city. This is smaller than the rate of change for England;
- new housebuilding is running at over 2,000 homes per annum across the City and this number of completion is expected to rise;
- the volume of sales dropped dramatically after 2008 and is only recently showing signs of recovery. Land registry data quoted in Chapter 2 suggests that the parish was less affected by this;
- median and lower quartile house prices in Leeds are higher than those across the region but below the average for England; and
- the affordability of housing (the ratio of lower quartile prices to lower quartile incomes in Leeds is higher than that across the region but below the average for England;

Chapter 4: Social housing supply and registered demand for it

Introduction

- 4.1 Here we examine demand information from the local housing register provided by Leeds City Council as at February 2015. Demand for the social housing in the parish comes from all parts of Leeds, not just within the parish. An estimate of the need for social housing arising from *within* the parish is based upon a household survey which is reported in chapter 5.

Information from the housing register

- 4.2 There are currently 118 social rented homes in the parish, nearly 70% of which are bungalows. Lettings policy means that bungalows can only be let to people over 60 years of age. The remaining stock is family housing. There is no social rented housing for single person households within the parish council boundary although there is a significant social rented stock for all groups in nearby Seacroft.

Figure 25: Social housing property types in the parish

<i>Property type</i>	<i>Number</i>
<i>1 Bed Bungalow</i>	35
<i>2 Bed Bungalow</i>	44
<i>2 Bed House</i>	10
<i>3 Bed Bungalow</i>	1
<i>3 Bed House</i>	26
<i>4 Bed House</i>	2
Total	118

Source: Leeds City Council

- 4.3 In practice few of the 118 social rented dwellings became available for letting in any year. We have checked allocation records published by the Council and there were no vacancies within the parish between October 2014 and January 2015 – the current information available on the Leeds City Homes website.
- 4.4 The council operates a choice based lettings system for vacancies which means that anyone on the housing register not just local residents or those with a local connection can bid for a vacancy. Officers told us that other than for 1 bedroom bungalows, the number of bids for each vacancy is higher than the average number of bids for vacancies across the city.
- 4.5 The following table lists households seeking social housing in Scholes and Barwick in Elmet as their first choice on the Leeds Homes Register (the waiting list) as at December 2014.

Figure 26: Assessed priority of households on the housing register

Priority Band and sub-group	Bedrooms required				Total
	1	2	3	4	
A-Additional Needs	4	3	4		11
A-Band A Plus		1	1		2
A-Medical	1	2			3
B-Add Needs Children		1			1
B-Additional Needs	1	2			3
B-Homeless	3				3
B-Housing Conditions		1			1
B-Medical	2				2
Group C	84	34	7	5	130
Grand Total	95	44	12	5	156

Source: Leeds City Council

4.6 An explanation of the priority banding system follows:

- Band A (16 households) consists of customers requiring urgent rehousing where the council has a legal duty to consider them for accommodation.
- Band B (10 customers) consists of those customers in non-urgent need that the council has a legal duty to consider for rehousing.
- Band C (130 customers) consists of all other customers. Examples: with no assessed housing need; whose priority award (Band A or Band B) has expired; whose priority has been removed after they refused a reasonable offer of accommodation; who cannot demonstrate a local connection to Leeds (the exception will be homeless customers without a local connection who will be placed in Band B).

Key findings

4.7 Our key findings are that:

- there are currently 118 social rented homes in the parish;
- the majority are bungalows for older people;
- very few vacancies occur on an annual basis; and
- according to the housing register, 156 households are seeking a social rented tenancy of which 16 are assessed as urgently needing housing and 10 are assessed as less urgent.

Chapter 5: The household survey

Introduction

- 5.1 A survey of local households was conducted to enable us to estimate the need for additional housing generated by them, as well as seeking the views of all residents regarding priorities for the design of new build housing and amenities.
- 5.2 The survey questionnaire is appended. This was hand delivered to most of the occupied homes in the villages with a small number posted to the outlying parts of the parish. Approximately 2,200 forms were dispatched in total, more than the 2,163 households as at the census 2011. Two hundred and three questionnaires were completed and returned being just over 9% of the questionnaires issued.
- 5.3 The questionnaire was in 3 parts:
- part A: all households were invited to provide their views and priorities for possible design features and the amenities of future dwellings;
 - part B: to be completed by households that might move home over the next 5 years; and
 - part C: to be completed by households that had moved to the parish in the last 5 years.
- 5.4 Readers should be aware that margins of error and levels of confidence do not apply to the data obtained in this type of survey. A margin of error is a statistic that expresses the probable amount of error due to random sampling in a survey's results. A margin of error is not estimated in this report as the survey is not based upon a random sample of households because all households in the parish were invited to participate.

Part A of the survey – priorities and amenities

- 5.5 Residents were asked about what priority they would give to certain sizes and types of dwelling. The main high priority issues in descending order were:
- homes with on plot parking;
 - homes with a private garden;
 - high standards of energy efficiency;
 - homes with a garage on plot;
 - affordable housing for older people;
 - homes suited for first time buyers;
 - homes suited to older people; and
 - affordable housing for families.
- 5.6 The main low priority issues in descending order were:

-
- town houses;
 - larger family homes (4/5 bedroom); and
 - homes that facilitate working from home.

5.7 The main medium priority issues were:

- semi-detached and terraced houses;
- small family homes;
- small homes for singles and couples;
- bungalows;
- affordable homes for families; and
- affordable housing for single people and couples.

5.8 Residents were asked about certain design features that they would prefer to see in future development. Most residents that replied stated that they would prefer to see buildings constructed out of similar materials to existing buildings. Slightly more residents would prefer self or custom built homes rather than speculative building.

5.9 A slightly greater margin of respondents told us they would prefer future development to be mixed development to include residential shops and services and buildings for community use rather than mainly residential development, with limited development for other business use. Three times the number of respondents would prefer to see development of office and retail premises to be in 'a house like building' to allow conversion into residential units in the future.

5.10 Residents were asked about what priority they would give to amenities that had been suggested in previous consultations. The issues given the highest priority were:

- improved public transport;
- improvements to footpaths and cycle-ways;
- faster internet; and
- improved car parking.

5.11 Low priorities were:

- public toilets;
- more sports facilities;
- a cash machine; and
- a crèche.

5.12 Medium priorities did not attract a greater number of responses than high or low priority issues however the higher scoring medium priority was improvements to footpaths and cycle-ways.

5.13 Respondents were given space to expand on their remarks regarding priorities. Analysis of this information serves to underline the depth of feeling about the adequacy and quality of public transport

...
 serving the parish. This evidence suggests that the issue appears to be much more significant than other high priority issues stated above.

Part B of the survey: households thinking of moving home within the next 5 years

5.14 Part B of the survey form gathered information from households who intended to move home over the next 5 years. 41 households said that they were seeking to move home at some point over the next 5 years. 40 households were existing households and one was a new household seeking to live independently. Readers should note that totals in the following tables sum to 40 or 41 households depending upon whether the information is regarding supply or demand. We asked households a series of questions about their current housing and household. Below we have summarised key outputs from the survey.

Housing type

5.15 The figure below shows the type of housing that households who told us that they expect to move currently occupy.

Figure 27: present accommodation type of households that intend to move

<i>Accommodation type</i>	<i>Number</i>
<i>Detached house</i>	7
<i>Semi-detached house</i>	19
<i>Terraced house</i>	2
<i>Bungalow</i>	13
<i>Flat/maisonette</i>	0
Total	41

Source: Household Survey Data

Tenure

5.16 The figure below shows the current tenure of the 41 households. The data shows a high level of owner-occupation with a high proportion of outright owners which are mostly older person households. Further analysis of the data shows that 16 of the outright home owning households consisted only of persons over 60 years of age.

Figure 28: present tenure type of households that intend to move

<i>Tenure</i>	<i>Number</i>
<i>Owned Outright</i>	23
<i>Owned with a Mortgage or Loan</i>	12
<i>Shared Ownership/Equity</i>	0
<i>Social Rented</i>	3
<i>Private Landlord or Letting Agency or family</i>	3
Total	41

Source: Household Survey Data

Household size

5.17 The figure below shows the number of people in each household. The largest group is of two person households. These are couples without children.

Figure 29: present composition of households that intend to move

<i>Number of people in each household</i>	<i>Number of households</i>
One	11
Two	20
Three	5
Four	5
Total	41

Source: Household Survey Data

Age

5.18 The figure below shows the age of all people in the households seeking to move home.

Figure 30: age of household members – households that intend to move

<i>Age Group</i>	<i>Number</i>
0 – 7	4
8-15	2
16-21	3
21-59	42
Over 60	33
All ages	84

Source: Household Survey Data

5.19 Figure 31 below, shows the reasons why households have stated a need or likelihood of moving home. Households were asked to give up to 3 reasons in order of importance. The most frequent main reason given is because households want to move away from proposed new development. Some households that cite this as the main reason mostly also go on to give further reasons for moving. It is also the most frequent secondary reason. The other two main reasons were to facilitate downsizing or upsizing.

Figure 31: main reasons for moving given by households that intend to move

<i>Reason for moving home</i>	<i>Reason 1</i>	<i>Reason 2</i>	<i>Reason 3</i>
<i>Because of proposed new development</i>	8	7	
<i>Downsize</i>	7	2	
<i>Upsize</i>	7	2	
<i>To buy a home</i>	2		
<i>Better access to public transport</i>	4	2	1
<i>To undertake a project home</i>	2		1
<i>To give or receive care</i>	3		
<i>Access to schools</i>	1		
<i>House with improved mobility</i>	1		
<i>Neighbours</i>		3	
<i>Work</i>	1		2
<i>Reduce costs</i>	1		
<i>Parking</i>		1	

Source: Household Survey Data

- 5.20 Figure 28 states where households would expect to move to. This shows that half of the moving households would expect to move within the parish including 5 who would consider staying in the parish if suitable housing was available. None of the 5 households gave an alternative destination. Of the 15 thinking of moving away from the parish, 11 would move to places like Wetherby, Harrogate and other parts of Leeds. Proposed longer distance moves included Rutland, North Yorkshire and the Dales, mostly citing retirement and to be nearer family as main reasons.
- 5.21 A concealed household is one that currently lives with another household. Up to this point the people that would form the concealed household have been counted as part of the whole household. They are identified separately here as they propose to form an additional household when they move out.

Figure 32: likely future location of households that intend to move

<i>Destination</i>	<i>Moving Households</i>	<i>Concealed Households</i>
<i>Within the parish</i>	15	1
<i>May stay within the parish</i>	5	
<i>Within a 15 mile radius</i>	11	
<i>Further away</i>	4	
<i>Not stated or unsure</i>	6	
<i>Total</i>	40	1

Source: Household Survey Data

- 5.22 Households were similarly asked about what tenure they would expect to obtain; the results are shown in the figure below. The results suggest that 12/16 moving households and 1 concealed household planned

to become or remain home owners. Three households plan to change tenure when they move, one from private rented to owner occupier two from owner with mortgage to owner without mortgage both of whom are over 60 years of age. One moving household did not provide this information.

Figure 33: likely future tenure of households that intend to move

<i>Future tenure</i>	<i>Moving Households</i>	<i>Concealed Households</i>
<i>Buy own home no mortgage</i>	23	
<i>Buy own home with mortgage</i>	13	1
<i>Affordable housing</i>	3	
<i>Private rented and other</i>	1	
Total	40	1

Source: Household Survey Data

5.23 The type of dwellings households would expect to move to is presented in figure 34. Compared to their existing type of housing as indicated in figure 27 there is a clear net movement from semi-detached houses to bungalows.

Figure 34: likely future house-type of households that intend to move

<i>Type</i>	<i>Moving Households</i>	<i>Concealed Households</i>
<i>Detached house</i>	10	
<i>Semi-detached house</i>	8	1
<i>Terraced house</i>	1	
<i>Undecided</i>	3	
<i>Bungalow</i>	18	
<i>Flat/maisonette</i>	0	
Total	40	1

Source: Household Survey Data

5.24 Households were asked to indicate the number of bedrooms they would expect to secure in their next home. Analysis of the following figure shows that a households occupying 6 bedroom home s are seeking to downsize. The net position of those occupying 3 bedrooms homes is that a majority wish to downsize too. However significantly more households occupying 2 bedroom homes are wishing to upsize. None are seeking a 1 bedroom home.

Figure 35: comparison of present and future bedroom requirements

<i>No of bedrooms</i>	<i>Present</i>	<i>Future</i>
6	3	0
5	0	1
4	7	9
3	24	17
2	4	14
1	2	0
Total	40	41

Source: Household Survey Data

Requirements for additional housing generated by local households

- 5.25 In undertaking this analysis it was found that 41 local households have indicated demand over the next five years. Of these, 15 households would be seeking to move *within* the parish. One of these households was a concealed household.
- 5.26 On a simple demand and supply basis there is a demand for 15 homes and a potential supply of 40 homes released by the moving households over the next 5 years. This is a potential surplus of existing homes which would be occupied by households who currently do not live in the parish. However the purpose of our analysis is to establish the net requirement for additional housing generated by parish residents.
- 5.27 If we take into account a further 5 local households that have indicated they may stay in the parish if suitable housing became available and assume it does become available, the local demand rises to 20 homes over a five year period. We propose to base further analysis on this 20 households as none of the 5 households stated a preferred or alternative location.
- 5.28 The next stage of analysis is to investigate if some of the supply of homes from the 40 moving households will meet the requirements from the 20 households that told us they may want to move within the parish. The sequencing of household moves is a crucial factor. A suitable home becoming vacant in year 1 will not be available for a household seeking to move a later year. So we have undertaken a more detailed assessment of demand from local households seeking to move, in terms of their requirements for size type and tenure and compared it to the size type and tenure of the supply from the moving households both planning to move and seeking to move *in the same year*. This is a modelled approach and the matching of supply and demand may not happen in practice. However the approach is justified because of the high proportion of moving households that want to move home within the parish and the qualitative evidence we obtained at the neighbourhood planning consultation events. The qualitative evidence can be summarised as households see the parish as a destination of choice and once they achieve this they seek to remain there. Networking by village residents means that vacancies are considered by potential local purchasers or renters before they are offered for sale on the open market.
- 5.29 Four potential matches exist between the supply of vacant housing and the requirements of households that are seeking to move home. A further potential match exists between the supply of vacant housing and one household that indicated that they would stay within the parish if suitable housing became available. This means that 11 households planning to move within the parish will be unable to find

suitable housing from the vacancies generated by the moving households. This adds an important dimension to our assessment of locally generated need. The basis of our assessment of local need for additional housing is due to a mismatch of housing types and sizes between supply and demand rather than a crude assessment of a net surplus identified above.

- 5.30 The evidence below suggests that the mismatch is entirely plausible. Put simply the ageing population is seeking to downsize and some will require specialist housing when they move home.

Figure 36: Summary of additional housing needed for households that intend to move within the parish

<i>Tenure sought</i>	<i>Number of households</i>	<i>Type sought:</i>	<i>2 bed</i>	<i>3 bed</i>	<i>4 bed</i>
Private rent	1	Semi – detached house	0	0	1
Social rent	3	Bungalow	2	1	0
Owner occupier (mortgage)	2	Semi-detached	2	0	0
Outright owner	4	Bungalow	2	2	0
Outright owner	1	Detached house	0	1	0

Source: Household Survey Data

- 5.31 The evidence has identified that 7 of the moving households seeking to stay in the parish have a combination of support needs and mobility based needs.

Figure 37: specialist housing needed for households that intend to move within the parish

<i>Household ref.</i>	<i>Tenure</i>	<i>Bedrooms</i>	<i>Type sought</i>	<i>Support needed</i>	<i>Mobility needed</i>
1	<i>Outright owner</i>	2	Bungalow		Y
2	<i>Outright owner</i>	2	Bungalow		Y
3	<i>Social renter</i>	2	Bungalow	Y	Y
4	<i>Social renter</i>	2	Bungalow	Y	Y
5	<i>Outright owner</i>	2	Bungalow		Y
6	<i>Outright owner</i>	3	Bungalow		Y
7	<i>Outright owner</i>	3	Bungalow		Y

Source: Household Survey Data

- 5.32 Seven households with health problems indicated that they intended remain within the parish. All of these households were resident in a bungalow and were seeking another bungalow, two cited mobility and support problems as a main reason for seeking to move home. One further moving household reported health or support needs. This household was seeking to live in the eastern part of Leeds. All but two of the households had household members over 60 years of age indicating that the underlying issue is aging.

Part C: households that had moved to the parish within the last 5 years

- 5.33 Forty households completed part C. Thirty of these households indicated that they had moved **into** the parish rather than within it. 9 of these households contained only people over 60 years of age, 15 were adult only households and 6 had children of school age.
- 5.34 Four of the households moving within the parish were over 60, 3 were adult only households and 3 had school aged children.
- 5.35 Four households had undertaken a long distance move into the parish (Scotland, Walsall, Boston (Lincs) and Peterborough). The main reasons for moving to the parish for this group were family connections and employment. Three of the four were aged over 60 and had downsized when moving to the parish and the other household was of working age and chose to live in a similar sized home.
- 5.36 Fifteen households had moved into the parish from other parts of Leeds. The most common reasons cited by these households summarised in figure 38. Note that households could give more than one reason.

Figure 38: Main reasons why households decided to re-locate to the parish

<i>Reason</i>	<i>Frequency</i>
<i>Closer to family</i>	7
<i>Upsize</i>	6
<i>Downsize</i>	4
<i>Village life</i>	4
<i>Work</i>	3
<i>Relationship breakdown</i>	2

Source: Household Survey Data

- 5.37 11 households had moved from nearby towns elsewhere in Yorkshire and they cited all of the above reasons, the most common: work (3 households) and family reasons (3 households).
- 5.38 Of the 10 households that moved within the parish the main reason for their house moves were: upsizing, downsizing and mobility problems.

Key findings of the household survey analysis

- 5.39 **Part A of the survey** sought residents' views about priorities for new build and amenities in the parish. The 6 main priorities were:
- homes with on plot parking;
 - homes with a private garden;
 - high standards of energy efficiency;
 - homes with a garage on plot;
 - affordable housing for older people;
 - homes suited for first time buyers;
- 5.40 Residents felt that town houses and large family homes should be a low priority.

-
- 5.41 The main priorities for amenity improvements should be:
- improved public transport;
 - improvements to footpaths and cycle-ways;
 - faster internet; and
 - improved public car parking.
- 5.42 **Part B of the survey** assessed the need for additional housing in the parish arising from existing households and people that live with them.
- 5.43 The information showed that over the next 5 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 (chapter 2) plus choices made by aging households to downsize and mitigate health issues, there was a mismatch between the likely supply of housing and the requirement of households seeking to move.
- 5.44 The mismatch occurs in terms of house size, type, tenure and special features.
- 5.45 We estimate that 18 additional dwellings over 5 years are needed to meet this need:
- 11 dwellings of specified size type and tenure; and
 - a further 7 dwellings that address mobility and support needs.
- 5.46 **Part C of the survey** sought information from households that had moved into the parish in the last 5 years. Reasons for moving to the parish were to be closer to family, to upsize, to downsize, for village life, employment and relationship breakdown.
- 5.47 10 households moved within the parish, 11 households moved from nearby towns, 15 from other parts of Leeds and 4 were long distance re-locations.

Chapter 6: Information from stakeholders

Introduction

- 6.1 It is important to have a qualitative understanding of the parish in terms of its location, connections, role and community. The story of the parish and its role within the local housing market can be more fully understood than from the interpretation of data alone. It is also important to understand the views and priorities of residents with regard to the role of additional housing and amenities in the parish.
- 6.2 Our method for achieving these aims was to:
- undertake a tour of the parish and the surrounding area;
 - devise Part A of the household survey to gather household views and priorities;
 - observe two public consultations on the neighbourhood development plan; and
 - interview a small number of stakeholders: estate and letting agents, new build plan on site sales staff; local school officials; officers of Leeds City Council and a registered provider (housing association).
- 6.3 We present the information obtained according to its source.

Estate and Letting agents

- 6.4 Estate agents play a crucial role in facilitating the local housing market they are experts in their local areas. Our aim was to find out more about supply and demand for housing in the parish especially what gaps existed in the market for groups of households. Meetings were held with agents based in :
- Garforth;
 - Crossgates; and
 - Wetherby.
- 6.5 Two independent agents based in Garforth explained that they were rarely commissioned to market sales or lettings in the parish and declined to comment further. Two agents in Wetherby were interviewed. The first was part of a national chain and echoed the information given by Garforth agents. We were referred to the Crossgates branch as company policy dictated that parish sales and lettings should only be handled there. The second, independent agent, told us that clients tended to consult Wetherby agents for more expensive property as customers seeking higher value property would tend to search in the Wetherby and Boston Spa areas. Two agents were visited in Crossgates.
- 6.6 Findings from interviews at Wetherby and had Crossgates were consistent. There was not an adequate cross section of homes on sale or offered to let to help us benchmark typical asking prices and values however agents offered important insights regarding the nature of the parishes local housing market:
- there was very little turnover in the market – once residents re-located to the parish they would try to stay there;

- local residents would move within the parish to upsize or down size according to changing circumstances;
- prices had been relatively unaffected by the credit crunch as purchasers tended to have low loan to value ratios;
- prices were on average higher than much or north east Leeds (including Garforth) and Selby District but lower than Wetherby and Boston Spa;
- very few purchasers were made to first time buyers, those who succeeded were households in their 30s with above average incomes and had saved significant deposits;
- prices within the area within the A63, A64, M1 and A1(M) were broadly similar;
- homes to rent rarely came on the market as tenants generally were seeking long term tenancies; and
- landlords would rarely let to benefit claimants.

6.7 One agent summed the parish housing market as ‘a place that people move up to’. Evidence in the household survey Part C supports this view.

New build on site sales staff

6.8 These interviews provide insights about the differences between customers for new build housing and re-sale housing. Interviews were obtained from Taylor Wimpey (Sycamore Park), Persimmon (Whinmoor and St Gregory), Ben Bailey (Meadowgate Park) and Bellway (Crossgates).

6.9 We were particularly interested in the proportion of sales to local people as opposed to incomers i.e. the extent to which new build was helping to meet local need. These sites were situated outside the parish so for our interviews we defined ‘local’ to include the parish and the immediate area surrounding the site. Sales agents are only able to provide general information so that the identity of customers is not revealed.

6.10 The findings from these interviews vary according to the price of housing on offer:

- low to mid-priced housing attracts a high proportion of first time buyers nearly all of whom use the Help to Buy scheme;
- some of these first time buyers were from nearby Scholes, fewer from Barwick and other villages;
- 60% of sales in this price bracket were mostly households living in other parts of Leeds, with some coming from Wetherby and York the latter being priced out of those market areas;
- investors would purchase and rent out cheaper, smaller homes;
- mid to higher priced homes would be slower to sell;
- demand was higher for 3 bedroom homes than 4 bedroom;
- few homes would sell to local households;
- purchasers were typically second time movers; professionals with employment at either Leeds or York; and
- the railway station at Crossgates is considered to be a selling point.

Registered Providers (housing associations)

- 6.11 We spoke to Leeds and West Yorkshire Housing Association. This housing association was chosen because it is currently letting affordable units funded by Section 106 (S106) agreements within some of the developments we visited at Crossgates. A S106 agreement is an agreement between a planning applicant and the planning authority to provide or finance things like (but not limited to) affordable housing.
- 6.12 We were told that lettings were a mixture of social rents and affordable rents, the latter being at 80% of the value of market rents). We were told that under the terms of the S106 agreement, Leeds City Council could nominate tenants to all new build and re-let tenancies and tenants were selected using the City's choice based lettings scheme. Such schemes allow tenants to express interest in individual vacancies rather than have vacancies allocated to them by officials. As previously noted, demand for these new homes come from across the city. Officers told us about the scale of demand for vacancies in the parish. Over 100 bids were received for each property once advertised. We asked about the extent to which local people and people from the parish had succeeded in allocating tenancies. We were told that the need for a household to live in a specific location was taken into account and at least one applicant with strong local connections had succeeded in obtaining a new tenancy. The officer commented further that demand for new build was generally stronger than for re-let housing.
- 6.13 Officers told us that there were no proposals to build new affordable homes in the parish at this time although they were aware of developer aspirations to build near to and within Scholes. The housing association would be interested in providing affordable housing in the parish if sites and funding were available and cited several local need schemes that had been developed in East Yorkshire.

Primary schools

- 6.14 Primary school head teachers at Barwick in Elmet and Scholes provided information about demand for school places. This is important because school catchment is often a significant driver of demand for local housing.
- 6.15 We were told that the Barwick in Elmet primary school is affiliated to the Church of England and was rated as good by OFSTED in its last inspection.
- 6.16 It currently has 207 pupils on the school roll across years 1-5. It is a one form entry school with 30 pupils in each cohort. School governors have agreed that the school will not expand to a two form entry school as it does not have the space or capacity to do so. The head teacher estimates that approximately 65% of pupils are from the village and does not anticipate the proportion of resident to incoming students will change.
- 6.17 It is believed that there will be an impact on the school if housing development at Scholes goes ahead. This will create a demand for pupil spaces which the school cannot respond to. Governors are concerned that pupil places will be allocated to accommodate the overspill from Scholes as Leeds City Council has a sibling ruling for place allocation, this could mean in the future pupils who live in Barwick may not be allocated a place at the school. Governors believe this is not acceptable for a church school that serves its local community. Concern was also raised about the negative impact on the local infrastructure. The

school site is difficult to access therefore pupils are encouraged to walk, scoot or cycle to school. An increase in the volume of local traffic passing through Barwick would discourage parents from allowing pupils to use these modes of transport which would impact on our already stretched parking facilities.

- 6.18 Scholes (Elmet) Primary School was rated as good by OFSTED in its last inspection.
- 6.19 The school roll is anticipated to be 314 in September 2015 anticipating an intake of around 40 children. We were told that the school would convert some non-teaching areas into teaching areas to accommodate growing numbers.
- 6.20 It was estimated that around 60% of children were resident in the parish. Some local children had not been given places at the school because of the local authority admissions policy. This proportion was likely to grow in the short term at least as the local authority sibling policy was likely to have less impact on the intake over time.
- 6.21 Proposed development at Scholes if proceeded with was anticipated to have a major effect on demand for places at the school.

Neighbourhood planning consultations

- 6.22 We attended two events and engaged with parish councillors and members of the public. Many people we spoke to explained that they had re-located to the parish some years ago. Some had lived there as children, left for employment and succeeded in returning later in life. Some explained that since moving into the parish they had moved within it as their circumstances changed.
- 6.23 All valued the character of the parish, its setting, its facilities and its institutions. Many feared that new build housing would make it indistinguishable from the Leeds urban area and irrevocably alter the quality of life enjoyed by residents.
- 6.24 It was clear to us how the housing evidence base project would inform the neighbourhood plan.

Summary of key findings

- 6.25 Information was obtained from important stakeholders.
- 6.26 Estate agents told us that the parish was regarded as 'a place to move up to'. Agents and residents also told us that residents sought to live in the parish as a long term goal rather than a stepping stone so transaction levels were low. Prices were higher than many parts of Leeds but lower than in the Wetherby area.
- 6.27 Letting agents told us that there were few vacancies within a relatively small private rented sector and again, tenants sought long term tenancies.
- 6.28 Registered providers (housing associations) told us that the City Council had nomination rights for new build tenancies and demand for them came from across the city.
- 6.29 New build sales agents on nearby sites told us that a high proportion of sales were made to people outside the immediate area and a small number of sales were made to first time buyers from the parish

and other villages. There was a higher demand for homes up to and including 3 bedrooms than 4 bedroom or larger homes.

- 6.30 Local primary schools told us that they had concerns about the impact of large volumes of new build housing and were concerned that some parish resident children were unable to gain admission to their local school.
- 6.31 Parish councillors and local residents told us of the value they attached to the character of the parish and their concerns about the effects of large scale development nearby.

Chapter 7: Bringing the evidence together, findings and conclusions

Introduction

- 7.1 This section brings the evidence together from the previous chapters, considers key the findings and presents our conclusions.

High level findings

- 7.2 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; and
 - 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.
- 7.3 There are significant trends within in the population:
- a declining number of young people resident in the parish; and
 - a growing number of older people resident in the parish.
- 7.4 The housing stock:
- 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.
- 7.5 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

The Leeds housing market context

7.6 The key finding of our review are that:

- the parish local housing market sits within the outer north east quadrant of the city;
- the population of Leeds grew by about 5% in the decade 2001-2011; due mainly to an excess of births over deaths in the city however there is an outflow of people from Leeds to other local authority areas;
- the number of households is rising at a slightly faster rate than the population due to the diminishing average size of households across the city. This is smaller than the rate of change for England;
- new housebuilding is running at over 2,000 homes per annum across the City and this number of completion is expected to rise;
- the volume of sales dropped dramatically after 2008 and is only recently showing signs of recovery. Land registry data quoted in Chapter 2 suggests that the parish was less affected by this; and
- average house prices and the affordability of housing in Leeds are higher than across the region but below the average for England.

7.7 Our household survey revealed some public support for additional housing for first time buyers and older people. It estimates that there is locally generated need for around 18 dwellings over the next five years to address a mismatch between the size and type and tenure of housing that may become vacant and the requirements of local households that are considering moving.

7.8 Analysis of characteristics of households that may move home are consistent with the profile described above: an aging population living in larger homes seeking to downsize and a smaller number of younger households seeking to upgrade.

Cross referencing the information

7.9 We can use the wider evidence in the report and evidence from stakeholders to test the household survey findings.

7.10 Evidence from Rightmove and the Land Registry is of a similar order of magnitude to the number of households that plan to move identified by the survey. It is also in step with the number of households that moved into the parish over the last 5 years identified by the survey. Evidence from estate agents and local residents demonstrates that households stay in the parish long term and many move within it as their needs change. The number of households seeking to leave the parish is higher than the supporting evidence would suggest. However some residents are so concerned about the impact of new development that they are considering moving away. Most of these household identify another reason for moving home and would appear to have the means to do so as outright owners.

7.11 The survey identifies low numbers of households seeking social and private rented sector housing. The household profile of older people many of whom own their homes outright means that there is not a large market for rented housing of any description from local people. Although the housing register lists

over 100 households social rented housing in the parish, this is demand from right across the city not just the parish. With low vacancy rates in our experience applicants in housing need will consider options in other locations.

- 7.12 Low numbers of concealed households seeking to live independently within the parish are to be expected because if wishing to purchase they are priced out of the market within the parish setting. If wishing to rent there is no social housing for singles or couples without children and a very small supply for those with children. In our experience demand occurs only when and where there is supply so a low response from this group was not unexpected. That does not mean that there is no demand from younger parish residents which is demonstrated in the next paragraph. We have no information about the nature of supply for private rented sector housing.
- 7.13 Findings in chapter 2 shows that there is little opportunity for households on low to median incomes to form and settle within the parish. Sales agents gave us overwhelming evidence that those seeking to become first time buyers are forming a large part of the demand for small moderately priced new-build homes using the Help to Buy scheme being built outside the parish. They confirmed that these parish residents had no choice but to pursue their aspiration for home ownership outside the parish.

Interpreting local need estimates, policy considerations and conclusion

- 7.14 Housing surveys have been relied upon for decades as the main method of estimating local housing requirements. More recently the approach is used in smaller geographies such as wards and parishes rather than boroughs, districts and cities. This study develops the basic approach as it looks across all of the housing tenures to arrive at a net requirement for additional housing rather than a narrow focus on the need for social or affordable housing. The key finding is that the underlying cause the requirement for additional housing because there is a mismatch between the size type and tenure of potential vacancies to the requirements of households that plan to move home.
- 7.15 It is important to recognise that this is a snapshot of household circumstances aspirations. The method cannot take account of unexpected change in housing requirements due to, for example relationship breakdown or household dissolution due to death.
- 7.16 The estimate of local need is an estimate not a probability. It should be regarded as an order of magnitude and not be applied prescriptively. Taking the survey findings and the supporting evidence into account there is very strong evidence to support policies that address imbalances in the parish household and dwelling profile and its predicted demographic change.
- 7.17 The policy aim is to ensure the long terms sustainability of the parish whilst retaining its character. This report contains issues that threaten the long term sustainability of the parish. Firstly, the high proportion of older person residents. Older people are living longer but inevitably some will become infirm and if they are to be able to continue to live in the parish then some specialist accommodation and support will be needed. Secondly younger people find it difficult to secure housing they can afford within the parish. At the same time we see that the number of primary school age children has fallen and that the primary schools are sometimes unable to offer places to children resident in the parish. The evidence would

support a housing policy of to address these imbalances and ensure that it is targeted on local people initially.

- 7.18 The evidence base that has been produced contains significant and wide ranging information to enable the parish council and the public to consider housing policy and development proposals in an informed way.

Appendix

The household survey questionnaire



Barwick in Elmet and Scholes Parish

Housing Survey 2015

Dear Resident,

25. The Parish Council is seeking to understand more about demand for housing within the Parish and whether or not the existing housing and supporting services are meeting the needs of local residents.
26. This information is needed to complete the Neighbourhood Development Plan's policies for new housing in the Parish.
27. Please take just a few minutes to reply to the attached survey questionnaire. The survey is quick and easy to complete. All replies are confidential.
28. The Parish Council has appointed Chris Broughton Associates to undertake the survey and produce the evidence base. Only Chris will see and analyse individual survey responses.
29. A fuller explanation of the need for the survey and the survey method is available on the Parish Council's website.
30. **Please return your completed questionnaire to the places listed overleaf no later than 7th March 2015.**
31. **Finally a reminder – have you returned the questionnaire on the Draft Neighbourhood Plan? If not please do so as soon as possible. Many thanks.**

Yours Faithfully

Chris Broughton

Survey manager
Chris Broughton Associates.

Chris Broughton Associates

67 Dunstan Crescent

Worksop S80 1AG

chris@chrisbroughton.co.uk

Telephone 07809 625636

INSTRUCTIONS FOR COMPLETING THE QUESTIONNAIRE

- Someone in every household is asked to complete and return **PART A** please.
- If you are thinking of moving out of or within the Parish in the next 5 years please also complete **PART B**.
- If any other member of your household is thinking of moving separately within 5 years they should also complete a separate **PART B** – photocopy or request another questionnaire by contacting Chris.
- If you have moved into or within the Parish in the last 5 years please also complete **PART C**.
- If you have moved into or within the Parish within 5 years and would like to move again within the next 5 years please complete all three parts of the questionnaire: **PARTS A, B and C**

Questionnaires can be deposited in the envelope provided at:

The Post Office	Verdee's newsagent in Barwick	Satnam's Best One
Sirrells Garage	The Library in Scholes	Posted direct to Chris Broughton (address overleaf)

The information will then be analysed by Chris Broughton and he will produce a report. This information will only be used to inform the parish housing evidence base and nothing else.

Many thanks for your co-operation.

Questionnaire PART A – Gaps and Priorities

All households are invited to complete this part of the questionnaire

1. If new homes were to be built in the villages in the future, which types would you consider a priority and what features should they have:				
Description		Low priority <input type="checkbox"/>	Medium priority <input type="checkbox"/>	High priority <input type="checkbox"/>
1	<i>small homes for singles/couples</i>			
2	<i>small family homes (2/3 bedroom)</i>			
3	<i>larger family homes (4/5 bedroom)</i>			
4	<i>homes that facilitate working from home</i>			
5	<i>homes that first time buyers can afford</i>			
6	<i>homes suited to older people</i>			
7	<i>detached houses</i>			
8	<i>town houses (3 story)</i>			
9	<i>non detached houses i.e. Semis or terraced</i>			
10	<i>bungalows</i>			
11	<i>affordable housing for older people</i>			
12	<i>affordable housing for families</i>			
13	<i>affordable housing for single people/couples</i>			
14	<i>built to lifetime homes standard (see Parish website)</i>			
15	<i>high standards of energy efficiency</i>			
16	<i>a private garden</i>			
17	<i>a garage on plot</i>			
18	<i>parking on plot</i>			

2. In order to preserve the character of the villages some design principles need to be agreed. Here are a few contrasting suggestions. Please <u>circle</u> the statement you prefer.		
<i>only external materials already used in the village used in construction</i>	<input type="checkbox"/>	<i>allow suitable additional materials subject to planning consent</i>
<i>mostly self build or custom built homes</i>	<input type="checkbox"/>	<i>all homes speculatively built for the market</i>

3. Should other types of development be permitted within the villages? Here are a few contrasting suggestions. Please <u>circle</u> the suggestion you prefer.		
<i>Any future development should only be residential unless it is to support an existing business within the parish</i>	<input type="checkbox"/>	<i>Allow additional development only for: residential, new shops/services and buildings for community use</i>
<i>Limit additional development for business use to: work from home; office work and retail/services</i>	<input type="checkbox"/>	<i>No uses for additional business use to be specified – but must be consistent with residential use subject to planning consent.</i>
<i>Encourage offices and retail in house like buildings enabling conversion into homes in the future</i>	<input type="checkbox"/>	<i>offices and retail to be in commercial type units</i>

Parish Amenities and Infrastructure

4. We have received many suggestions for including additional amenities within the Parish. Some may not be feasible or compatible with the character of the Parish. What priority should each have? Please ✓ the priority or leave blank if you don't support.

Amenity		Low priority ✓	Medium priority ✓	High priority ✓
1	<i>more community facilities</i>			
2	<i>additional pub/restaurant</i>			
3	<i>more shops</i>			
4	<i>meeting room</i>			
5	<i>meeting room with public internet facilities</i>			
6	<i>faster internet</i>			
7	<i>more sports pitches</i>			
8	<i>multi-purpose outdoor sport pitch</i>			
9	<i>improvements to footpaths and cycle ways within the parish</i>			
10	<i>improved public transport</i>			
11	<i>improved public car parking</i>			
12	<i>a cash machine</i>			
13	<i>a crèche</i>			
14	<i>public toilets</i>			

5. Please say more about things you consider a high priority. For example specifically how can public transport be improved? Which sports would you want pitches to be provided for? What sort of shops? Community uses? Footpaths connecting what to where?

Many thanks for your response.

Please complete parts B and C where appropriate.

Questionnaire PART B – households thinking of moving home within the next 5 years

B1 Please <u>circle</u> the description that best describes the household that is thinking of moving home		
<i>1.1 Existing household with all members moving</i>	<i>1.2 Part of an existing household with some moving* (other than a student) but others remaining</i>	<i>1.3 Existing household that will form two households or more all moving** (other than a student household)</i>

(* Please complete part A for the moving household)

(** Please complete part A for each household you can write the second household on, copy the form or ask for another)

B2 How many people will live with you in each age group?				
<i>Adults over 60</i>	<i>Adults 21-60</i>	<i>Young adults 17-20</i>	<i>Children 8-16</i>	<i>Children under 8</i>
2.1	2.2	2.3	2.4	2.5

B3 Number of bedrooms?	
<i>How many bedrooms does your home have now?</i>	3.1
<i>How many bedrooms will you seek in your new home?</i>	3.2

B4 Type of home? Please <u>circle</u> the descriptions (i.e. detached/house)							
<i>Current home</i>	<i>4.1 Detached</i>	<i>4.2 Semi-detached</i>	<i>4.3 Terraced</i>		<i>4.4 House</i>	<i>4.5 Bungalow</i>	<i>4.6 Flat/apartment</i>
<i>Next home</i>	<i>4.7 Detached</i>	<i>4.8 Semi-detached</i>	<i>4.9 Terraced</i>		<i>4.10 House</i>	<i>4.11 Bungalow</i>	<i>4.12 Flat/apartment</i>

B5 What are the main reasons why you are thinking of moving in order of importance?		
5.1	5.2	5.3
1	2	3

B6 What is your current and likely tenure of your next home? Please <u>circle</u> the closest description:						
Current:	<i>6.1 Owner Occupier (no mortgage)</i>	<i>6.2 Owner Occupier (with mortgage)</i>	<i>6.3 Shared ownership</i>	<i>6.4 Private rent</i>	<i>6.5 Social rent</i>	<i>6.6 Other (please state)</i>
Next home	<i>6.7 Owner Occupier (no mortgage)</i>	<i>6.8 Owner Occupier (with mortgage)</i>	<i>6.9 Shared ownership</i>	<i>6.10 Private rent</i>	<i>6.11 Social rent</i>	<i>6.12 Other (please state)</i>

B7 Where are you seeking to move to? Please <u>circle</u> the closest description:		
7.1 <i>Probably within Barwick and Scholes Parish</i>	7.2 <i>Probably outside the Parish (Please tell us where)</i> 7.3 _____	7.4 <i>Outside the parish but would consider staying if suitable housing was available that we could afford.</i>

B8 When are you likely to move home? Please <u>circle</u> the year:					
8.1 <i>Imminent</i>	8.2 <i>2015</i>	8.3 <i>2016</i>	8.4 <i>2017</i>	8.5 <i>2018</i>	8.6 <i>2019</i>

B9 Does your existing home have any of the following problems? Please <u>circle</u> all that apply:			
9.1 <i>House is too cold</i>	9.2 <i>House is damp</i>	9.3 <i>House is expensive to heat</i>	9.4 <i>Too few bedrooms for us</i>
9.5 <i>House is too big</i>	9.6 <i>House needs major repairs</i>	9.7 <i>House is not suitable for a disabled member of the household</i>	9.8 <i>Other, please state:</i>

B10 What is the maximum price or rent of new home you are able to pay?	
10.1 <i>If buying: purchase price £</i>	10.2 <i>If renting: monthly rent £</i>

B11 Does anyone in your household have a long term illness or disability? such that they need:	
11.1) grab rails or similar to manage steps and or bathing	yes/no
11.2) a stair lift or through floor lift now or in the near future	yes/no
11.3) ground floor facilities such as W.C. bathroom or bedroom	yes/no
11.4) easy access electrical switches and door handles	yes/no
11.5) to use a wheelchair when inside the home	yes/no
11.6) help with transport and or shopping	yes/no
11.7) help with personal care and/or cooking or cleaning	yes/no

B12 What features would you look for in your next home? Please <u>circle</u> all that apply:			
12.1 <i>a high energy rating</i>	12.2 <i>a garage</i>	12.3 <i>office space</i>	12.4 <i>communal parking</i>
12.5 <i>a garden</i>	12.6 <i>no garden</i>	12.7 <i>cycle storage</i>	12.8 <i>on plot parking</i>

Many thanks for your response.

Please complete Part C if you moved into or within the Parish in the last 5 years.

Questionnaire PART C – households that moved into or within the Parish in the last 5 years.

C1 About your latest house move in the last 5 years. Please <u>circle</u> one answer. Was it?	
1.1 A house move into the parish	1.2 A house move within the Parish

C2 If your latest house move was to the parish, from which city, town or village did you move?

2.2 _____

C3 How many people live in your home in each age group?					
Age range	Adults over 60	Adults 21-60	Young adults 17-21	Children 8-16	Children 0-7
<i>Number:</i>	3.1	3.2	3.3	3.4	3.5

C4: Number of bedrooms?	
<i>How many bedrooms did your previous home have?</i>	4.1
<i>How many bedrooms does your present home have?</i>	4.2

C5: Please tell us the main reasons why you moved home in order of importance:		
5.1	5.2	5.3
1	2	3

C6 Please <u>circle</u> the tenure of your previous home and the tenure of your present home?						
Previous:	<i>6.1 Owner Occupier (no Mortgage)</i>	<i>6.2 Owner Occupier (with Mortgage)</i>	<i>6.3 Shared ownership</i>	<i>6.4 Private rent</i>	<i>6.5 Social rent</i>	<i>6.6 Other (please state)</i>
Current:	<i>6.7 Owner Occupier (no Mortgage)</i>	<i>6.8 Owner Occupier (with Mortgage)</i>	<i>6.9 Shared ownership</i>	<i>6.10 Private rent</i>	<i>6.11 Social rent</i>	<i>6.12 Other (please state)</i>

C7 Did your previous home have any of the following problems? Please <u>circle</u> all that apply:			
<i>7.1 House is too cold</i>	<i>7.2 House is damp</i>	<i>7.3 House is expensive to heat</i>	<i>7.4 Too few bedrooms for us</i>
<i>7.5 House is too big</i>	<i>7.6 House needs major repairs</i>	<i>7.7 House is not suitable for a disabled member of the household</i>	<i>7.8 Other, please state:</i>

C8 Does anyone in your household have a long term illness or disability? such that they need:	
<i>8.1) grab rails or similar to manage steps and or bathing</i>	yes/no
<i>8.2) a stair lift or through floor lift now or in the near future</i>	yes/no
<i>8.3) ground floor facilities such as W.C. bathroom or bedroom</i>	yes/no
<i>8.4) easy access electrical switches and door handles</i>	yes/no
<i>8.5) to use a wheelchair when inside the home</i>	yes/no
<i>8.6) help with transport and or shopping</i>	yes/no
<i>8.7) help with personal care and/or cooking or cleaning</i>	yes/no

C9 Which features were you looking for when you decided to move to your present home? Please <u>circle</u> all that apply:			
<i>9.1 a higher energy rating</i>	<i>9.2 a garage</i>	<i>9.3 office space</i>	<i>9.4 additional parking for visitors</i>
<i>9.5 a family size garden</i>	<i>9.6 no garden</i>	<i>9.7 a smaller garden</i>	<i>9.8 on plot parking</i>

Many thanks for your response.

Please also complete Part B of the questionnaire if you intend to move again within 5 years.



BARWICK IN ELMET & SCHOLES
**NEIGHBOURHOOD
PLAN**

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

December 2016

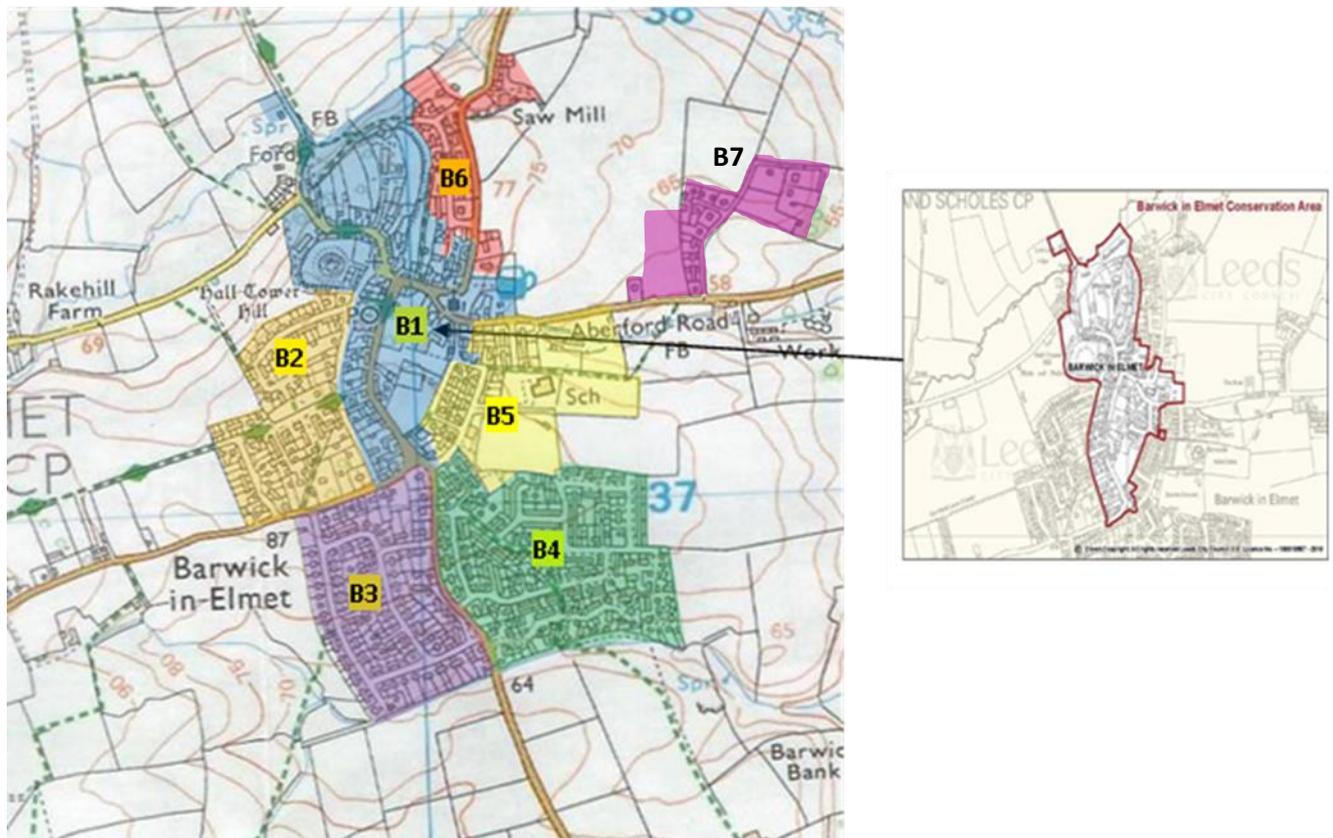
Barwick-in-Elmet

Village character

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

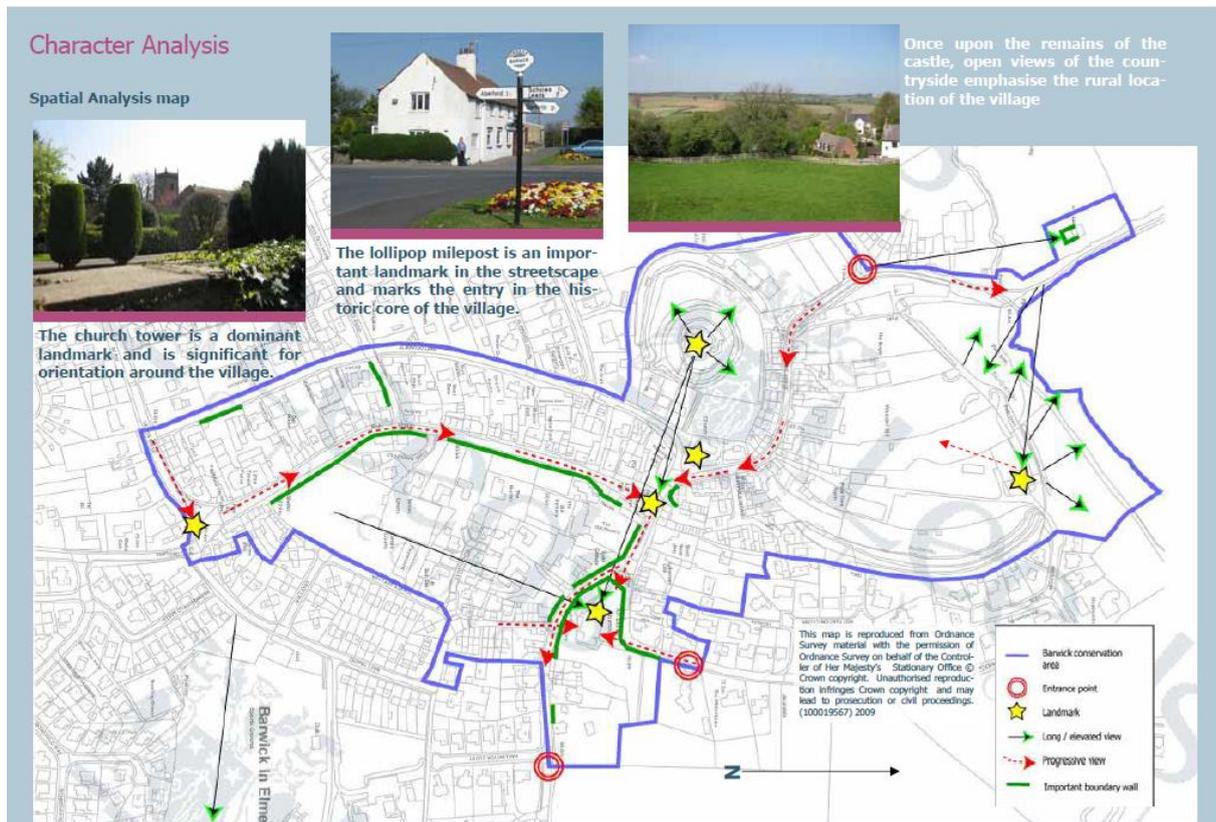
“the older part of the village comprises mainly stone buildings, centred around the maypole and 2 churches. Developments over the years have expanded and infilled the village”

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



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

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



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



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

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

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



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



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

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

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



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

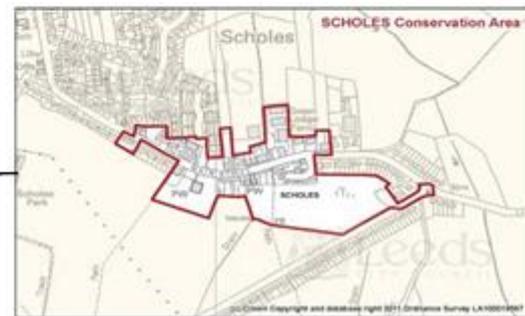
Scholes

Village character

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

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

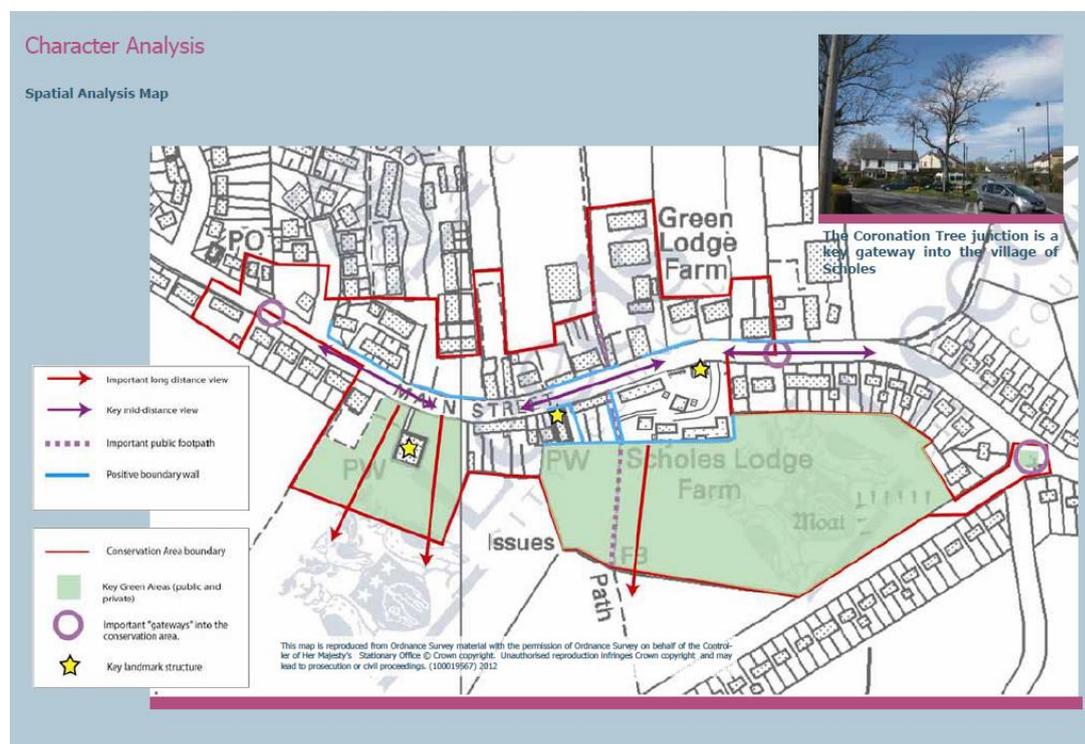
“the school, library, play areas and churches dominate the street scene along Main Street and Station Road. Parking in the centre of the village keeps down traffic speeds”



Map 2: Scholes village showing Character Areas S1-S4

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

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

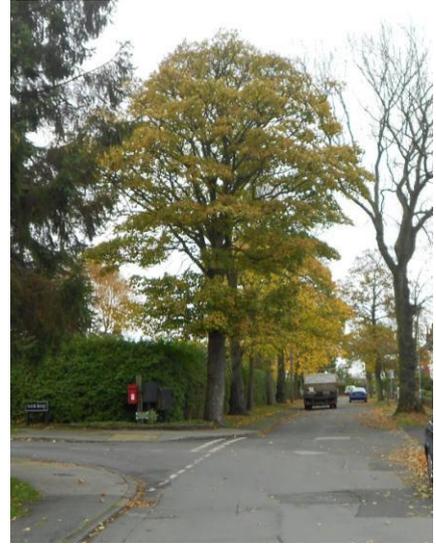


S2: Central Scholes: the central part of modern day Scholes extends south from the Rakehill Road/Railway bridge gateway, south and onto Main Street where it meets the Conservation Area. The main built-up area is contained in a series of residential areas constructed to the east of Station Road, the latter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

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



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



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



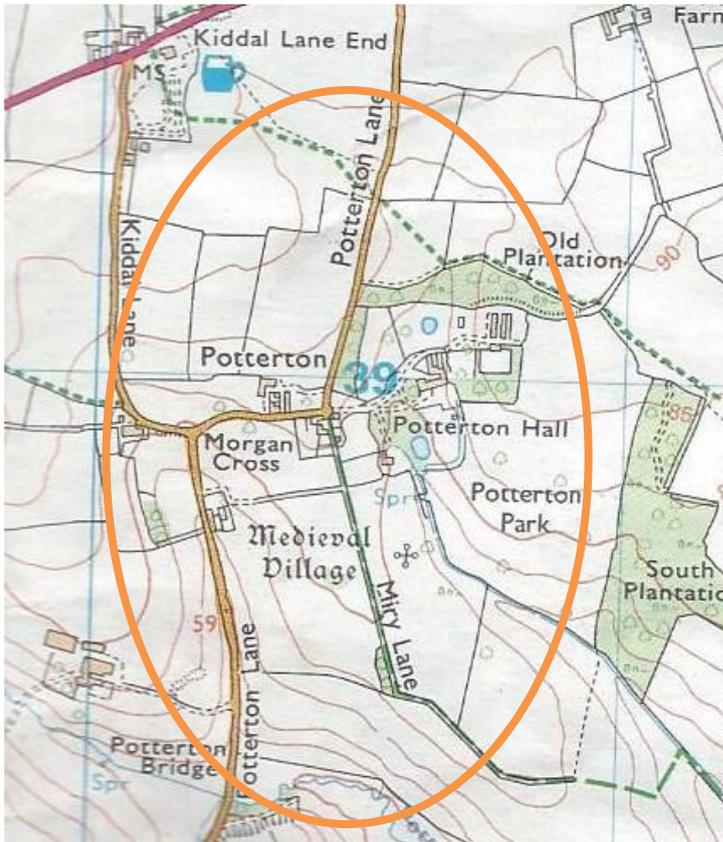
Potterton

Village character

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

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

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



Map 3: Potterton village

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

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

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



Countryside character

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

The countryside surrounding the main communities of the parish is divisible into two character areas as defined by the Countryside Commission in 1998 as part of its national Countryside Character mapping assessment¹. The east of the Parish is dominated by Magnesian Limestone as the underlying geology, whereas the west of the Parish is located within the Yorkshire Coalfield. At a more detailed level, Leeds City Council undertook a landscape assessment in 1994² which provides further useful sub-divisions of the parish and associated strategies to protect and enhance the generally high quality rural setting for the parish.

The countryside around Barwick-in-Elmet and Potterton

¹ Countryside Character Volume 3: Yorkshire and the Humber, Countryside Commission, 1998

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

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

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

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

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

The countryside around Scholes

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

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

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

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

Watercourses and Flood Risk

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

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

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

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

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

Public Rights of Way

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

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

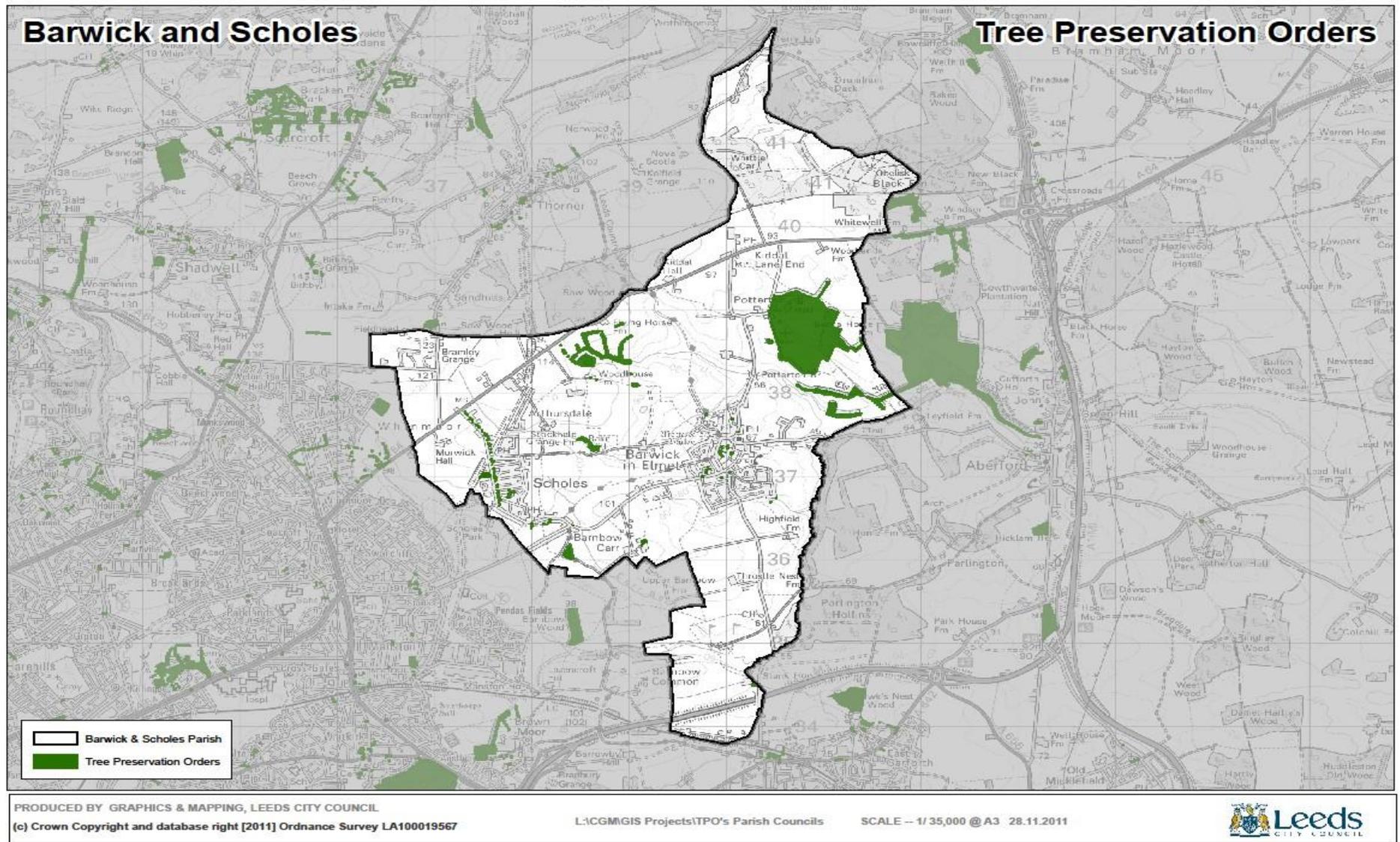
The Leeds Rights of Way Improvement Plan (ROWIP) 2009-2017 provides an action plan for improvements to footpaths and bridleways across the Parish, as well as identifying opportunities for ongoing maintenance and conservation with a view to increasing accessibility for all users.

Roads and Gateways

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

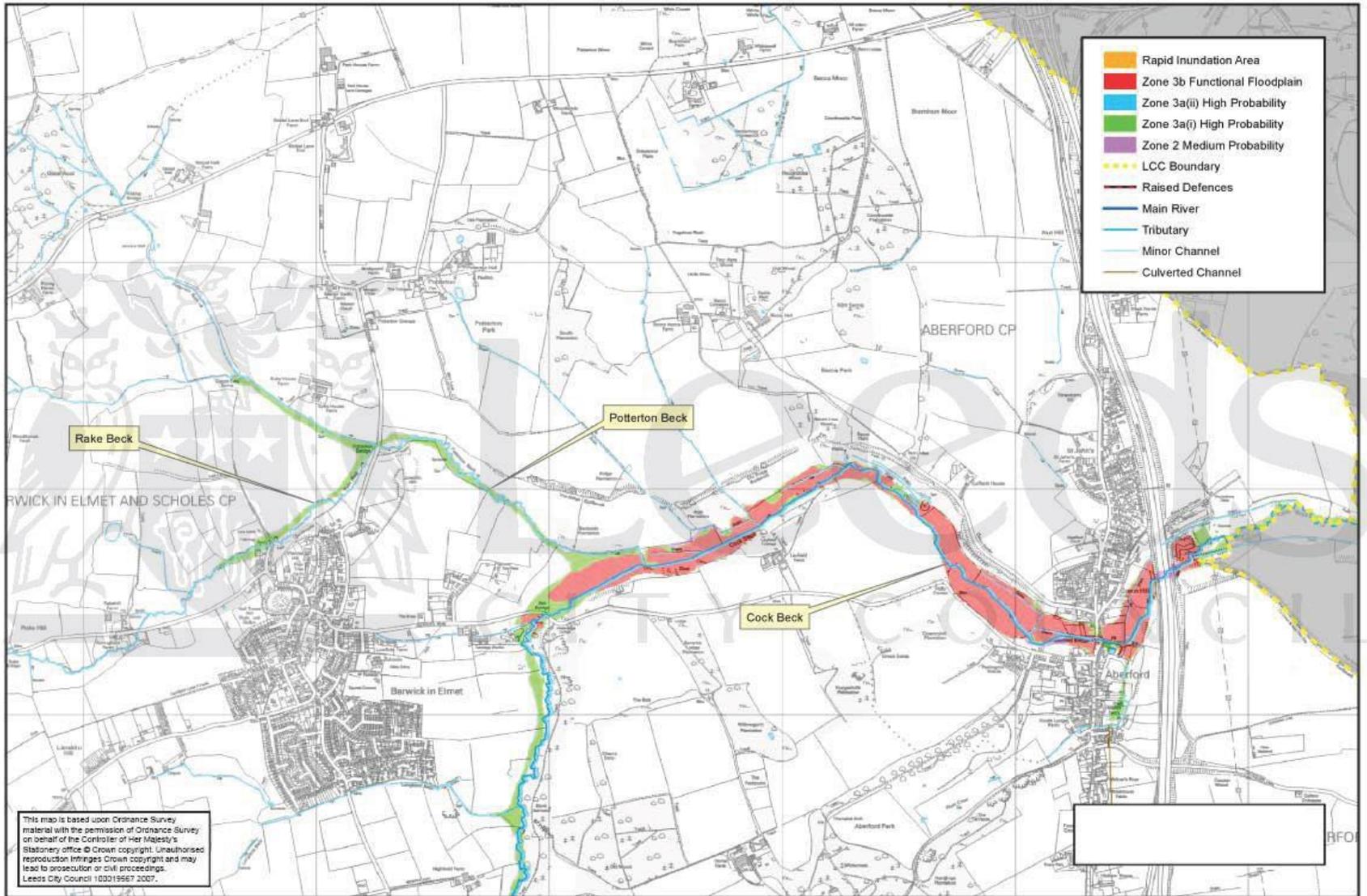
There are a number of key gateways on the roads into the villages, assessed for functionality as part of the draft Village Design Statement process. The key gateways are:

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



Map 4: Tree Preservation Orders³

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



Please note that in some locations (particularly with narrow reaches) uncertainty in the delineation of the waterway centreline and/or 'High Probability' flood zone is anticipated. Further detailed site level analyses are essential to interrogate more fully the risk posed to potential future developments within a local context.

Map 5: Strategic Flood Risk Assessment map

Designated landscape features

SCHEDULED ANCIENT MONUMENTS⁹

i. Class 1

- Barwick-in-Elmet large univallate hillfort and motte and bailey castle
- Becca Banks, the ridge and other entrenchments¹⁰
- Deserted medieval village of Potterton

ii. Class 2

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

LEEDS NATURE CONSERVATION SITES

i. Sites of Ecological or Geological Importance (SEGI)¹¹

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

ii Special Landscape Areas¹²

Bramham

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

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

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

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

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

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

Parlington/Becca

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

REGISTERED PARKS AND GARDENS¹³

- Bramham Park, I

Non designated features of local significance

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

SCHOLES

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

- Rakehill Road

BARWICK-IN-ELMET

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

- The old school
- Miner's Institute

POTTERTON

- Miry Lane

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



BARWICK IN ELMET & SCHOLES
**NEIGHBOURHOOD
PLAN**



NON DESIGNATED HERITAGE FEATURES

Barwick in Elmet and Scholes Neighbourhood Development Plan

ABSTRACT

An analysis of heritage features that are currently not protected by designation that will form a 'Local List' and receive protection through the Neighbourhood Development Plan.

Claire Hassell,

Barwick in Elmet and Scholes Parish Council, October 2016

NON DESIGNATED HERITAGE FEATURES ASSESSMENT FRAMEWORK

BARWICK IN ELMET AND SCHOLES

This Framework provides users with a guide to the criteria used to assess whether a building, structure, settlement, archaeological site, landscape or landscape feature can be regarded as a non-designated heritage feature in order to develop policy to protect and/or enhance.

Feature name ¹	Location	Description ²	Why is the feature of interest? ³	Why is the feature significant? ⁴
Scholes				
Coronation Tree	On a triangle at junction of Main St and Leeds Rd	Mature Lime tree with seat round the trunk and a commemorative stone.	Original tree planted 1902 to celebrate coronation of King Edward VII, died and replaced with current tree shortly afterwards	Iconic entrance to Scholes and celebrates the first monarch after Queen Victoria
Memorial Trees, Station Road	Along Station Road	Lime and Horse Chestnut trees in memory of the fallen men of Scholes in Two World Wars	Looking north lefthand side trees commemorate the fallen in the Great War and the righthand side the Second World War. 23 trees one for each person who died	One of three war memorials in Scholes all listed on the United Kingdom Inventory of War Memorials.
The Buffers	Junction of Rakehill Road/ The Approach	Public House and Restaurant originally the Scholes Railway Station	On the NER line from Wetherby to Cross Gates opened 01.05.1876 and closed 27.04.1964 Mentioned in the August 1887 Bradshaw's Guide	When opened ½ mile from the then village of Scholes, indicates growth of the village
Old school wall, Station Road	Station Road	Stone built wall	Part of the boundary of the 'Old School' opened in 1911, now demolished	The wall is the only remaining part of the old school and its' boundary

¹ Does the feature have a name locally eg building name? If not, a brief description

² A more detailed description of the physical form

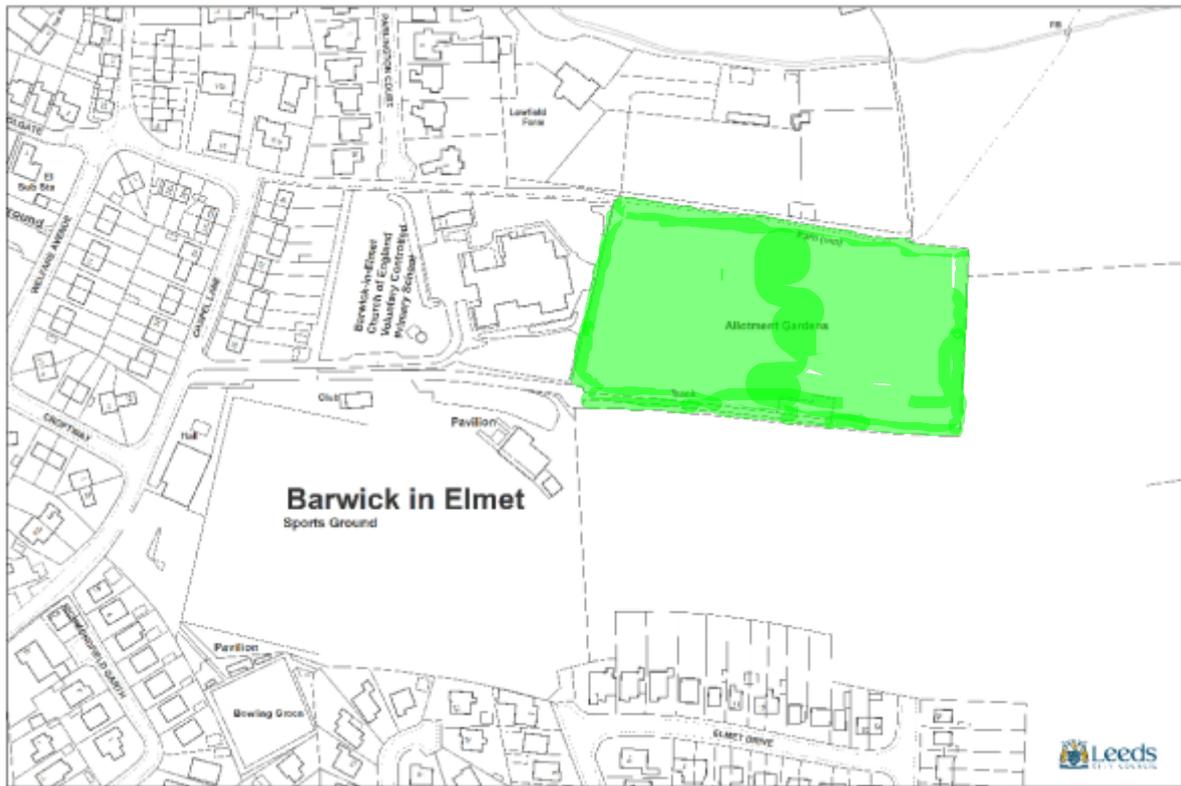
³ History, cultural association, artistic/aesthetic merit etc

⁴ Is the feature rare? Is it representative of a particular form?

Feature name¹	Location	Description²	Why is the feature of interest?³	Why is the feature significant?⁴
War Memorial	Junction Main Street. Station Road and Wood Lane	Stone War Memorial surrounded by flower bed and with an overhanging tree	Names of all villagers who died in action during the Great War and World War II engraved on the stonework	Centre for Remembrance Day in Scholes when wreaths are laid and crosses are planted in memorium
The Barleycorn	Public House	Brick built building on Main Street	Probably established when the railway came and the brickworks opened and to provide ale for agricultural workers	Original and only public house in the village until closure of the railway and conversion of the station
Old Council offices	Station Road	Distinctive brick building beside the War Memorial	In 1909 Barwick in Elmet PC built Council Offices, The PC included Wellington Hill, Cross Gates and Manston all now part of Leeds and Scholes came under Tadcaster RDC. The Parish became Barwick in Elmet and Scholes in 1941	Now a private residence, the building was used for recruitment for the military and many other war time services whilst the Council Office
Limekiln Hill	North off Leeds Road Scholes	An old limestone quarry used as an observation bunker in World War II	A wartime feature, indicates proximity of the area to wartime activities. Would provide warnings to Vickers Tank Factory at Cross Gates	Unique in the area and of value in war time local defence
Methodist Chapel	Main Street	Brick built Methodist Chapel built in 1897. A schoolroom added in 1905	As the population increased, a local chapel was required. The Tennyson Family donated land for the schoolroom so local children could be educated	Built on land from Scholes Lodge Farm gave a choice of worship to residents
Scholes Lodge Farm Field	Between Leeds Road and Main Street	Historic farmland, there was a moated Manor House, fish pond and grazing for stock	Geological survey has shown the site of a Manor House or early farm house and moat, and indications of pre medieval occupation it also has examples of ridge and furrow	Indicates earliest occupation of Scholes
Rakehill Road	Runs from Station Road Scholes to The Boyle in Barwick	Ancient track, originally called Workhouse Lane after a workhouse situated near Rake Bridge	Connects the two settlements, renamed as Rakehill due to the sharp rise in the landscape on the west of Rake Bridge	Only trackway of length and continuous usage in the Parish

Feature name ¹	Location	Description ²	Why is the feature of interest? ³	Why is the feature significant? ⁴
Barwick in Elmet				
Old finger post	Main Street/Long Lane junction	Metal fingerpost indicating directions to Aberford, Garforth and Scholes	Dates back to the time when Barwick in Elmet was part of Tadcaster RDC	In the Conservation Area, it is the only fingerpost surviving locally
Methodist chapel	The Boyle	Stone built Chapel with school room attached. Built in 1900. A closed graveyard adjacent now known as Jubilee Gardens under the control of Leeds CC and maintained by Barwick in Bloom	Build a few years after the Methodist Chapel in Scholes, it served the residents with a strong belief in Methodism and provided education for local children	It is a very active community asset situated adjacent to Hall Tower Field and in the Conservation Area.
New Inn	Junction of Main Street, Chapel Lane and Leeds Road	Originally a row of cottages, became a Beer House around 1830	First record is 1768 but building older than that. In 1913 £135.5s.2d was paid to the Lord of the Manor Col Gascoigne for the freehold. Parish Records detail many residents and landlords of the Inn	In the Conservation Area and part of the village for at least 196 years providing refreshment for workers, residents and visitors
Black Swan	The Cross	Old and historic building in the Conservation Area and the oldest part of the village	Close to All Saints and at least 225 years old. Opened as a Public House before 1780 and first record of name Black Swan around 1822	Records indicate it has always been fully licensed to sell beer, wines and spirits
Gascoigne Arms	Main Street	Public House in the Conservation Area	The Maypole is right outside the pub so the Gascoigne arms has been closely associated with the Maypole for many years and also with the War Memorial again right outside	Named after the Gascoigne Family who were Lords of the Manor, and whose crest is displayed
The Maypole	Main Street/The Cross	26 metres high, made from 2 pieces of Norway Spruce. Taken down for	The tallest Maypole in the UK and the tradition of taking it down on May Day, refurbishing and re-erecting at Whitson Tide has been established	A very old tradition and part of the history of Barwick. Traditionally taken down and

Feature name ¹	Location	Description ²	Why is the feature of interest? ³	Why is the feature significant? ⁴
		maintenance every third year when new garlands made in the village are installed	since before 1887 when the event was recorded in The Skyrack Newspaper. When re-erected it is traditional for a local to climb to remove ropes tied to the garlands and then to the top to spin the fox.	erected by men with ladders, today a crane is used to comply with health and safety regulations
The old school	Aberford Road	Now two private residences the building was originally the School Masters house and the classrooms	There was schooling in Barwick in the 19 th century and pupils walked from Scholes to attend. The school was closed in 1985 and all education transferred to the new school off Chapel Lane	An historic building close to the church and the rectory and part of the 'old' village
Miners Institute	Chapel Lane	Originally used for worship is was superseded by the Methodist Chapel in 1990	It has been used for many purposes, home of the Voluntary Fire Service after the First World War. Registrar of Births and Deaths and Catholic Services in the 1960's. Today it houses the village Snooker Club and home of the Artists Club	A building of historical interest having provided many services for villagers
Potterton				
Miry Lane	Classed as a Bridle Way	Track for walking or horse riding	Constructed around 1804 it joined Potterton Lane towards the York Road and South towards Leyfield Farm and Aberford passing the earthworks and field showing ridge and furrow..	Age and its relationship with the historic elements of Potterton



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No1. Allotments, Barwick in Elmet.



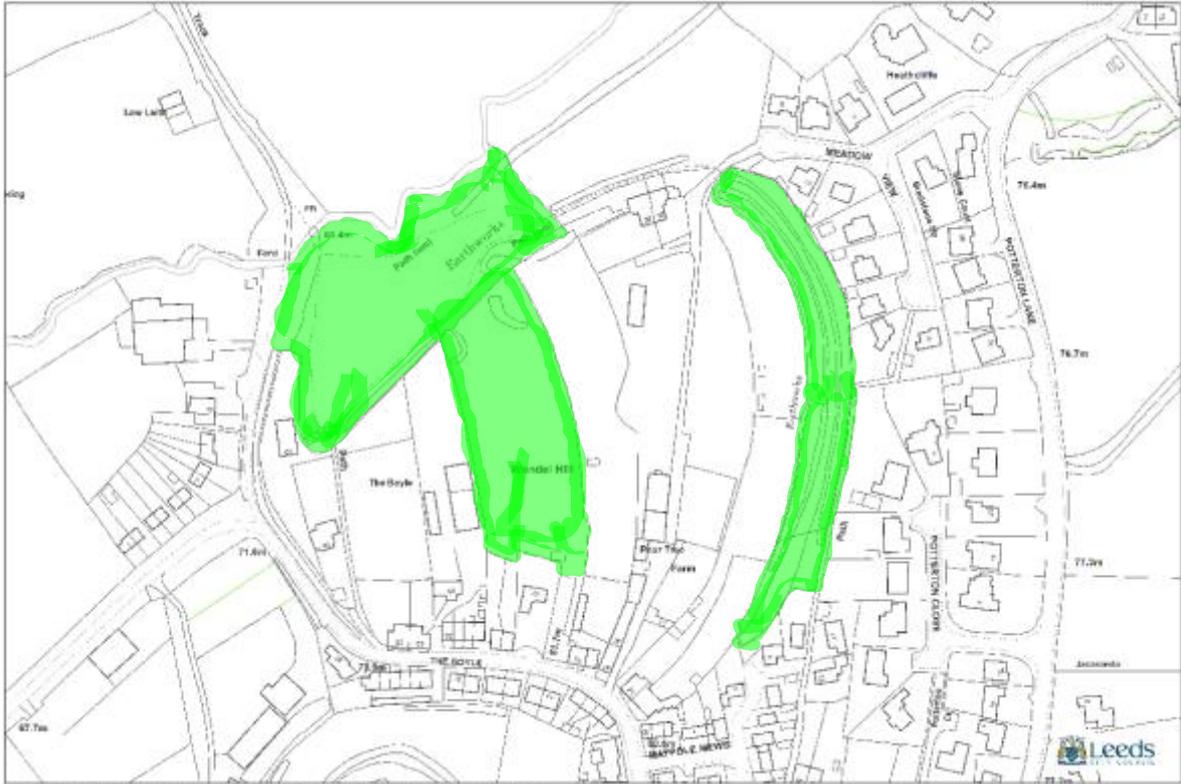
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No 2. Jack Heap's Field, inc. tennis courts and children's playing area, Barwick in Elmet.



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No 3a. Hall Tower Field, Barwick in Elmet.



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No 3b. Wendel Hill and SEGI 030, Barwick in Elmet.



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No 4. Jubilee Gardens, Barwick in Elmet.



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No 5. Football/Cricket pitches, inc. Bowling green, Barwick in



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No 6. Longlane Beck and stream banks, Barwick in Elmet.



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No 7 Woodland between Long Lane and Gascoigne Court, Barwick in Elmet.



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No 8. Churchyard and grounds of All Saints Church, Barwick in Elmet.



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No 10. Allotments, Scholes.



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No 11. Green Court, Scholes.



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No 12 Playing Fields inc. Tennis Courts, Bowling green and Scout Hut / area.

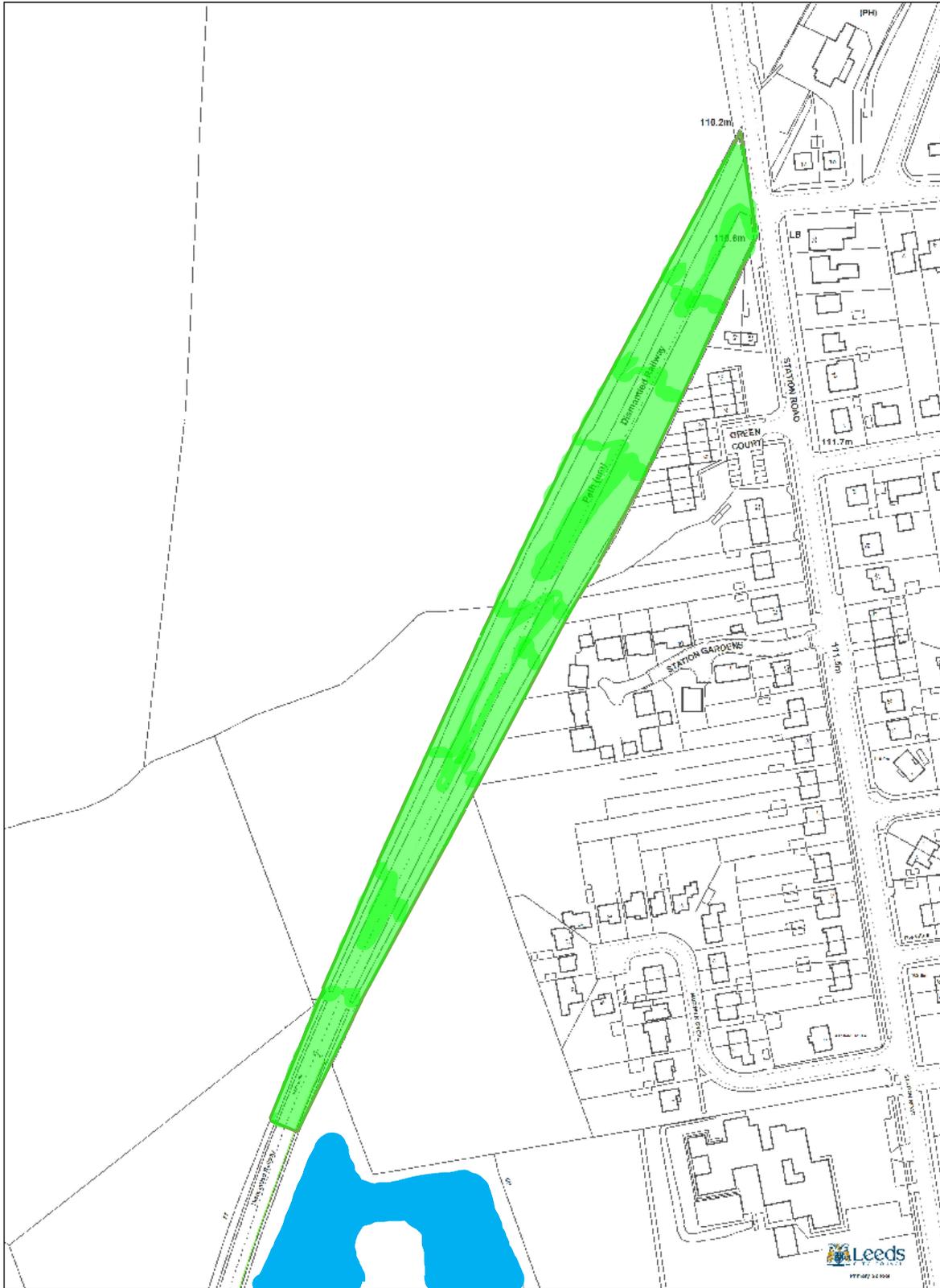




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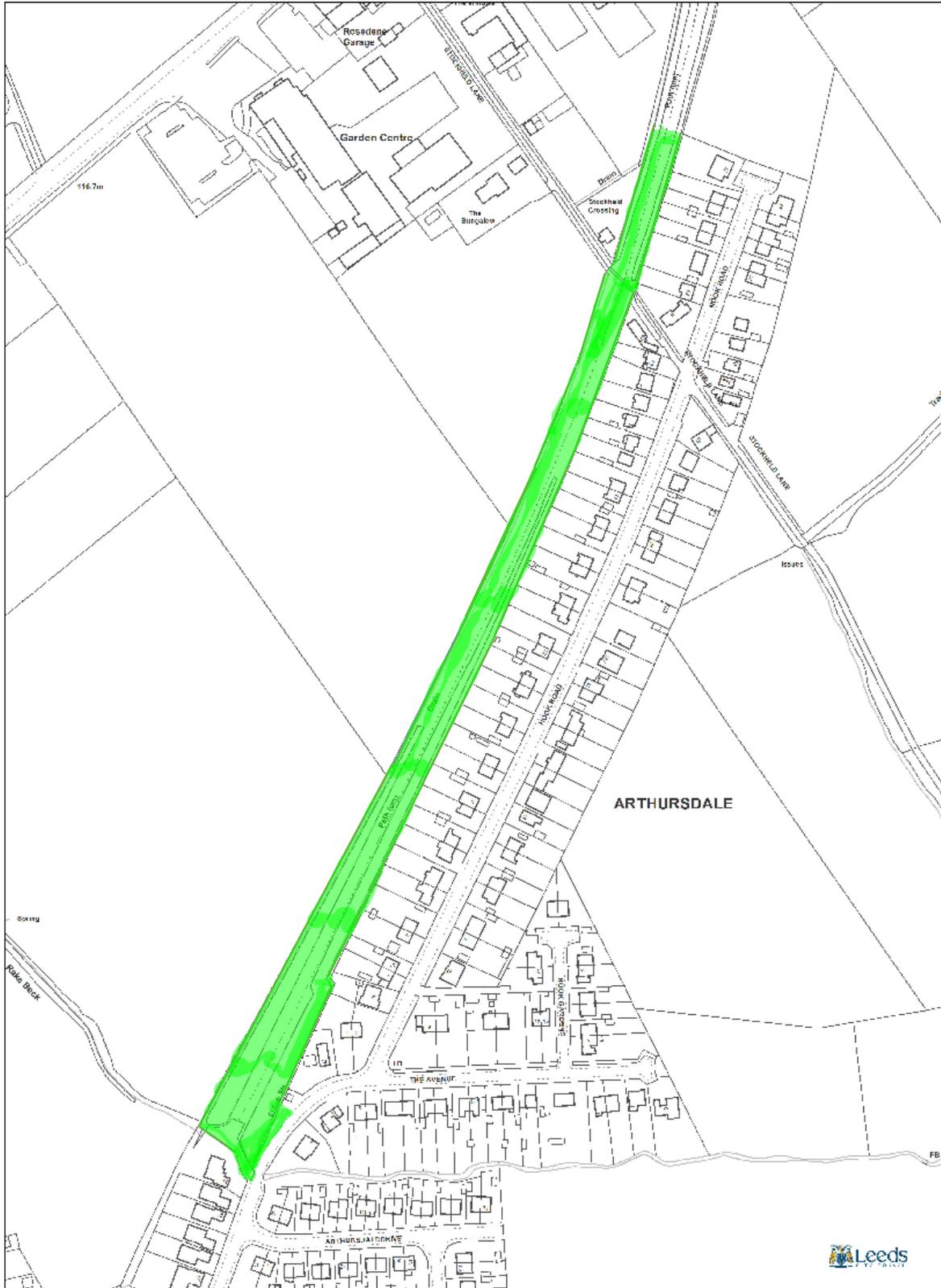
No 13. Grass verges, Memorial Trees and War Memorial, Station Road,



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No 14 Disused railway cutting between Chippy's pond and Scholes Lane, Scholes.



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No 15. Disused railway embankment to rear of Nook Road,



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No 16 Surrounds of St. Philips Church, Scholes.



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No 17 Scholes Lodge Farm Field, Scholes.



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No 18 Surrounds of Manor House, Main Street, Scholes.

Local Green Space

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Page 5	Map of Barwick-in-Elmet
Page 6	Map of Scholes
Page 7	Schedule 1 - Location, Description and Ownership of Local Green Space
Page 18	Schedule 2 - Significance or Rationale for Designation set against the criteria of Para 77 of the NPPF
Page 28	Notes

Introduction.

This Appendix lists and maps all the sites that are designated in the Neighbourhood Development Plan as Local Green Space with the two Parishes.

The term **Green Space** is used to describe -

areas of open space and vegetation, whether public or private, with or without public access, used for formal or informal recreation. Examples include recreation grounds, parks, linear space alongside canal towpaths, green playing pitches, bowling greens, tennis courts, pedestrian areas in city centres, small playing spaces within housing areas and woodland. It can be used for recreation or sport, for tranquillity or wild life, or simply for its beauty and views. They can be quite large in size, some are quite small.

(LCC Core Strategy, 7, Appendices, i), Glossary).

The villages in this Parish presently enjoy substantial open spaces including Jack Heap's Field in Barwick-in-Elmet, Scholes Lodge Farm Field in Scholes and various sports pitches and allotments across both villages. It is important to our community that these areas continue to be well maintained and accessible to all, residents and visitors alike.

With the exception of the two villages of Barwick in Elmet and Scholes, the Parish is covered by Green Belt with its associated high degree of protection – ***new development is ruled out other than in very special circumstances.***

A large area to the south-east, east and north-east of Barwick-in-Elmet, from Parlington Woods through the Limestone Ridge to Bramham Park, in addition to being Green Belt, is also designated as a Special Landscape Area. This has its own degree of protection, albeit to a lesser degree than Green Belt.

Green Space which is designated in this Plan as **Local Green Space** is also afforded the same ***rights of protection*** as Green Belt -

Local Policy for managing development within a Local Green Space should be consistent with the policy for Green Belts.

(Para 78, NPPF)

The designated areas of Local Green Spaces are therefore confined to the two villages.

Local matters considered.

In drawing up the list of Local Green Space, account was taken of the Household Questionnaire which 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 revealed considerable support for the retention of existing green space for informal recreation.

All the above is supported by work undertaken for the Outer North East Leeds Housing Market Character Area which revealed deficiencies in the Harewood Ward (of which the Parish 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 our Parish.

National matters considered

±

Paras 76, 77 and 78 of the NPPF are the relevant paragraphs relating to Local Green Space with Para 77 in particular setting out the significance and rationale to be considered when selecting Green Space to designated as Local Green Space.

National Planning Policy Framework (Extract)

Para 76

*Local Communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as **Local Green Space** local communities will be able to rule out any new development other than in very special circumstances. Identifying land as **Local Green Space** should be therefore be consistent with the local planning of sustainable development and compliment investment in sufficient homes, jobs and other essential services. **Local Green Space** should only be designated when a plan is prepared or reviewed and be capable of enduring beyond the end of the plan period.*

Para 77

*The **Local Green Space** designation will not be appropriate for most green areas or open space. The designation should only be used;*

- *Where green space is in reasonably close proximity to the community it serves;*
- *Where the green area is demonstrably special to the local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including a playing field), tranquillity or richness of its wildlife; and*
- *Where the green area concerned is local in character and is not an extensive tract of land.*

Para 78

Local Policy for managing development within a Local Green Space should be consistent with the policy for Green Belt.

In addition the Government produced a document, **Planning Practice Guidance**, which was consulted and taken into consideration. A copy of the Guidance can be viewed at www.planningportal.gov.uk/planningpracticeguidance.

Plans and Schedules.

As a result of this consultation, maps were prepared, one for each village, which show the areas of Local Green Spaces for each village and Schedules prepared listing each space.

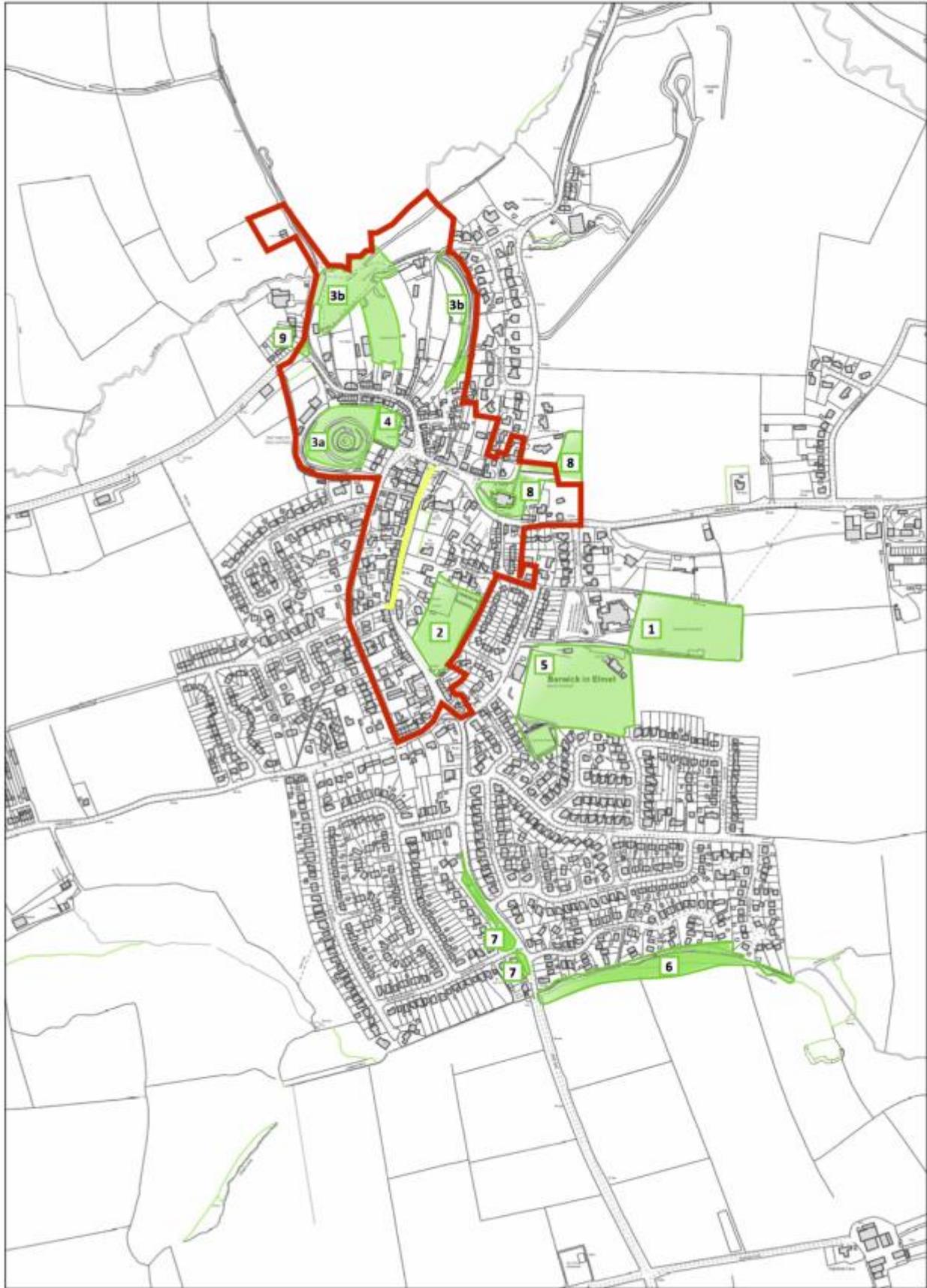
Schedule 1 lists and fully describes each area of Local Green Space with Barwick-in-Elmet numbered 1-9 and Scholes numbered 10-18.

Schedule 2 lists the Significance and Rationale for each area of Local Green Space set against Para 77 of the NPPF showing how each one is demonstrably special and has a special significance to the local community. The numbering follows that in Schedule 1. The numbering is also used on the maps to identify each area.

Conclusion.

Each of the entries in the schedules has been examined by members of the NDP group and it is considered in each case that they are in compliance with Para77 and the relevant parts of the Planning Practice Guidance showing in each case that they are

demonstrably special and have a special significance to the local community.



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LOCAL GREEN SPACE – SCHEDULE 1

Location, Description and Ownership

THE VILLAGE OF BARWICK-IN-ELMET

No	SITE LOCATION	DESCRIPTION	OWNER
1	Barwick-in-Elmet Allotments, off Chapel Lane.	Area of land used as allotments by Barwick-in-Elmet residents. It is in Green Belt, surrounded on 3 sides by LCC designated Special Landscape Area and adjacent to LCC designated strategic Green Infrastructure and attached on the 4 th side to the village built area and Green Belt boundary.	Parish Council.
2	Jack Heap's Field, Main Street, Barwick-in-Elmet, Including; Tennis courts. Children's play area.	<p>A large field in the centre of the village fronting onto Main Street. It is used for many village community activities, it having PC designation as Public Open Access status. It has been 'part of the village scene' for many years.</p> <p>Within the boundary of Jack Heap's Field are three tennis courts and a specially designed children's play area.</p> <p>It is not in Green Belt but is within the village built area and is within the Village Conservation Area.</p>	Parish Council.

3	<p>Hall Tower Field (also known as Hall Tower Hill) and Wendell Hill, Barwick-in-Elmet, together with;</p> <p>SEGI 030.</p>	<p>Hall Tower Field and Wendel Hill together are a Scheduled Ancient Monument (SM13299/02) and cover a large area of the northern half of the village. Together they were a large Iron Age univallate hill fort dating to the 2nd century BC. That part of the hill fort that lies in Hall Tower Field had a ‘motte and bailey’ castle built on it in Norman times. The remains of the tower of the motte are a prominent feature, made up of a large cone-shaped hill.</p> <p>SEGI 030 is a <i>Site of Ecological or Geological Interest</i>, shown on the LCC Local Development Framework Policies Map (2013), Grid 18, between the Northern Green Belt boundary and the Rake Beck. It is a small strip of land which butts up to the Northern edge of Wendel Hill but is not included within the area of the Scheduled Ancient Monument site.</p> <p>For some reason both the Green Belt boundary and the Scheduled Ancient Monument boundary follow the same straight line, in effect cutting off a small ‘orange segment’, SEGI 030, from what would be the full circle of Wendel Hill. .</p> <p>Together these three areas make up a site of National historical significance and of special significance to the community due to its amenity, recreational and historical values together with its tranquil setting. Hall Tower Field, Wendell Hill are not in the Green Belt but lie within the village built area and the Village Conservation Area. SEGI 030 is in Green Belt but, similar to the other parts of this section, is within the village Conservation area and lies adjacent to the village built area.</p>	<p>Hall Tower Field is owned by the Barwick in Elmet Maypole Committee.</p> <p>Wendel Hill has various owners.</p> <p>Both Hall Tower Field and Wendel Hill are administered by English Heritage.</p>
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4	Barwick in Elmet Jubilee Gardens, off Elmwood Lane.	<p>An enclosed garden area consisting of the 'closed cemetery' to the rear of the Methodist Chapel and bounded by Hall Tower Field and the rear gardens of houses on The Boyle. It has mature trees and shrubs. It is controlled by the LCC and Barwick in Bloom have permission to maintain it as a public area of grass and garden</p> <p>It is not in Green Belt but is within the village built area and within the Village Conservation Area.</p>	LCC.
5	<p>Barwick in Elmet football and cricket pitches, off Chapel Lane.</p> <p>Including;</p> <p>Bowling Green.</p>	<p>Although run separately they are discussed together as the two playing areas overlap each other. Both pitches are well used by both football and cricket clubs, both run two teams.</p> <p>A single well used bowling green is situated to the side of the football/cricket pitches.</p> <p>They are not in the Green Belt but are within the village built area. They are within the Village Conservation Area.</p>	Parish Council.

6	Longlane Beck and stream banks, off Long Lane, Barwick-in-Elmet.	<p>Longlane Beck runs along the southern boundary of the village built area and also along the Green Belt boundary from Long Lane eastwards to the eastern rear garden line of Beck Meadow, a distance of about 300 metres. Both sides of the beck bank are lined with mature trees and shrubs. A hard surfaced public pavement runs along the village side of the beck from Long Lane to Beck Meadow.</p> <p>Longlane Beck forms the 'hard edge' to the built up area of the village yet at the same time the mature trees and bushes give a 'soft, green' edge to the village. There is a wide, open view across fields to the south. It is not in the Conservation Area.</p> <p>It is shown on the LCC PROW map coloured green to signify Green Space. The land to the south and east is designated by LCC as a special landscape area. There is public access along the pavement.</p> <p>Longlane Beck forms a natural barrier to further development to the south of the village.</p>	LCC.
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7	Woodland between Long Lane and Gascoigne Court, Barwick-in-Elmet.	<p>This is a long narrow strip of woodland and grassed area lying between Long Lane (the main road entering the village from the direction of Garforth) and Gascoigne court, dropping down from Gascoigne Court to the roadside of Long Lane giving a rural look to this built-up area of the village. It is a steep roadside verge/bank when looking from Long lane. It is planted with mature shrubs, trees and is under-planted with wild flowers.</p> <p>It is not in Green Belt and not in the conservation area. It is within the village built area.</p>	LCC.
8	Churchyard and Grounds of All Saints Church, Barwick-in-Elmet.	<p>All Saints Church is at the very centre and heart of the village being situated on The Cross. The Church yard and grounds surround the Church itself.</p> <p>It is not in Green Belt but lies within the village built area and the Village Conservation Area.</p>	The Diocese of West Yorkshire and The Dales
9	Grassed area, Junction of The Boyle and Rakehill Road, Barwick-in-Elmet.	<p>A large triangle of grass at the junction of The Boyle and Rakehill Road, which contains several flower beds, planted wheelbarrows and an old mangle.</p> <p>It is not in Green Belt, it is within the village built area and within the Village Conservation Area.</p>	CC.

THE VILLAGE OF SCHOLES

10	Scholes Allotments, off Main Street, Scholes.	<p>An area of land used as allotments by the residents of Scholes since 1941.</p> <p>It is within PAS site No 2134 which covers 32 hectares alongside the eastern edge of Scholes but is the only part of that PAS site which is not subject to the Outline Planning Application No 14/01211/OT. It is cut off from that application by Definitive Footpath No 42 which is also the Leeds Country Way.</p> <p>It is wedged between houses fronting onto Main Street, the Leeds Country Way and the Scholes Green Belt boundary.</p> <p>Notwithstanding that it has been a PAS site for c.15 years, LCC recorded it on the LCC List of Assets of Community Value (under Part 5, Chapter 3, Localism Act 2011) on 7/2/2014, (Page 1,entry No 8.) and the Parish Council has a Community Right to Bid should the current owner wish to sell.</p> <p>It is not in Green Belt but is adjacent to the village built area.</p>	<p>Descendants of Mrs Betsey Hardy Grey. (Mr P G Williams) c/o Mr Brian Bartle Bartles Ltd 1 Bridge Street, Tadcaster, LS24 9AW</p>
11	Green Court, Station Road, Scholes.	<p>A grassed area to the front of Green Court and opening to Station Road. Used by local children as a play area. It also contains a fully mature weeping willow tree and a well- tended flower bed. Altogether it forms a distinctive feature when entering the village from the A64 York Road.</p> <p>It is not in Green Belt but is within the village built area.</p>	<p>Leeds and Yorkshire Housing Association. 2, Shire Oak Road, Leeds LS6 2TN</p>

12	<p>Scholes Playing Fields Area. Rakehill Road</p> <p>Including ;</p> <p>Football pitch, Cricket pitch, Bowling green, Tennis courts, Scout hut and Scouts amenity area.</p>	<p>A block of land containing a football pitch, cricket pitch, bowling green, tennis courts and a Scout hut and Scouts amenity area.</p> <p>These sports and amenity areas form one block situated to the east of the village, to the south of Rakehill Road and the east of Belle Vue Avenue, with the Scouts area, tennis courts and bowling green backing onto the rear gardens of Belle Vue Avenue.</p> <p>The whole of this area has an open aspect with long views over the open countryside towards Barwick. A Definitive Footpath No 46 goes along the eastern edge of the field.</p> <p>It is not in Green Belt but is adjacent to the village built area.</p>	Parish Council.
13	<p>Grass verges, trees and War Memorial, along Station Road, Scholes.</p>	<p>The full length of Station Road is lined by wide, well-kept grass verges which have regularly spaced mature trees, Lime and Horse Chestnut, growing in them. The trees are Memorial Trees representing those who died in the two World Wars and are the subject of Tree Preservation Orders. The verges and trees have a visual amenity which helps to enhance the rural nature of the village.</p> <p>The verges and trees link at the southern end, at the junction of Main Street, Station Road and Wood Lane, to Scholes War Memorial. This is a triangle of grass containing a central tree, three circular flower beds and a Memorial Plaque.</p> <p>The verges, trees and War memorial have a special significance to the community due to the visual amenity value and the historical value linking to the two World Wars.</p> <p>They are not in Green Belt but run through the centre of the village built area.</p>	LCC Highways Dept.

14	Disused railway cutting between Chippy's Pond and Scholes Lane, Scholes.	<p>The disused railway cutting at the southern end joins up with Chippy's Pond, an LCC designated Local Nature Area No 096. (Chippy's Pond is not within the Parish but is bounded on three sides by the Parish boundary). At the northern end it is curtailed by the Green Bridge on Scholes Lane.</p> <p>Since the line was closed in the mid-1960s the cutting has become overgrown with bushes and mature trees and access is physically very difficult. The trees are now 'closed canopy'. It runs along the rear of the gardens of houses which front onto Station Road, Station Court and Morwick Grove. The cutting is accepted as being the 'hard edge' of the western edge of the built-up area of Scholes. At the same time it provides a 'soft and green visual edge' to that side of the village.</p> <p>The cutting is shown on the LCC PROW map in green colour and is annotated with the words 'Green Corridor'. It has a special local significance to the local community as a wild, un-managed area known for its wildlife.</p> <p>SUSTRANS has plans that in the future they hope to provide a cycle way along the cutting, together with entry 15 below, to link Cross Gates with Thorner and onwards to Bardsey and Collingham. It is considered that such a cycle way would not detract from the cutting being designated as Local Green Space.</p> <p>The cutting follows the line of the Green Belt boundary to the west of Scholes. It is not clear where the actual Green Belt boundary line runs, in which case the cutting is either within, outside or split lengthways by that boundary. The cutting forms the western edge of the village built area.</p> <p>The cutting forms a natural barrier to further development to the west of the village.</p>	Ogdens of Otley c/o Clough and Co Llp, New Chartford House, Centurion Way. Cleckheaton BD19 3QB.

15	Part of disused railway embankment to rear of west side of Nook Road, Scholes.	<p>The disused embankment was originally a continuation of the cutting in 14 above, it is discontinuous now due to The Buffers public house, (the converted former Scholes Railway Station) and modern housing developments on The Approach. The site runs from Rake Beck at The Avenue north-east to Stockheld Lane and then continues out of the village built area into Green Belt and northwards towards Thorner.</p> <p>The eastern side of the embankment backs onto the rear gardens of Nook Road and much of the slope on the eastern side of the embankment has been taken over by those gardens being extended. The western side of the embankment and the flat top is still in a wild state being overgrown and unmanaged. At the southern end near to Rake Beck there is a 50 metre length which is still the full width of the original embankment, this fronting onto The Avenue. At this point, on the area next to the roadside of The Avenue, there is a flower bed maintained by Scholes In Bloom plus a trio of tall, mature conifer trees. There are also other trees and bushes.</p> <p>The embankment is accepted to be a 'hard edge' to the built-up area of Scholes but at the same time it is a 'soft and green visual edge' to that side of the village. It forms a natural barrier to further development to the west of the village.</p> <p>The embankment is shown on the LCC PROW map in green signifying green space. It is of special local significance as being a green corridor for wildlife.</p> <p>SUSTRANS has plans that in the future they hope to provide a cycle way along the embankment, and together with entry 14 above, to link Cross Gates with Thorner and onwards to Bardsey and Collingham. It is considered that such a cycle way would not detract from the embankment being designated as Local Green Space.</p> <p>The cutting follows the line of the Green Belt boundary to the west of Scholes. It is not clear where the actual Green Belt boundary line runs, in which case the cutting is either within, outside or split lengthways by that boundary. The embankment forms the western edge of the village built area.</p>	Jeremy Holmes. Saw Wood House, York Road, Leeds 14
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16	Surrounds of St Philips Church, Main Street, Scholes.	<p>The church is surrounded with an area of grass, to the front it is well trimmed and to the sides and rear it is semi-natural.</p> <p>It is not in Green Belt but is within the village built area. It is also in the Scholes Conservation Area.</p>	The Diocese of West Yorkshire and The Dales.
17	Scholes Lodge Farm Field.	<p>This is a field which lies to the north of Leeds Road and to the west of Main Street in the south of the village. It is designated by the Parish Council as Public Open Space. It is shown on the LCC PROW map in green signifying Green Space and is annotated with the words Amenity Space. It is of local and regional importance as it contains the remains of a rare medieval moated farmhouse and other archaeology going back to the 13th century. It is recorded as 'being of the highest level of local significance' by the West Yorkshire Archaeological Advisory Service. It is of special and significant importance to the local community for its historical value, it also provides a well sized recreational and amenity space as well as providing tranquillity.</p> <p>It is a triangle of land bounded by the two roads mentioned above with the third side butting onto open pasture land giving views to the west and across the south of Leeds. Due to its designation as Public Open Space it has become part of the of the village scene.</p> <p>It is in Green Belt and within the Scholes Conservation Area.</p>	Parish Council.
18	Surrounds of the Manor House, Main Street, Scholes.	An area of grass with mature trees and flower beds which surround the Manor House, together with its sheltered housing complex. It lies between Main Street, the Barleycorn public house and sheltered housing in the heart of the village. It contains several flower beds maintained by Scholes in Bloom together with seating.	LCC.

		<p>This area is of special significance to the local community, especially the residents of the sheltered housing, for its visual amenity and its tranquillity.</p> <p>It is not in Green Belt and sits towards the centre of the village built area.</p>	
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LOCAL GREEN SPACE – SCHEDULE 2

Significance or Rationale for Designation set against the criteria in Para 77 of the NPPF

THE VILLAGE OF BARWICK-IN-ELMET

No	Name/Location.	Proximity to Community. <i>Para 77 Point 1.</i>	Local or Community Value. <i>Para 77 Point 2.</i>	Landscape Value. <i>Para 77 Point 2.</i>	Historical Value. <i>Para 77 Point 2.</i>	Recreational Value. <i>Para 77 Point 2.</i>	Wildlife or Green Infrastructure Value. <i>Para 77 Point 2.</i>	Size in Hectare . <i>Para 77 Point 3.</i>
1	Barwick-in-Elmet Allotments.	Is in Green Belt on the eastern side of the village, the western edge of the allotments are attached to the village Green Belt boundary. It is bounded by the grounds of the village school, private gardens to the north and arable fields to the south and east. It is within the village built area	Value as a community resource. There are 48 full plots; due to a lack of plots 6 of the plots have been split to give a total of 52 allotment holders.	Is on the eastern outskirts of the village with long distance views along the valley of the Cock Beck towards Aberford. There are wooded views to the east and south over a large area designated by the LCC as a Special Landscape Area.	Within the village Conservation Area.	Value to allotment holders as a source of food and exercise. It also has value for its tranquillity.	It is surrounded on 3 sides by a designated Special Landscape Area. Is also adjacent to the local GI which runs between Barwick and Aberford.	0.95 Ha.

2	<p>Jack Heap's Field, Barwick-in-Elmet,</p> <p>including Children's Play Area and Tennis Courts.</p>	<p>These three areas form one block of land in the very centre of the village fronting Main Street. It is surrounded on three sides by housing.</p>	<p>Valued as community resource as open space and sports area. It is used for many Village community activities, including fairs and other public events.</p>	<p>Attractive open space surrounded by several mature trees.</p>	<p>Within the village Conservation Area.</p>	<p>It has Public Open Access designation and has been part of the Village Scene for many years.</p>	<p>None known.</p>	<p>0.61 Ha.</p>
3	<p>Hall Tower Field and Wendell Hill, Barwick-in-Elmet,</p> <p>including SEGI 030.</p>	<p>Together these three areas form a Scheduled Ancient Monument. It is within the Village built area and part is within the Village Conservation Area.</p>	<p>The site is valued for its local and national historical importance, and tranquillity.</p>	<p>Attractive open views to and from the site are significant.</p>	<p>The site is a Scheduled Ancient Monument, (SM13299/02), dating back to the 2nd Century BC involving firstly an iron age hill fort and then a Norman Motte and Bailey tower.</p>	<p>There is no Public Access.</p>	<p>The area in parts is heavily wooded and joins on to other wooded areas and water courses on the edge of the village hierarchy. It is important for local wildlife and the GI.</p>	<p>6.7 Ha.</p>

4	Jubilee Gardens, Barwick-in-Elmet.	The Jubilee Gardens are to the rear of the Methodist Chapel on The Boyle and are surrounded by houses on The Boyle to the north and Hall Tower Field to the west.	Jubilee Gardens is a 'closed cemetery' and is maintained as an area of tranquillity.	The area is an enclosed garden with mature trees and flower beds with corresponding short views.	It has historical value as being the churchyard of the adjoining Methodist Chapel.	It has full public access and provides an area of tranquillity.	It is a good area for wildlife and a GI being adjacent to Hall Tower Field.	0.16 Ha.
5	Football and Cricket Pitches, Barwick-in-Elmet, including the Bowling club.	These two areas form one block of land surrounded on three sides by housing and the village school with the Green Belt boundary to the east.	Valued as community resource for playing fields and open space enjoyed by others.	It is a wide open space with wide long distance views along the valley of the Cock Beck towards Aberford.	Within the village Conservation Area.	Playing fields and sports areas used by local community for recreation. The Bowling Club provides an area of tranquillity.	The Green Belt boundary also forms the edge of a Special Landscape Area which links to the local GI.	1.65 Ha.

6	Longlane Beck, Barwick-in-Elmet.	<p>Longlane Beck stretches East/ West along the Southern edge of the village from Longlane to Beck Meadow. A public pavement runs between the northern side of the beck and the houses of Parlington Meadows.</p> <p>It is within the village built area and forms the 'hard edge' to the southern build of the village.</p>	It has a recreational value as a short walk giving further access into the countryside.	Although it is relatively narrow it is about 300m long. It gives a soft 'feather' edge to the southern approach to the village, at the same time giving cover to the hard 'built' edge of the village. It gives a wooded, rural feel to the area, plus views to the south over pasture land and to the east to woodland.	None known.	The footpath provides a short pleasant 'country' walk along the edge of the beck with a tranquil setting.	Both sides of the beck are lined with mature trees and shrubs and undergrown with wild flowers. The beck and its surrounds are important for bird and animal wildlife and provide an ecological pathway. It is also a GI pathway from the south/west of the village across the south of the village to link up with The Cock Beck and Parlington Woods to the east of the village.	0.74 Ha.
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7	Woodland between Long Lane and Gascoigne Court; Barwick-in-Elmet.	A strip of woodland that lies between Long Lane and Gascoigne Court on the entrance to the village from Garforth.	It consists of semi mature trees and shrubs undergrown with wild flowers plus a Barwick in Bloom flowerbed. It has value for being visually pleasing, and for being an effective gateway to the village.	It provides a green finger of woodland into the hard build of the southern part of the village, helping to break up the 'hard edge'.	None known.	Other than for Barwick in Bloom who maintain the flower beds it has no recreational value.	It is of ecological value for plant and small animal and bird life. It links at its southern end to No 6, Longlane Beck, above. It provides a green 'finger' towards the centre of the village.	0.17 Ha.
8	Churchyard and grounds of All Saints Church Barwick-in-Elmet.	The churchyard and grounds surround All Saints Church which sits on The Cross at the very heart of the head of the village.	It is a sea of tranquillity important for the general community.	Its raised aspect gives views around the village together with long distance views to the east across an extensive Special Landscape Area and along the valley of the Cock Beck towards Aberford.	There is evidence that the church has stood on the site since Norman times, and the site is rich in historical importance.	This is an open churchyard and as such it has little recreational value. However it does have value for its tranquillity.	The churchyard contains several mature trees which link to wooded areas going northwards along the edge of Potterton Lane to link with other wooded areas and old hedgerows to provide a GI link.	0.48 Ha.

9	Grassed area, junction of The Boyle and Rakehill Road, Barwick-in-Elmet.	A large triangle of grass. Both The Boyle and Rakehill Road run through Wendell Hill (see no 3 above) and are also within the village Conservation Area. It also fronts onto houses on both streets.	It has a major visual impact, on visitor and villager alike, making the village a pleasant place to visit and live in.	It sits into the wooded and semi-wooded area of Wendell Hill.	None known.	There is a recreational value to the volunteer members of Barwick in Bloom who maintain the site.	None known.	0.004 Ha.
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THE VILLAGE OF SCHOLES

No	Name/Location.	Proximity to Community. <i>Para 77 Point 1.</i>	Local or Community Value. <i>Para 77 Point 2.</i>	Landscape Value. <i>Para 77 Point 2.</i>	Historical Value. <i>Para 77 Point 2.</i>	Recreational Value. <i>Para 77 Point 2.</i>	Wildlife or Green Infrastructure Value. <i>Para 77 Point 2.</i>	Size in Hectare <i>Para 77 Point 3.</i>
10	Scholes Allotments.	Sandwiched by housing on Main Street, Leeds Country Way and Green Belt. They butt up to the rear gardens of Main Street.	Value as community resource. There are 26 allotments, waiting time to gain an allotment is about 3 years.	Important as being 'feathered' edge to the south east of the village. Long views over open countryside to south and east.	Became allotments during WW11.	Value to allotment holders as source of food, amenity and exercise. It also has value as an area of tranquillity.	Has wildlife value being next to open pasture land and linked to adjacent hedgerows to provide ecological pathways. It is part of GI connectivity.	0.22 Ha.
11	Green Court, Scholes.	Fronts onto Station Road, surrounded on 3 sides by houses.	Open space enjoyed for visual outlook.	None known.	None known.	Used by local children as play area.	Is a GI link at the northern end of Station Road, see No 5 below.	0.06 Ha.
12	Scholes Playing Fields Area off Rakehill Road,	These 5 sports areas form one block of land to the south of	Value as community resource for	Open space with good long distance views from public	None known.	Playing fields and Sports areas used by local community	Open space is GI connectivity whilst surrounding	2.08 Ha.

	Scholes, including Football Field, Cricket Field, Scouts area, Bowling green, Tennis courts.	Rakehill Road and backing onto the rear gardens of Belle Vue Avenue. It butts up to the built area of the village.	playing fields and open space enjoyed by others. The Scout Hut and amenity area have an educational value.	footpath along valley of Rake Beck towards Barwick to the East and round to the south.		for sport and recreation. The Bowling Green also provides an area of tranquillity.	hedgerows provided wildlife habitat and ecological pathways.	
13	Grass verges, trees and War Memorial, Station Road. Scholes.	Run alongside Main Street, the main road through the village.	Lined by mature trees which enhance the rural, village feel. They have a visual appeal.	Help to break up the 'built' feel of the village.	The trees are Memorial Trees, linked to the War Memorial, in remembrance of those villagers who died in the two World Wars.	Due to proximity to road, they have little recreational value.	They constitute a long green corridor through the centre of the village. Connect to Wood Lane GI to the south and disused railway GI to the north.	0.17 Ha.
14	Disused Railway Cutting, Scholes.	Runs north to south from Scholes Lane to Wood Lane. Runs	No physical access due to overgrown	Forms a soft 'feathered' edge along the western	None known.	No physical access.	It constitutes a long and wide GI and makes an	1.5 Ha.

		<p>along the back of the rear gardens of Main Street, Station Court and Morwick Grove.</p> <p>Forms the western edge of the mid-village built area.</p>	nature of the vegetation.	edge of the village built area. Also provides a 'hard' edge to the existing build of the village.			ecological pathway connecting Wood Lane GI, Chippy's Pond, (a Local Nature Area), north to Scholes Lane. It backs onto mature rear gardens and fronts onto arable and pasture land. It is valuable for its wildlife.	
15	Disused Railway Embankment, Scholes.	<p>Runs north to south from Rake Beck to the top of Nook Road. It runs along the back of the rear gardens of Nook Road.</p> <p>Forms the western edge of the northern part of the village built area.</p>	A 'permissive footpath' is shown on the PROW map to run along the top of the embankment.	It forms a soft 'feathered' edge along the western edge of the northern part of the village, visible when entering the village from the A64, yet at the same time shielding the built edge of the village. It forms a 'hard' edge to the village built area.	None known.	A 'permissive footpath' is shown on the PROW map running along the top of the embankment.	<p>It constitutes a long and wide GI and ecological pathway connecting Rake Beck northwards, eventually running out of the parish to connect to areas of woodland and semi-rough pasture land north of the A64.</p> <p>It has value for its wildlife.</p>	0.78 Ha.
16					None known.			0.77 Ha.

	Surrounds of St Philips Church, Scholes.	Fronts onto Main Street, rear overlooks pasture land, houses to either side.	Community value due to the fact that the land surrounds the Church.	It is an open area of land with views to the rear across open pasture land across the south of Leeds.		Being the 'surround' of the Church, it has tranquillity value.	The grass to the rear and sides are semi-natural and have value for small wildlife. It form a GI link with the adjacent pasture land.	
17	Scholes Lodge Farm Field, Scholes.	It is a triangle of land in the south of the village which fronts onto Leeds Road and backs up to the rear gardens of houses on Main Street. The third side butts up to open pasture land with wide views to the west and south of Leeds	It is designated as Public Open Space by the PC. A public footpath runs across the land from Main Street to Leeds Road, there is full public access.	It is at present an open area of land with long distance views over pasture and arable land across the south of Leeds.	There is recorded history going back to the 13 th century when a moated farmhouse was on the site. It is recorded as 'being of the highest level of local significance' by the West Yorkshire Archaeological advisory service.	It is designated as Public Open Space by the PC. Consultations are on-going as to its final design. It has the potential to become the 'gateway' into Scholes from the west. It has potential for play areas, with open land for tranquillity and the enjoyment of the community.	It is marked as a Green Space on the PROW map. It joins with other pasture land which give value for small wildlife. It links to no. 8 above.	2.9 Ha.
18		Situated in the centre of the village	It is valued by the community for its	It gives a 'floral village feel' to the	None known.	There is a recreational value	It forms an area of GI which is	0.3 Ha.

	Surrounds of the Manor House, Main Street, Scholes.	the Manor House is a Community Centre surrounded by sheltered housing, the Barleycorn Public House and Main Street.	visual value, being an open area of grass and flower beds.	centre of the village.		to the volunteer members of Scholes in Bloom who maintain the grass and flower beds in the area. It is also an area of tranquillity for local residents, especially the local elderly.	connected to the wider area to the east of the village via mature hedgerows.	
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Notes

Parish Council	Barwick in Elmet and Scholes Parish Council.
LCC	Leeds City Council.
PROW	Leeds City Council Public Rights of Way Improvement Plan 2009-2017
PAS	Protected Area of Search.
SUSTRANS	A national charity which promotes Sustainable Transport.
GI	Green Infrastructure and Green Corridors.